



SAVANNAH GATEWAY

INDUSTRIAL HUB

INDUSTRIAL PARK
±2,700 Acres

CLASS I RAIL
CSX & Norfolk Southern

PORT OF SAVANNAH
Rail & Highway Access



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Industrial Park & Logistics Hub

Highlights & Services



SAVANNAH GATEWAY INDUSTRIAL HUB

Savannah Gateway Industrial Hub is a ±2,700 acre master-planned development and Georgia Ready for Accelerated Development (GRAD) Certified Site located near the Port of Savannah. OmniTRAX inc., one of the largest privately held transportation services companies in North America, has partnered with Effingham County Industrial Development Authority to develop a world class industrial park and logistics hub. Savannah Gateway Industrial Hub offers **industrial zoned properties to manufacturers, processors and distributors** who seek direct rail and highway access to the Port of Savannah and major U.S. markets.

PROJECT DETAILS

- Various site configurations, lot sizes and build-to-suit options available for sale or lease
- Direct connectivity to the Port of Savannah via rail and the new two-lane Effingham Parkway
- Interchanges to CSX and Norfolk Southern (NS) Railroads
- Proximity to major transportation routes including I-95, I-16, Highway 21 and Effingham Parkway (completion in 2021)
- GRAD Certified: Shovel-ready and equipped for industrial development
- Located in a Foreign Trade Zone
- Site planning, engineering and track design services available
- Potential for Mega-Site

RAIL SERVICES

OmniTRAX will develop and manage a railroad with switching services and direct interchange with the CSX and Norfolk Southern Class I railroads.

OmniTRAX takes great pride in its safety initiatives and have been recipients of numerous American Short Line and Regional Railroad Association (ASLRRA) safety awards including Railroad of the Year, Safety Professional of the Year, Jake Award and Jake Award with Distinction.

PORT SERVICES

Savannah Gateway Industrial Hub is located just 12 miles from The Port of Savannah. Recognized as the Southeast's must-call port, The Port of Savannah offers a vital link to international markets through its global carrier network, robust capacity and flexible scheduling.

INDUSTRIAL DEVELOPMENT & SERVICES

Savannah Gateway Industrial Hub offers industrial zoned sites with access to utilities and major interstates, highways and the US rail network. Customized industrial development services such as engineering and site layout, track design and construction, logistics planning and consulting are available.

FOREIGN-TRADE ZONE

The Georgia Foreign Trade Zone program allows delayed, reduced or eliminated duty payment on foreign merchandise, as well as other savings. FTZ programs:

- Enhance Competitiveness
- Reduce Costs
- Create & Retain Jobs



GRAD CERTIFIED SITE

Savannah Gateway Industrial Hub has been named a Georgia Ready for Accelerated Development (GRAD) Certified Site. A GRAD site is a **shovel-ready site equipped for industrial development**. A GRAD designation means Savannah Gateway Industrial Hub has been pre-qualified with:

- Phase I environmental assessment
- Preliminary geotechnical investigation
- Cultural & endangered species investigation
- Zoning designation
- Utility service assessment



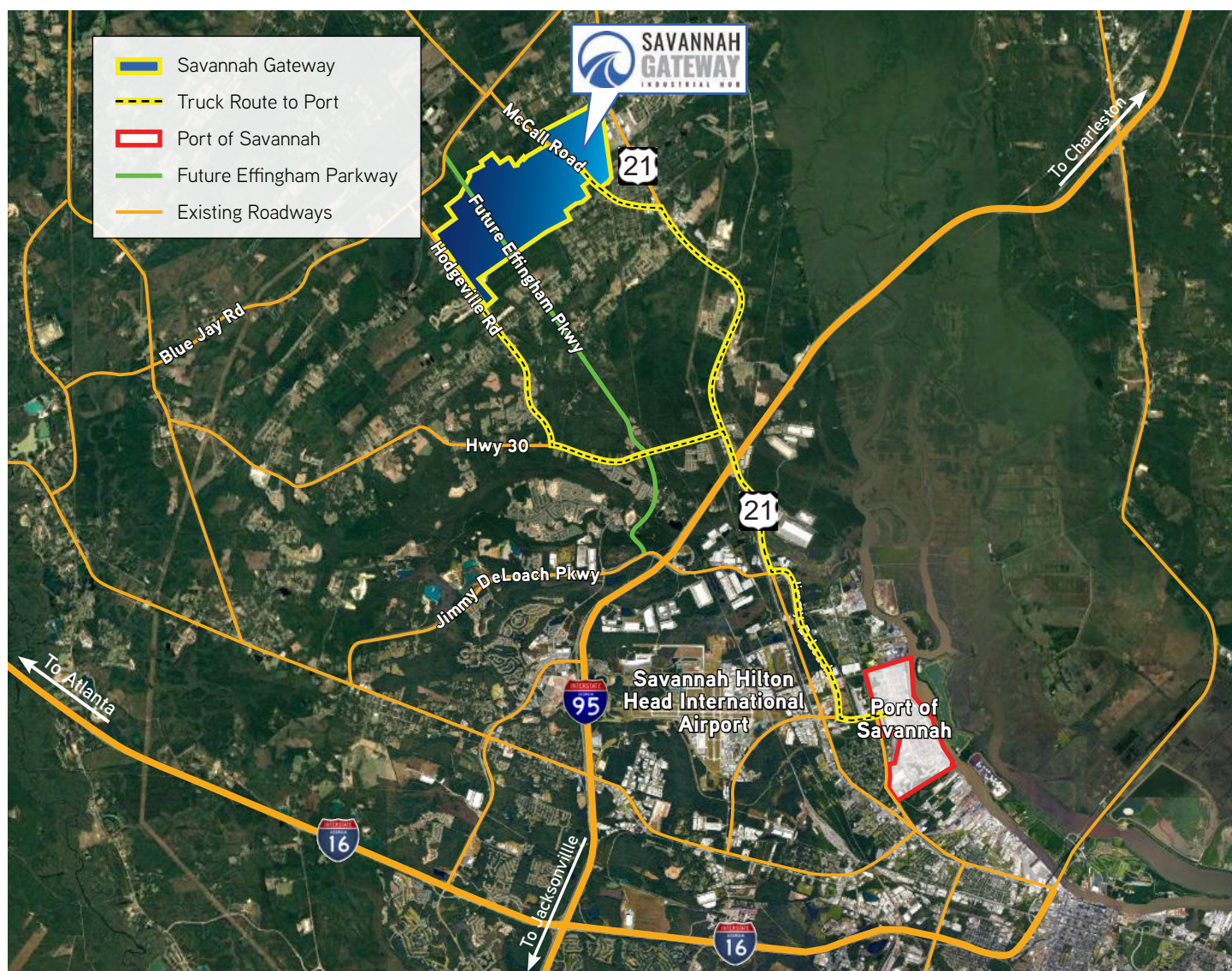
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Logistical Advantages

Proximity Map & Project Information



PROJECT HIGHLIGHTS

- > Access: Highway 21, McCall Road, Effingham Pkwy, Hodgeville Road, I-95 and I-16
- > ±2,700 acres (divisible)
- > Industrial zoning in place
- > Various sites, sizes and build-to-suit options available
- > CSX & Norfolk Southern rail access

LOCATION OVERVIEW

Interstate 95	6.8 miles
Port of Savannah	12.7 miles
Savannah International Airport	13.6 miles
Interstate 16	16.0 miles
Charleston, South Carolina	107 miles
Jacksonville, Florida	145 miles
Atlanta, Georgia	243 miles

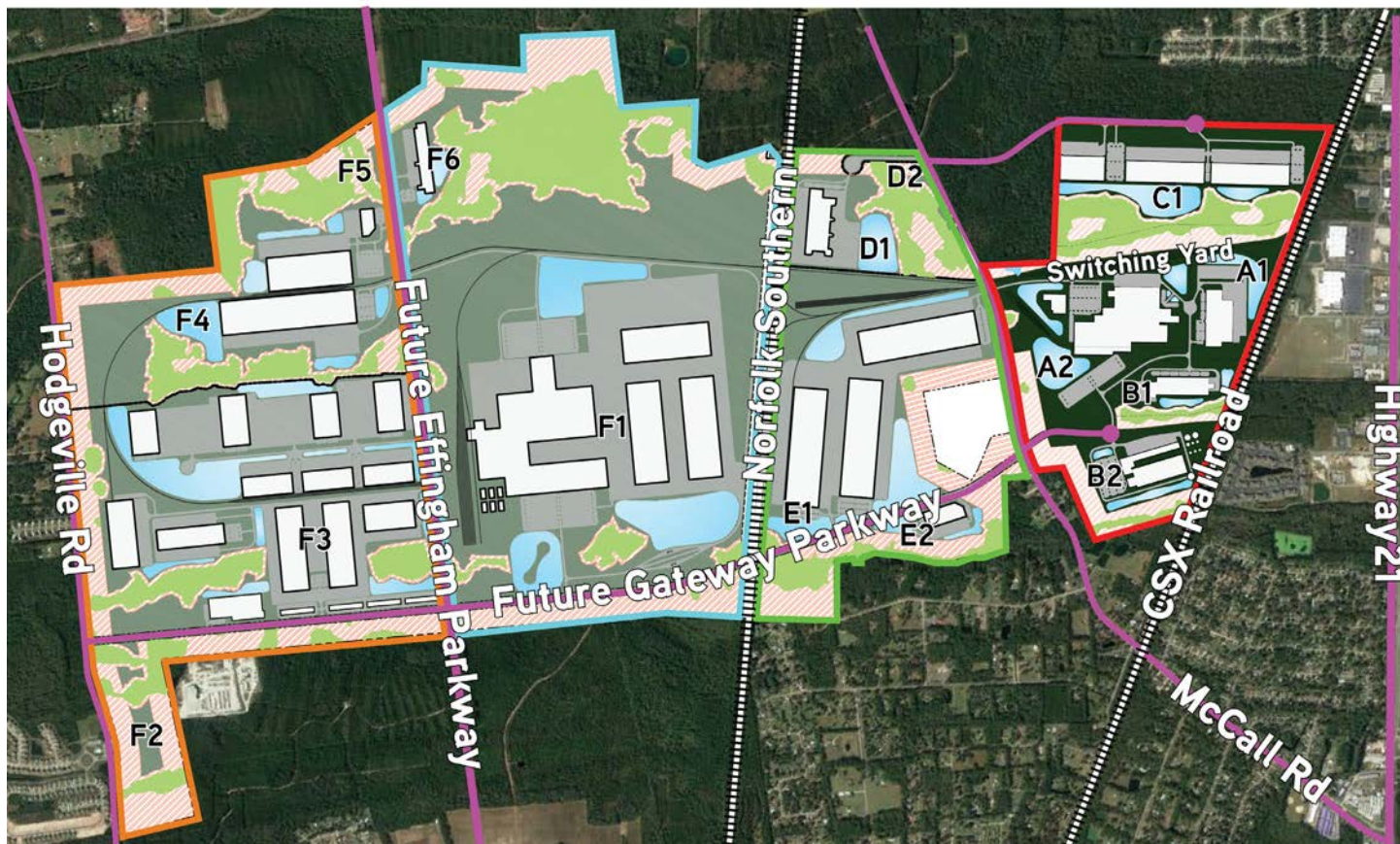
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Conceptual Master Plan

Areas 1-4



	TRACT	TOTAL (AC)	UPLAND (AC)
AREA 1	A1	43.5	34.0
	A2	128.3	91.1
	B1	29.6	25.0
	B2	83.0	56.0
	C1	137.9	98.9
	Road & Rail	37.3	36.6
	Sub Total	459.5	341.6
AREA 2	D1	86.7	43.0
	D2	4.7	1.3
	E1	206.1	174.0
	E2	68.8	14.8
	Road & Rail	63.4	56.8
	Sub Total	429.8	290.0

	TRACT	TOTAL (AC)	UPLAND (AC)
AREA 3	F1	683.5	611.8
	F6	207.8	28.7
	Sub Total	891.3	640.5
AREA 4	F2	90.3	9.4
	F3	413.2	329.5
	F4	297.7	165.8
	F5	2.9	2.9
	Road & Rail Phases 3 & 4	38.7	35.2
	Sub Total	842.8	542.8
PARK TOTAL		2625.9	1814.8

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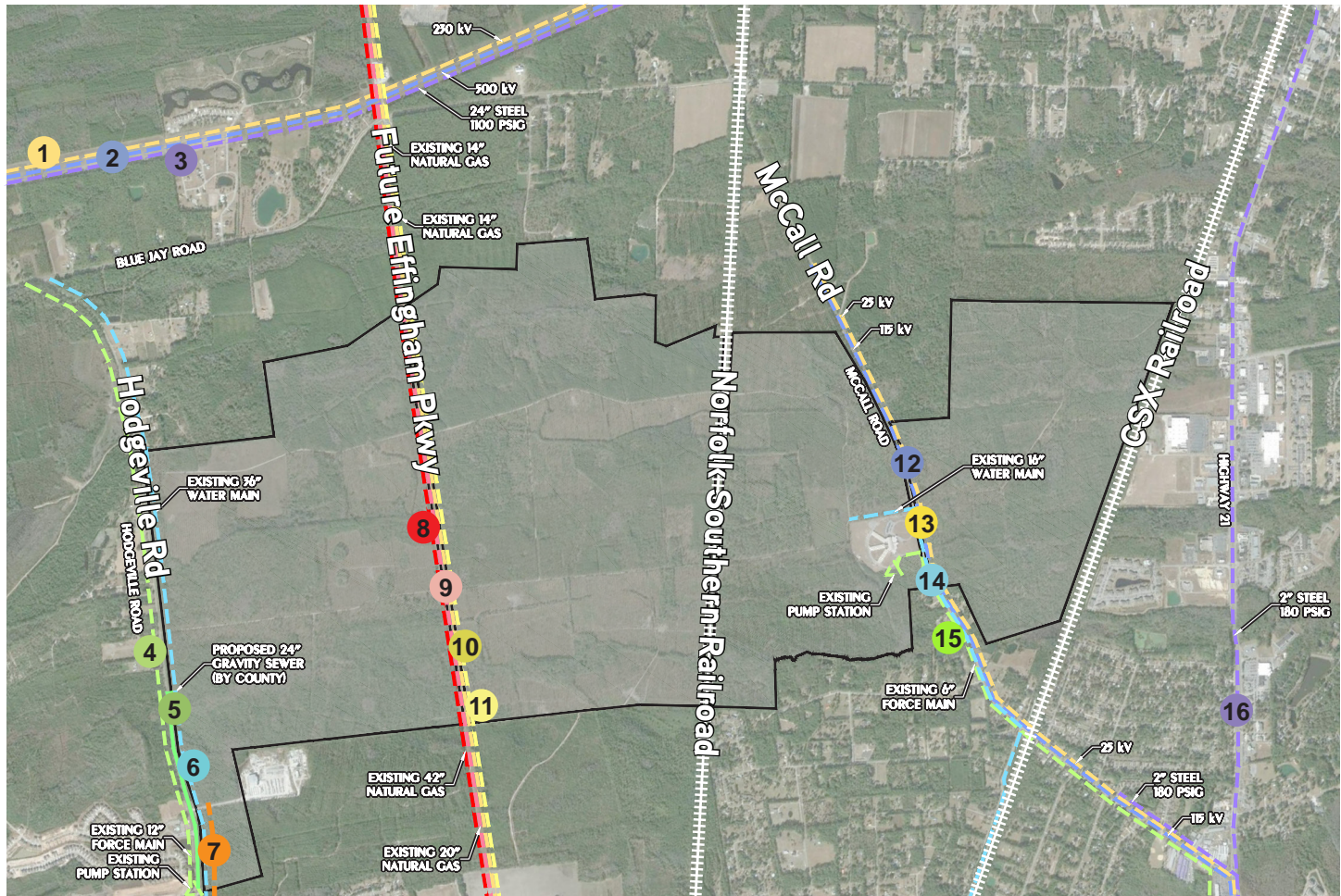


Industrial Park & Logistics Hub

Utilities



EXISTING UTILITIES EXHIBIT



UTILITIES KEY

- | | | | |
|---|--|----|-------------------------------|
| 1 | 230 kV | 9 | Existing 20" Natural Gas |
| 2 | 500 kV | 10 | Existing 14" Natural Gas |
| 3 | 24" Steel 1100 PSIG Natural Gas | 11 | Existing 14" Natural Gas |
| 4 | Existing 12" Force Main Sewer | 12 | 115kV - 3 Phase |
| 5 | Proposed 24" Gravity Sewer (By County) | 13 | 25kV - 3 Phase |
| 6 | Existing 36" Water Main | 14 | Existing 16" Water Main |
| 7 | 25kV - 3 Phase | 15 | Existing 6" Force Main Sewer |
| 8 | Existing 42" Natural Gas | 16 | 2" Steel 180 PSIG Natural Gas |

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GEORGIA PORTS AUTHORITY

Savannah is home to the Port of Savannah, the **largest single container terminal in North America**. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal. **The Port of Savannah is the fastest growing and fourth largest port in the nation**, with 20% of the U.S. population and industry best served by the port of Savannah.

THE PORT OF SAVANNAH

- Two Class 1 Railroads on terminal with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)
- Four-hour Drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single container terminal in North America

MASON MEGA RAIL TERMINAL PROJECT

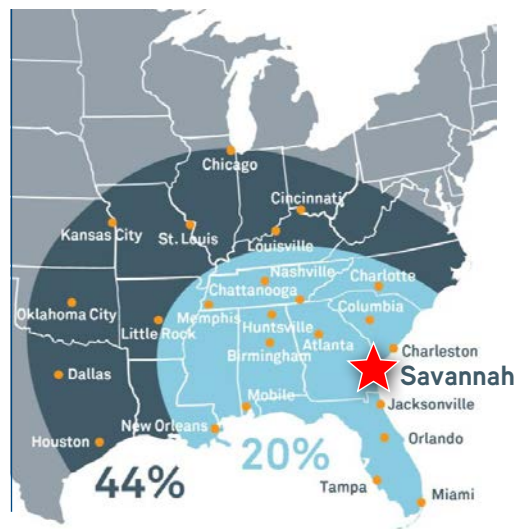
The \$128 million Mason Mega Rail Terminal Project will **double the Port of Savannah's on-dock rail capacity to 1 million container lifts per year** by adding 97,000 feet of new track and combining the rail yards operated by CSX and Norfolk Southern railroads. The new consolidated terminal will allow 10,000-foot trains to be loaded at the terminal with containers double-stacked and increase service to an arc of inland markets from Memphis to Chicago.

SAVANNAH HARBOR EXPANSION PROJECT (SHEP)

The Savannah Harbor Expansion Project will **deepen 39 miles of the channel to at least 47 feet**. The deepening, combined with a 7 foot tide, will allow the port to accommodate larger, more efficient container vessels calling on the port since the 2016 expansion of the Panama Canal. The project adds a wider and deeper turning basin and a wider channel at three critical bends. Serving the larger Post-Panamax container vessels result in a transportation cost savings of 20 to 40 percent.

4TH BUSIEST U.S. PORT (2017)

1. Los Angeles
2. Long Beach
3. New York / New Jersey
- ★ **4. Savannah**
5. Oakland
6. Norfolk
7. Houston
8. Tacoma
9. Charleston
10. Seattle



20%
OF U.S.
POPULATION
& INDUSTRY IS
BEST SERVED
BY THE PORT OF
SAVANNAH

44%
WITHIN EASY
REACH OF INLAND
CONNECTIVITY
INFRASTRUCTURE

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