

FOR LEASE > ±281,467 SF CLASS A DISTRIBUTION WAREHOUSE



Savannah River International Trade Park

SAVANNAH, GA 31322



Warehouse Features

- > ±281,467 SF distribution warehouse
 - > Fall 2018 delivery
 - > Rear-load
 - > Class A construction
 - > Column Spacing: 53'4" x 60' speed bays; 53'4" x 50' typical
 - > 49 dock positions (9' x 10')
 - > 2 drive-in doors (12' x 14')
 - > Building dimensions: 906'8" x 310'
 - > Truck court depth: 185'
 - > 53 trailer parks and 40 car parks (expandable)
 - > 32' clear
 - > 6" concrete slab
 - > LED lighting, 25 foot candles
 - > ESFR sprinklers
 - > Electrical service: one 1,200 AMP, 277/480 volt, 3-phase
- LEASE RATE:** Please Inquire

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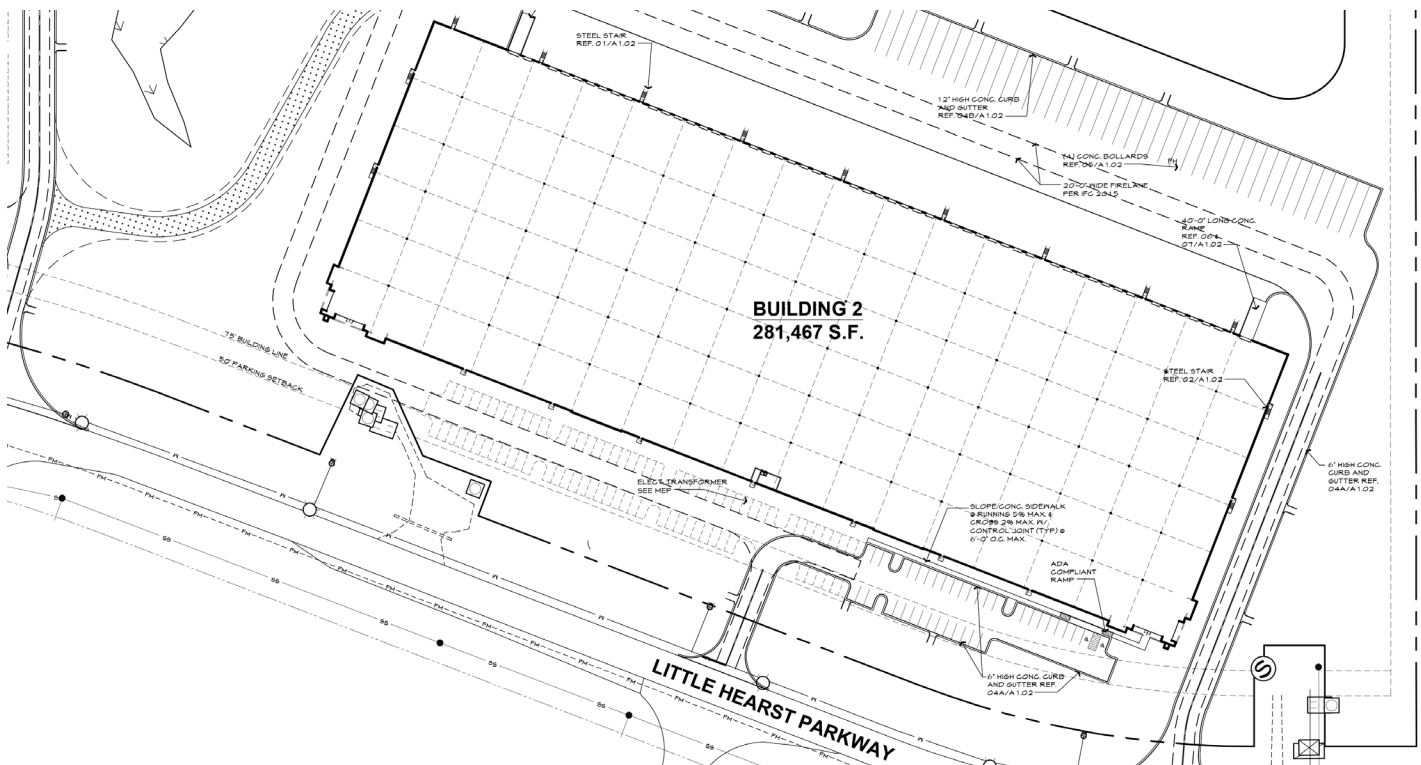
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Site Plan

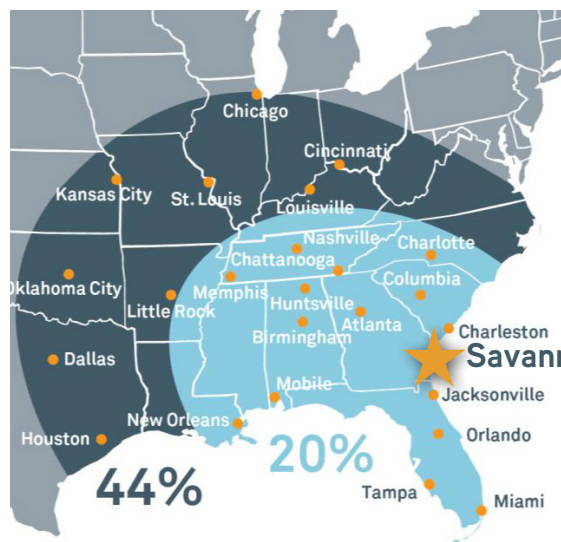


Georgia Ports Authority

- Largest single-container terminal in North America
- Fourth busiest Port in the U.S. (2016)
- Two Class 1 Railroads 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
- 60% of all vessels calling on Savannah are Neopanamax

Source: Georgia Ports Authority

SAVANNAH: Gateway to American Commerce



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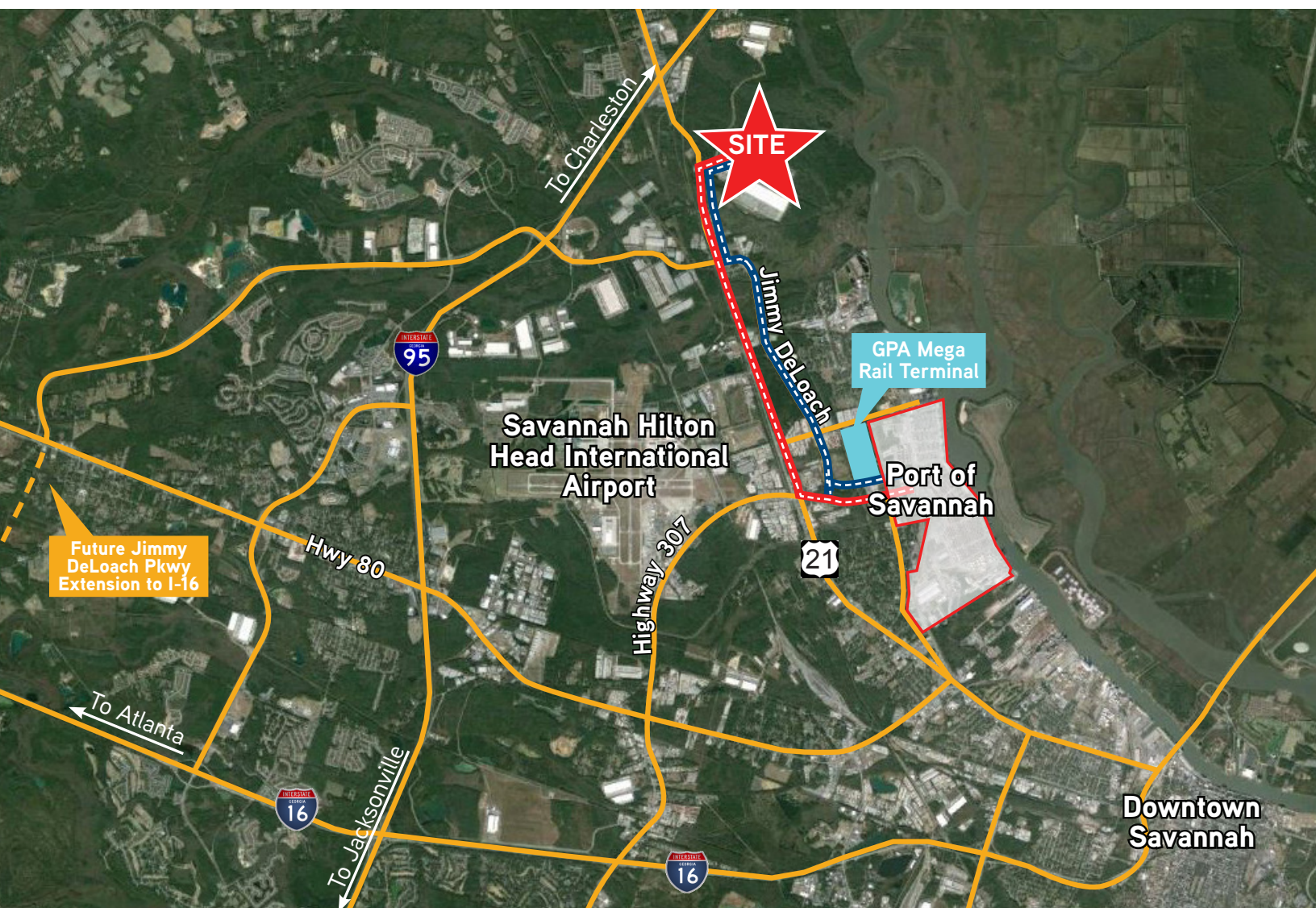
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Savannah Area Map



Location Characteristics

Interstate-95 >	±1.5 Miles	Interstate-16 >	±10.2 Miles
Pooler >	±5.6 Miles	Charleston >	±102 Miles
Georgia Port Main Terminal >	±5.8 Miles	Jacksonville >	±141 Miles
Savannah Int'l Aiport >	±6 Miles	Atlanta >	±250 Miles

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