

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



# Savannah River International Trade Park

SAVANNAH, GA 31322



## Warehouse Highlights

- > ±281,467 SF distribution warehouse
- > Class A construction
- > Located within the Savannah River International Trade Park
- > Easy access to Interstate 95, Interstate 16, US Highway 21 and the Jimmy DeLoach Connector
- > Located 5.8 miles from the Port of Savannah
- > Fall 2018 delivery

## Pricing

LEASE RATE > Please Inquire

## Warehouse Features

- > 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'
- > 55 trailer parks (expandable to 86); 40 car parks
- > 32' clear
- > 6" concrete slab
- > Electrical service: one 1,200 AMP, 277/480 volt, 3-phase
- > Rear-load
- > LED lighting, 25 foot candles
- > ESFR sprinklers

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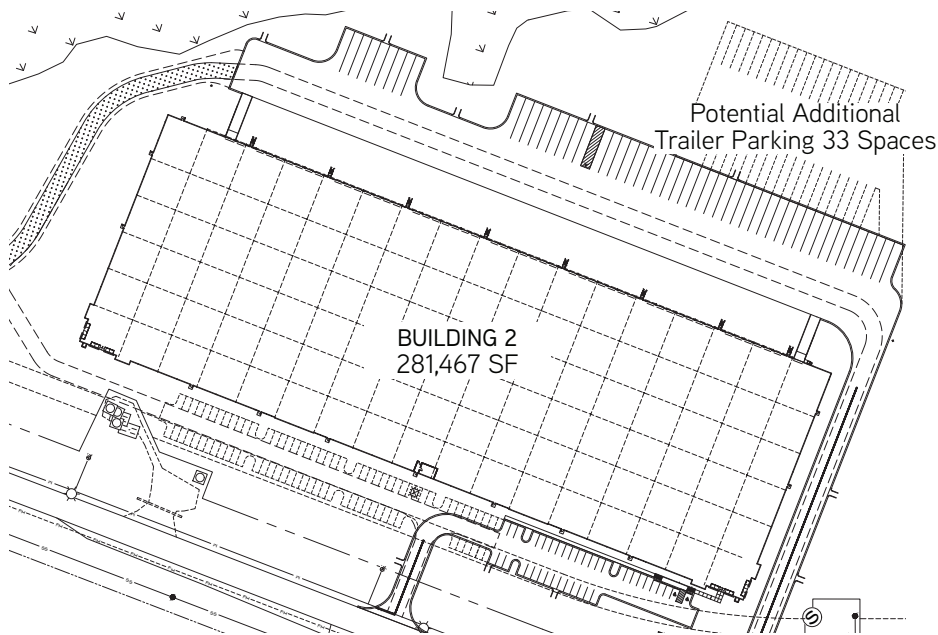
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## Site Plan



## Warehouse Features

Size > ±281,467 SF

Dock Positions > 49 (9' x 10')

Drive-In Doors > 2 (12' x 14')

Building Dimensions > 906'8" x 310'

Truck Court Depth > 185 feet

Trailer Parks > 55 (expandable to 86)

Car Parks > 40

Column Spacing > 53'4" x 50' typical

Clear Height > 32' clear

Slab Thickness > 6" concrete slab



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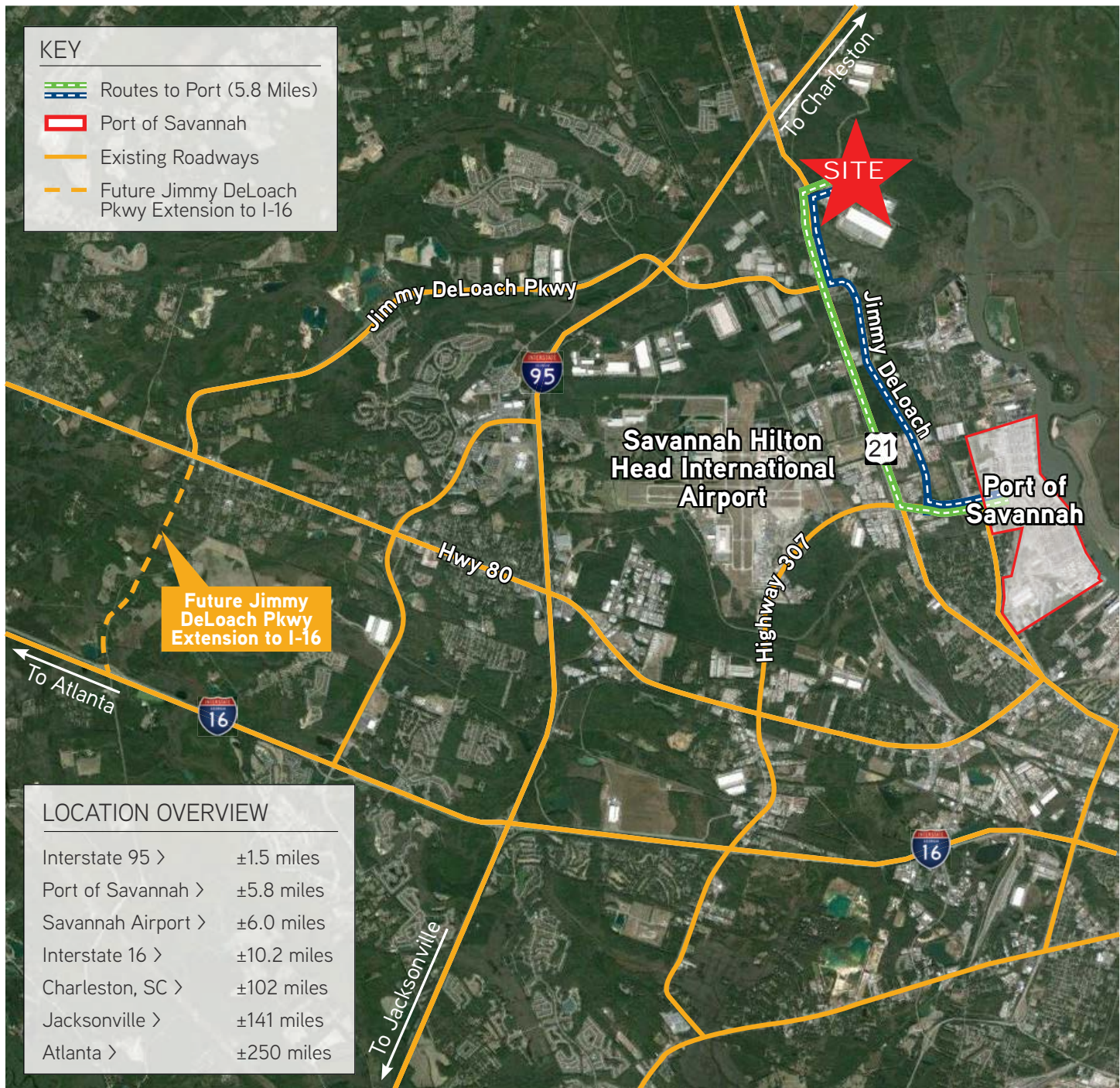


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## Georgia Ports Authority - #1 US Port

### PORT OF SAVANNAH

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 more than 70% of the population reachable within a two-day drive.

### FACTS & STATS

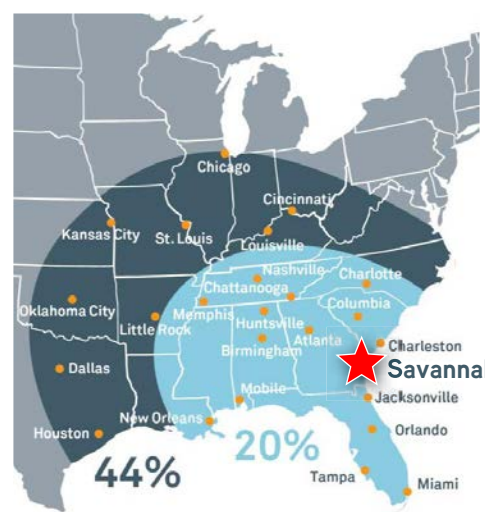
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

### TOP 10 U.S. CONTAINER PORTS

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



### SAVANNAH: Gateway to American Commerce



**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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