

SAVANNAH PORT LOGISTICS CENTER

155 Acres on Rail • 300,000 - 2.2 M SF Campus

Pooler, Georgia



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Savannah Port Logistics Center

INDUSTRIAL CAMPUS HIGHLIGHTS

The Savannah Port Logistics Center is strategically located on 155 acres **five miles from the Savannah Port** with access to **Interstates I-95 and I-16**. The **direct connection to dual Class I rail-served development** offers state-of-the-art **crossdock, high cube, and trailer storage** facilities for medium to large users.

SPECIFICATIONS

SIZE >	300,000–2,248,830 SF available for lease
TYPE >	Crossdock configuration with railloading on one side
RAIL >	Direct connection to dual Class I rail (NS, CSX) from Central Georgia Railroad
CLEAR HEIGHT >	36' clear height inside the first column line
DOCK DOORS >	633 dock doors (9' x 10')
DRIVE-IN DOORS >	6 drive-in doors (12' x 14')
TRAILER PARKING >	1,097 trailer spots (Expandable to 2,000)
AUTO PARKING >	569 parking spaces
ROOF >	Single ply, mechanically fastened TPO membrane
FLOOR >	7" rebar reinforced floor 4,000 psi; 1,000 PDF subgrade
COLUMN SPACING >	54' W x 48' typical column spacing with 60' speed bay
TRUCK COURT >	200 foot truck courts
OFFICE >	Build-to-suit office
WARRANTY >	60 Mil, 20 year NDL warranty
SPRINKLER >	ESFR sprinkler system with fire pump
ELECTRICAL >	6,000 Amps per building

BENEFITS

- > **High cube, crossdock, dual rail service, ample trailer storage**
- > **Close proximity to Savannah Port with multiple access roads**
- > **Immediate access to Interstate 16, Interstate 95, Highway 80, Jimmy Deloach Parkway and Pooler Parkway**



May 2017 - The Cosco Development, the biggest container ship to ever dock at an East Coast port, navigates the Savannah River before docking at Port of Savannah

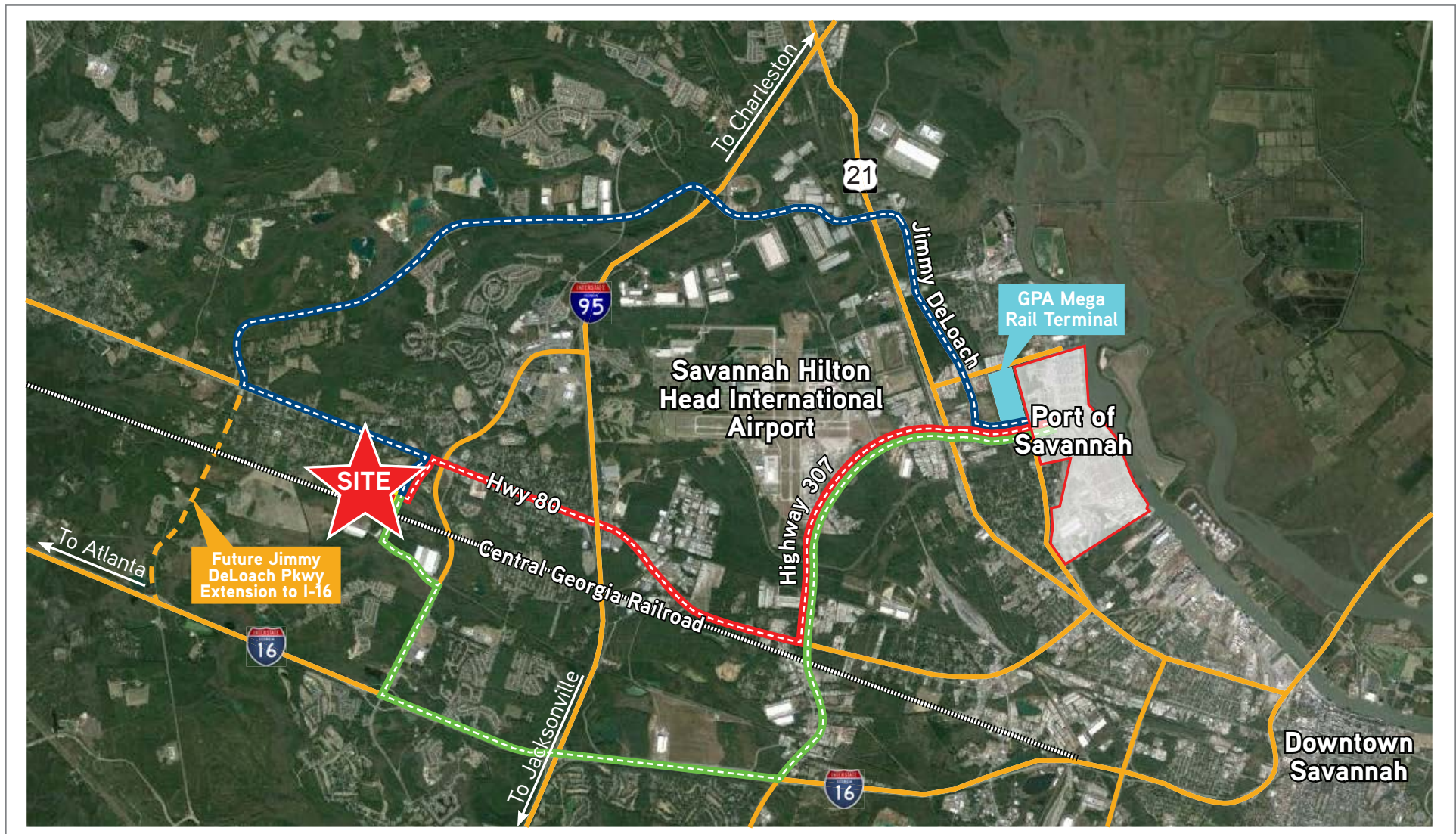
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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



Logistics “Optionality” Site & Access Plan

Truck & Rail Routes to the Port of Savannah



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Site Plan



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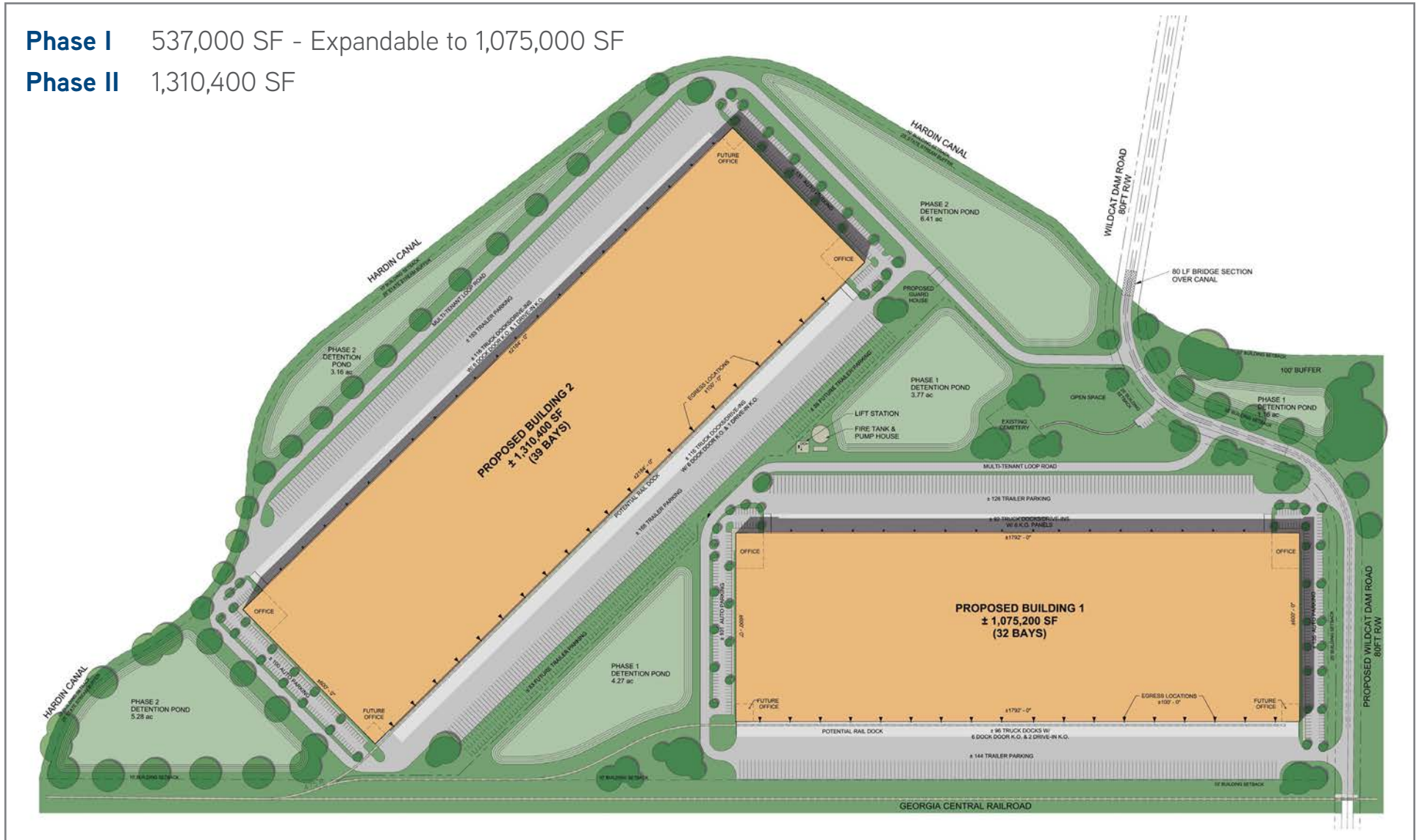
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Site Plan I

Phase I 537,000 SF - Expandable to 1,075,000 SF

Phase II 1,310,400 SF



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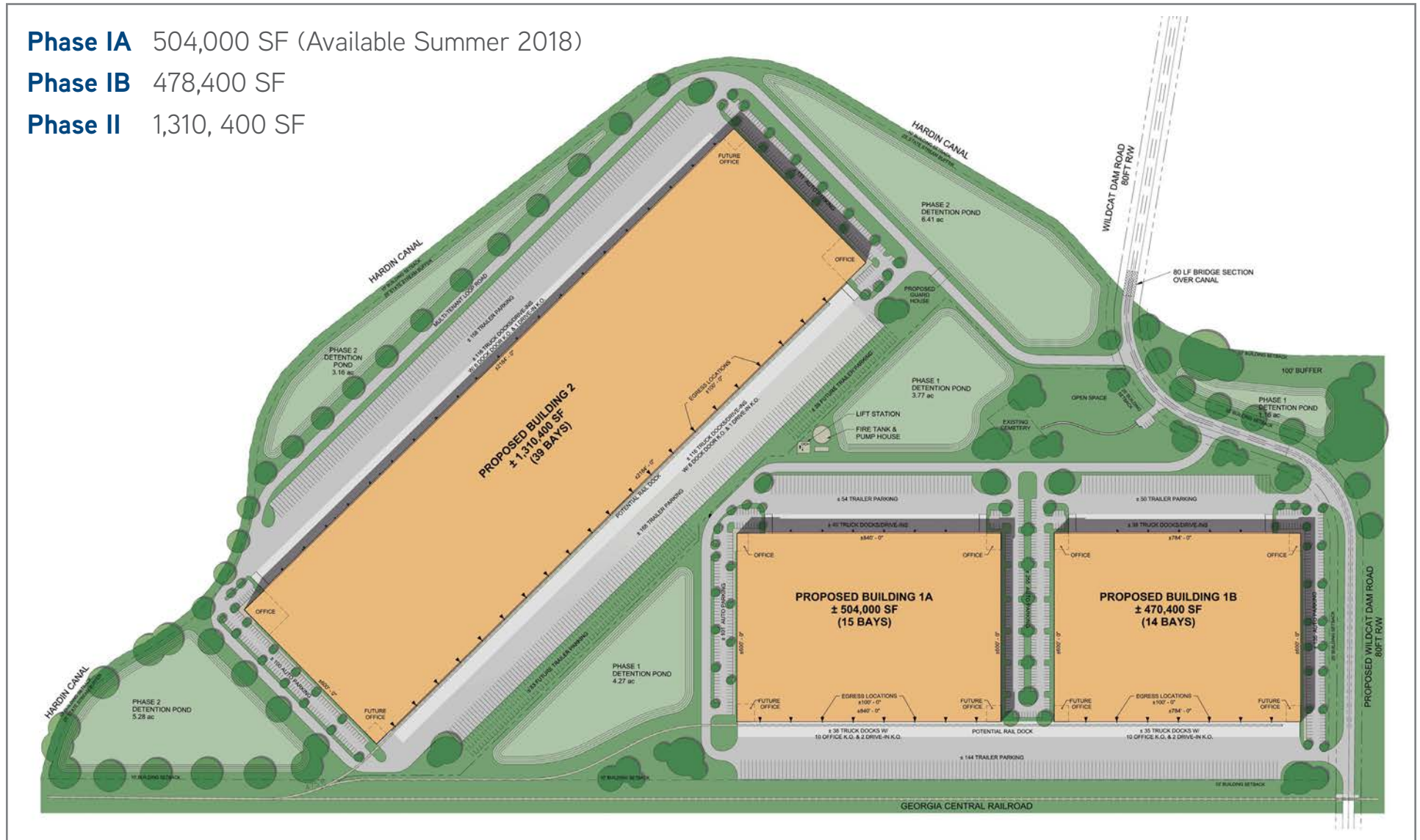


Site Plan II

Phase IA 504,000 SF (Available Summer 2018)

Phase IB 478,400 SF

Phase II 1,310, 400 SF



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Georgia Ports Authority - #1 US Port

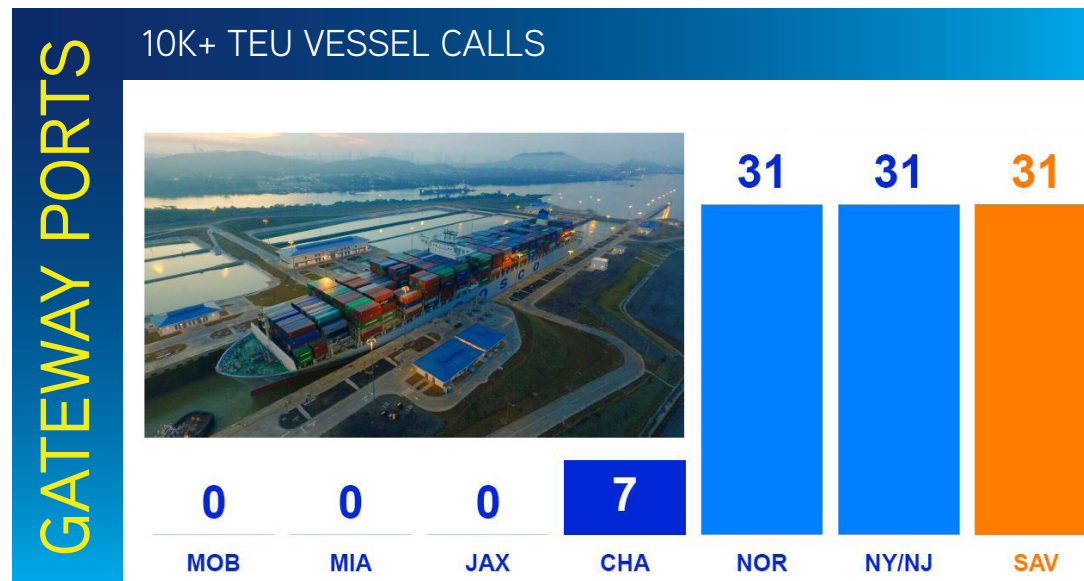
PORT OF SAVANNAH

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.

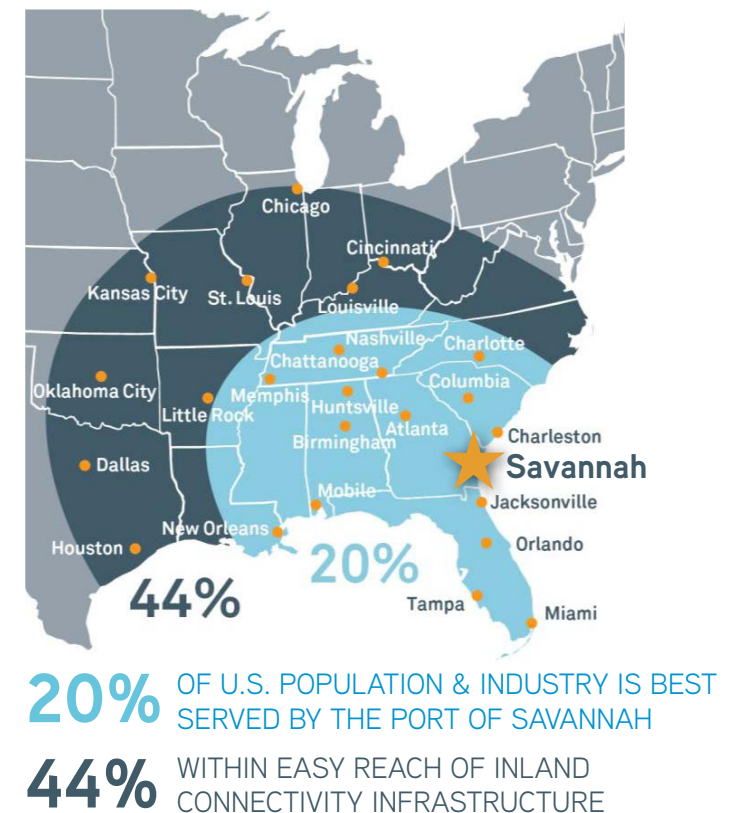
The Port of Savannah is the fastest-growing and fourth-largest port in the nation, with more than 70% of the population reachable within a two-day drive.

FACTS & STATS

- 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
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax



SAVANNAH: Gateway to American Commerce



Source: Georgia Ports Authority

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