



FOR LEASE

Lease Price:
Please Inquire

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Closest Available Million SF Warehouse to the Port of Savannah

 311 International Trade Parkway | Port Wentworth, GA 31407

Property Highlights:

- ±1,275,180 SF, divisible, crossdock warehouse available for lease
- Designed for high-volume distribution and rapid throughput
- Located in Savannah River International Trade Park, surrounded established logistics and distribution operators such as: Target, IKEA, The Home Depot, Shaw, Wayfair and Safavieh
- Unmatched proximity to both Interstate-95 (1.9 miles) and the Port of Savannah (4.8 miles), the nation's third largest container gateway

Building Specifications

Building Size	±1,275,180 SF
Divisible:	Yes
Building Dimensions:	2,406' x 530'
Load Type:	Crossdock
Main Office Size:	±6,000 SF
Shipping Office Size:	±2,714 SF (Two)
Ceiling Height:	32'
Column Spacing:	51'-3" x 56' (60' Speed Bays)
Dock Doors:	100
Levelers:	All with 35,000 lb. mechanical levelers
Knockout Panels:	±157
Drive-in Doors:	4 (12' x 14')
Trailer Parking:	±185 Spaces
Car Parking:	±186 spaces
Forklift Charging:	4 Stations
Security:	Fully fenced & gated truck courts with guard shack
Lighting:	T-5 lighting with motion sensors (25 FC at 36" AFF)
Electrical:	2500 Amps, 277/480V, 3-phase
Fire Protection:	ESFR sprinklers
Ventilation:	HVLS fans



±185 Trailer Parking Spaces

40 Dock Doors | 2 Drive-in Doors

±2,714 SF Shipping Office

±1,275,180 SF

±2,714 SF Shipping Office

60 Dock Doors | 2 Drive-in Doors

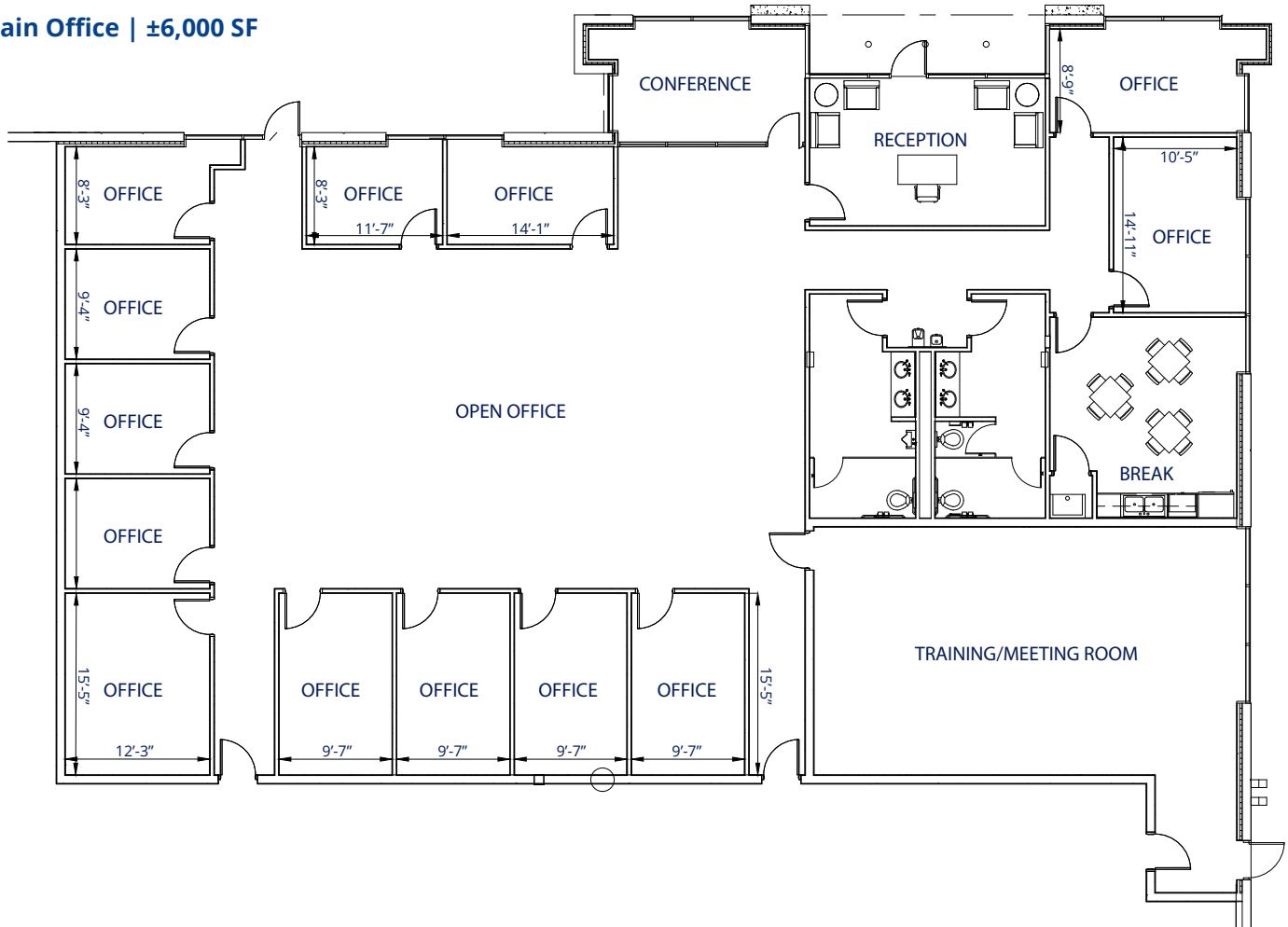
±6,000 SF Main Office

±186 Car Parking Spaces

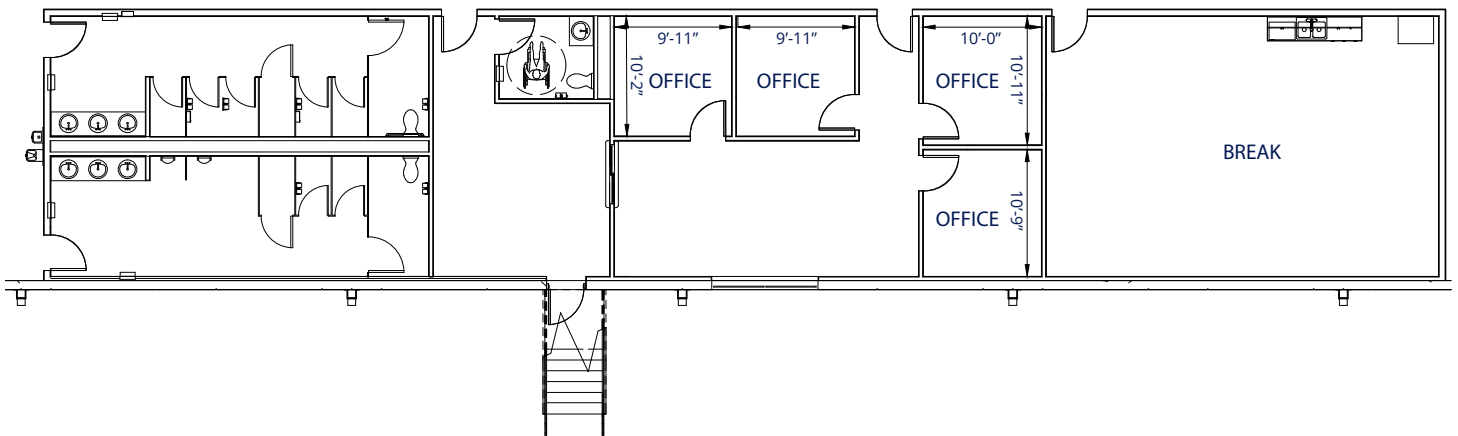
International Trade Parkway

Office Floor Plans

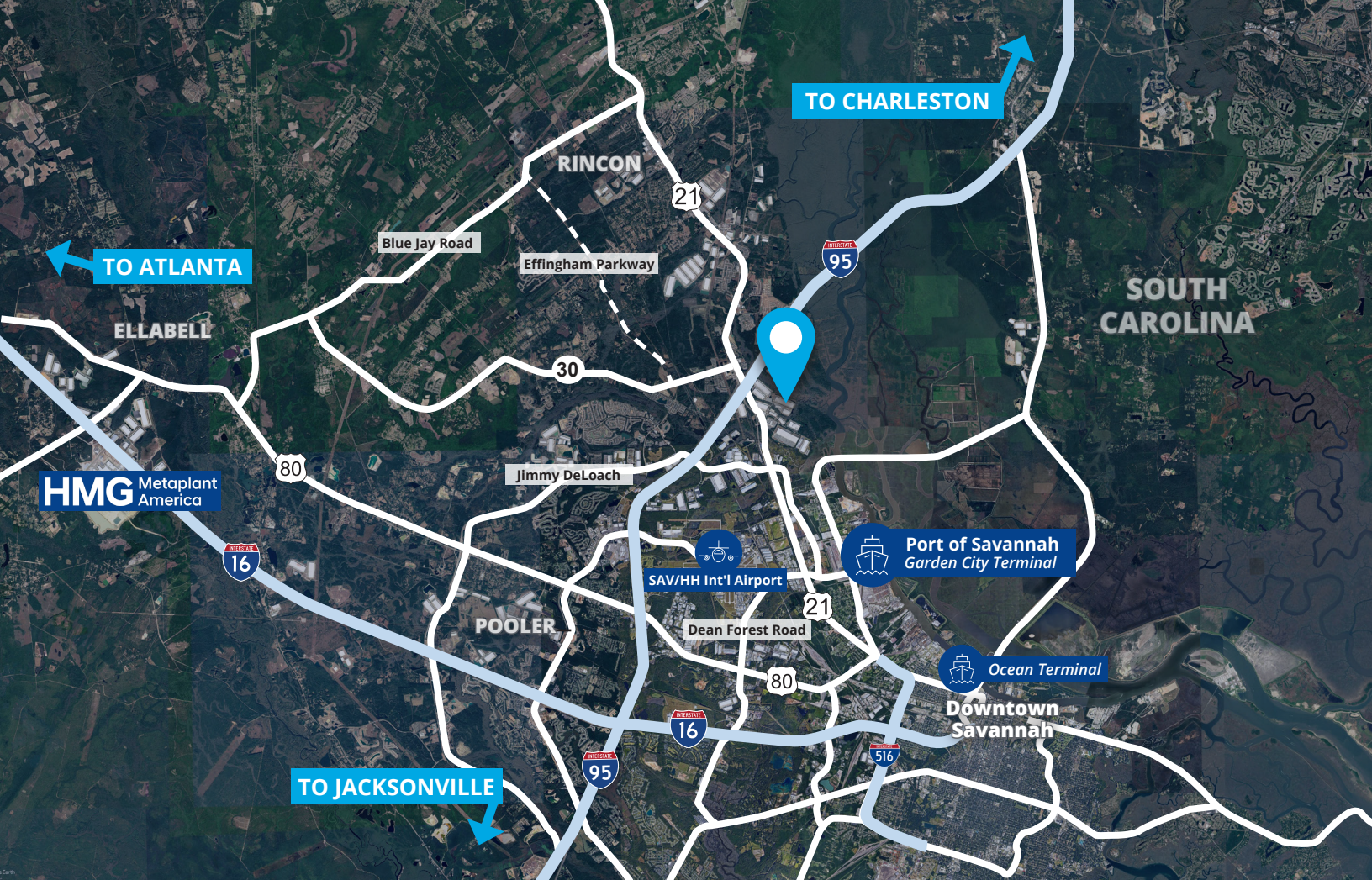
Main Office | ±6,000 SF



Shipping Offices (One on each side of warehouse) | ±2,714 SF

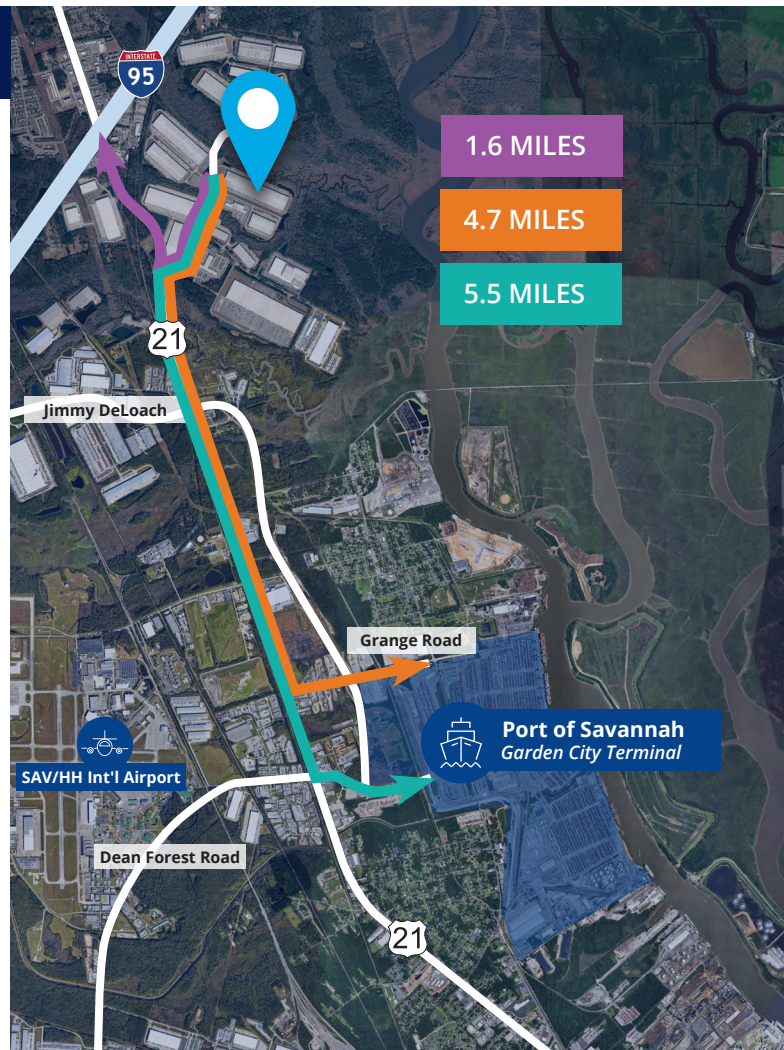




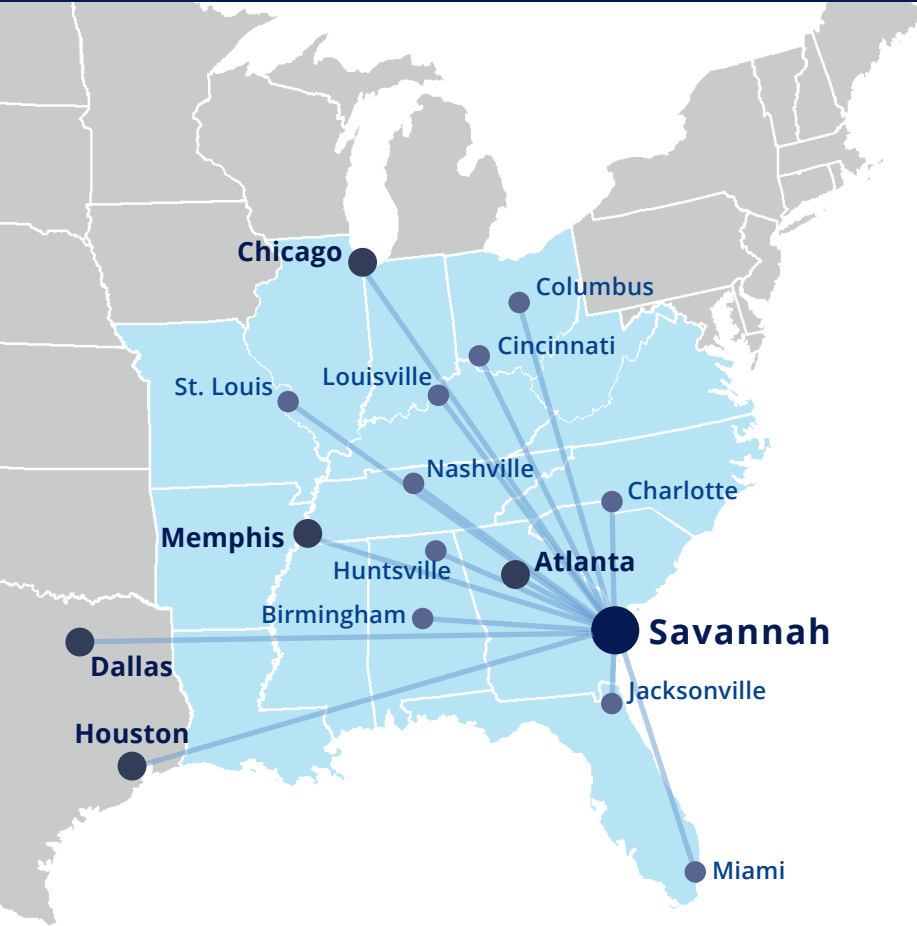


Port Ready. Highway Connected.

Highway 21	0.7 Miles
Interstate-95	1.6 Miles
Port of Savannah - Garden City Terminal	4.7 Miles
Savannah/HH International Airport	5.8 Miles
Port of Savannah - Ocean Terminal	9.7 Miles
Interstate-16	10.6 Miles
Hyundai Metaplant	27.0 Miles
Charleston, SC	102 Miles
Jacksonville, FL	140 Miles
Atlanta, GA	247 Miles



Savannah: A Global Logistics Gateway



Top U.S. Container Port Growth Market anchored by the Port of Savannah



300M+ Consumers Within 2-Day Truck Reach



Rapid Southeast Population Growth Driving Demand



Strategic East Coast Alternative to Los Angeles & New York City Ports



Major Corporate Investment Including Hyundai Motor Group

National Reach & Access

20%

of the U.S. population and industry is best served by the Port of Savannah

44%

within easy reach of inland connectivity and infrastructure



GEORGIA PORTS | PORT OF SAVANNAH

#1

Fastest-growing container port in the U.S. over the past decade

5.7M

TEUs handled in Fiscal Year 2025 - up 8.6% year-over-year

12M+

Projected annual capacity by 2032, supporting long-term growth

HMG Metaplant America

17M SF

Fully integrated EV and battery manufacturing operation on ±2,900 AC site

500K

Vehicles per year targeted production capacity by the year 2028

20K+

Regional new jobs across Bryan, Chatham, and Effingham Counties from Hyundai and its suppliers

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