



Build-to-Suit Site

Hilary Shipley, SIOR

Principal | Savannah
+1 912 662 8013
hilary.shipley@colliers.com

Sebastian Findlay, SIOR

Principal | Savannah
+1 912 483 6160
sebastian.findlay@colliers.com



Developed By:



Rail-Served, Port-Proximate Build-to-Suit Opportunity – For High-Velocity Logistics

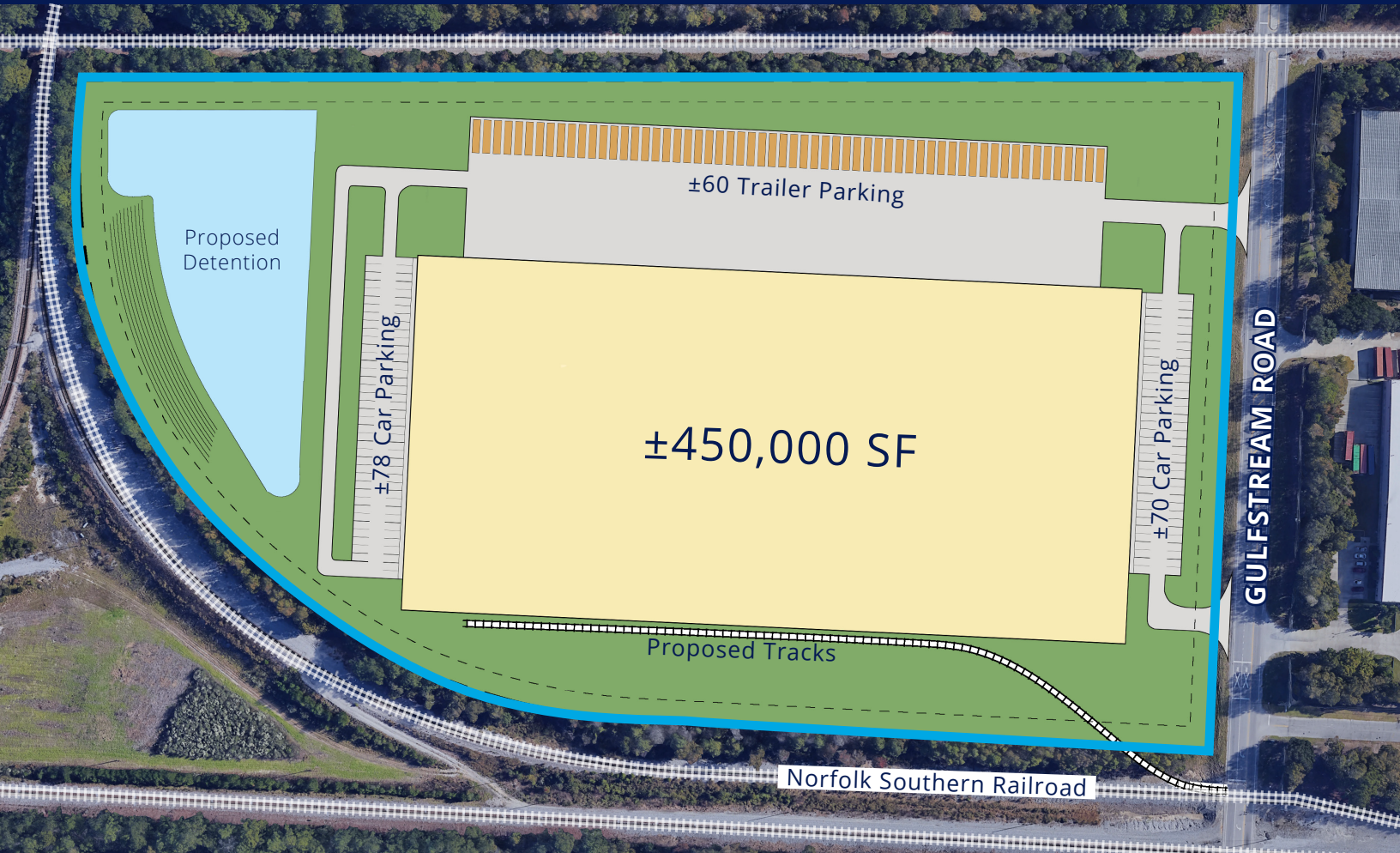
Gulfstream Road, Savannah, Georgia 31408

- One of the only rail-served BTS sites inside the port's infill logistics zone
- BTS flexibility ranging from $\pm 250,000$ SF to $\pm 450,000$ SF
- Proposed rail service via Norfolk Southern Rail Line
- **Only 2.4 miles to Georgia Ports Authority's Garden City Terminal (Gate 8), the third largest container gateway in the Nation**
- Strategically positioned between Interstate-16 (3.2 miles) and Interstate-95 (3.9 miles) for regional and national distribution
- Zoned I-L, Light Industrial
- Ideal for port distribution, transload, and EV supply chain users

Accelerating success.

Conceptual Plan

Build-to-Suit



Details

Proposed Size	±450,000 SF	Truck Court Depth	180'
Load Type	Rear Load	Trailer Parking Spaces	±60
Rail Access	Via Norfolk Southern Railroad	Car Parking Spaces	±148

This conceptual site plan is for illustrative purposes only. Build-to-suit opportunities are flexible, and the layout can be modified to accommodate tenant-specific requirements, including building size, configuration, parking, and circulation.



Photo Courtesy of Georgia Ports Authority

Norfolk Southern Rail Connectivity

Extending Savannah's Reach to Major Inland Markets



Rail connectivity from Savannah provides efficient access to over half of the U.S. population within 2-3 days

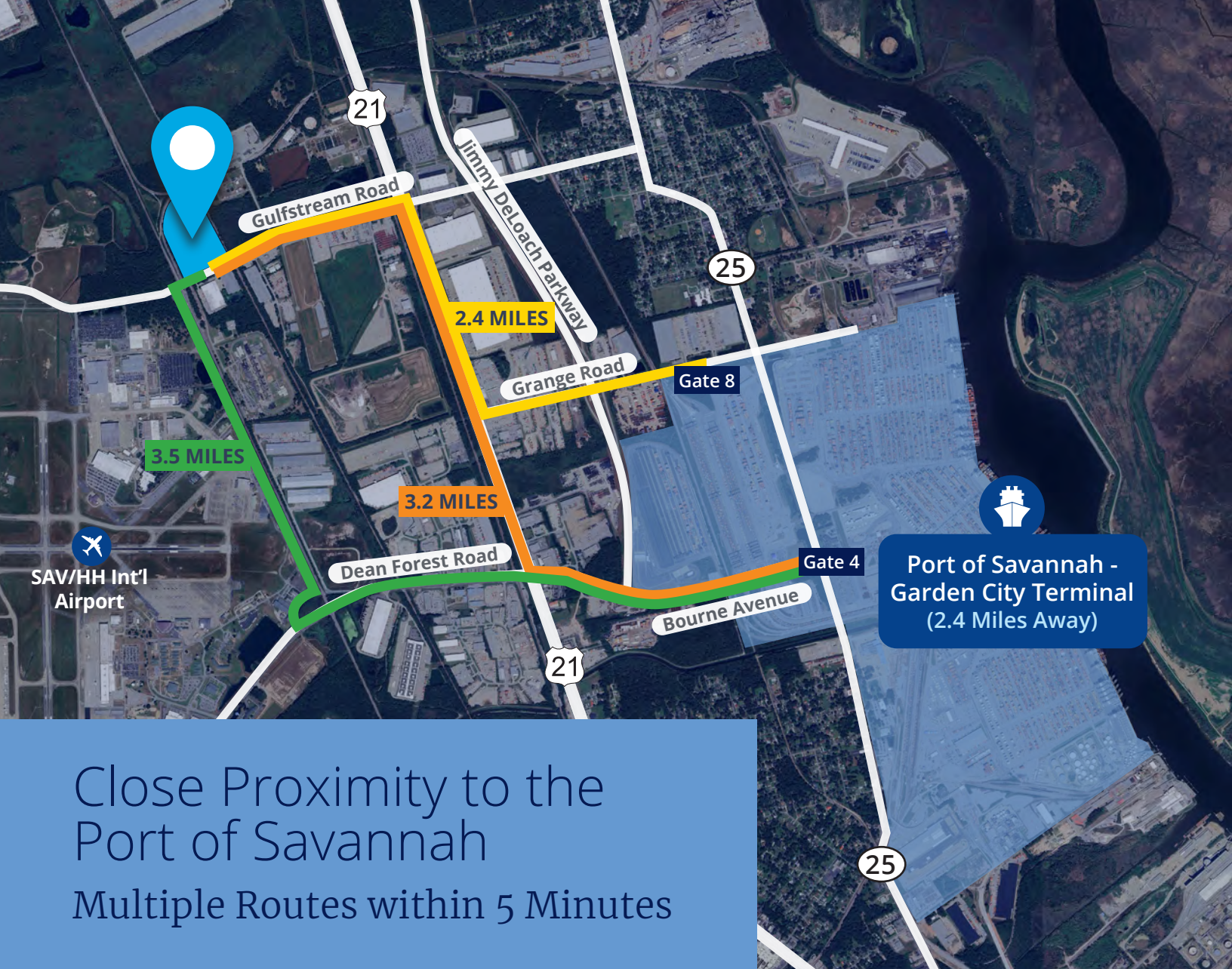
Expanded Market Reach
Access major inland distribution hubs including Atlanta, Memphis, and Chicago

Reduced Transportation Costs
Rail provides a cost-effective alternative to long-haul trucking

Multimodal Flexibility
Seamless integration between port, rail, and interstate systems

Improved Supply Chain Efficiency
Reduce congestion and improve reliability for high-volume users

Scalable Logistics Platform
Supports growth for port-centric distribution and manufacturing users



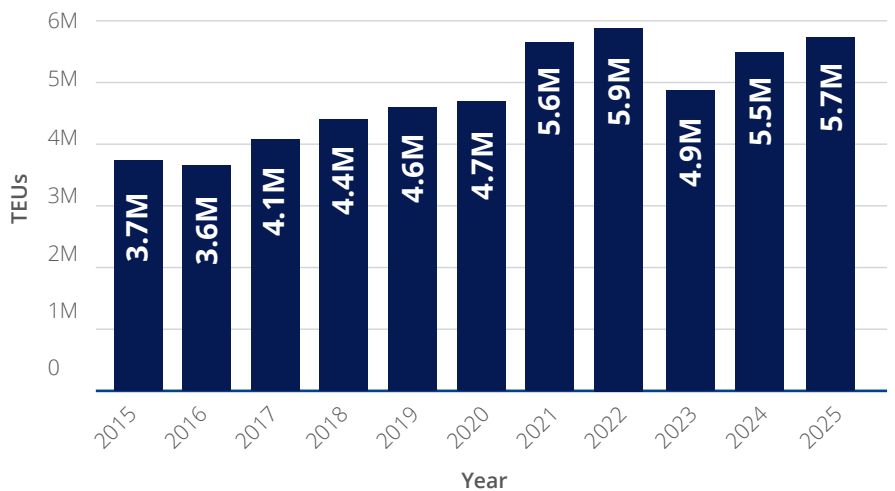
Close Proximity to the Port of Savannah
Multiple Routes within 5 Minutes



Fastest growing port in the nation over the past 10 years

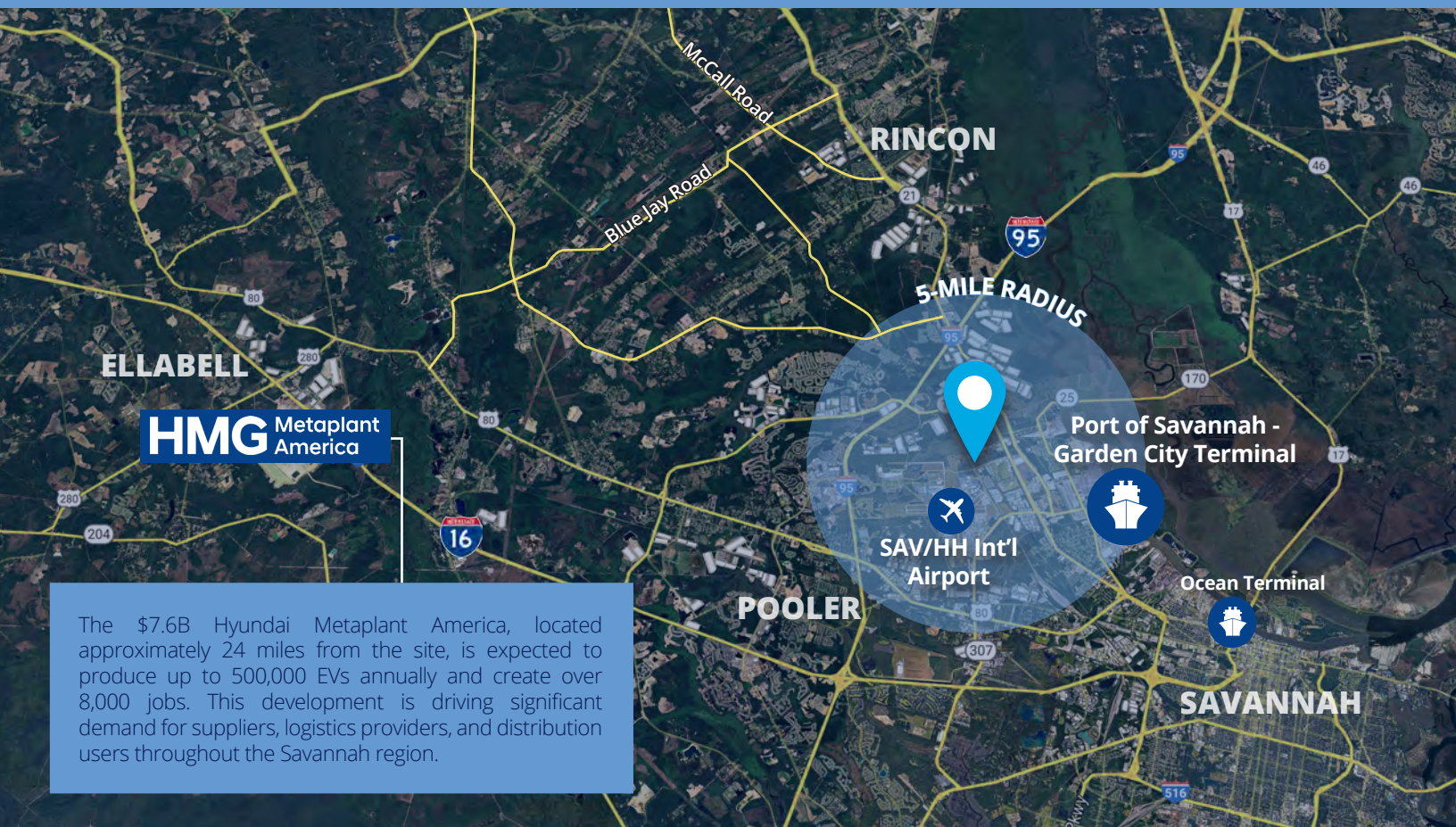
44% of the population is served by the Port of Savannah

TEUs Moved by Georgia Ports Authority Each Year



Strategic Position

At the Center of Savannah's Port & EV Supply Chain Growth



Minimize Drayage Time & Cost

2.4 miles to port reduces congestion exposure and improves container turn efficiency

Optimize Distribution Network

Direct interstate access enables efficient outbound routing to Southeast and national markets

Enhance Supply Chain Reliability

Multimodal access (port, rail, interstate) provides flexibility during disruptions

Support Just-in-Time Operations

Proximity to Hyundai Metaplant enables efficient supplier and manufacturing logistics

Truck Driving Distances

Highway 21	0.7 Miles
Savannah-Hilton Head Int'l Airport	2.0 Miles
Port of Savannah - Garden City Terminal	2.4 Miles
Interstate-16	3.2 Miles
Interstate-95	3.9 Miles
Port of Savannah - Ocean Terminal	7.3 Miles
Hyundai Metaplant America	24 Miles

Developed By:



Contact

Hilary Shipley SIOR

Principal
+1 912 662 8013
hilary.shipley@colliers.com

Sebastian Findlay SIOR

Principal
+1 912 483 6160
sebastian.findlay@colliers.com

Colliers | Savannah

545 E York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.