



# CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

**UNDER CONSTRUCTION | Q1 2025 DELIVERY**



**FOR LEASE**

**TWO ±150,000 SF CLASS A FLEX WAREHOUSES  
WITH HIGHWAY FRONTAGE**

# Excellent Highway Visibility & Easy Access to Interstates (95, 16, 516)



New Veterans Parkway Interchange

±9 AC AVAILABLE FOR OUTDOOR STORAGE

Flexible Multi-tenant Units  
Ranging from ±30,000 - 75,000 SF

ROWAN / CREATIVE  
INNOVATIONS  
AWESUNG

Plastic  
Express

BUILDING 2

BUILDING 1

VETERANS PARKWAY (23,600 VPD)



ROOF UNDERWAY | OCTOBER 2024



VETERANS PARKWAY (23,600 VPD)

**BUILDING 1**  
±150,000 SF (1,000' X 150')

±140'

**BUILDING 2**  
±150,000 SF (1,000' X 150')

±140'

### Building 1

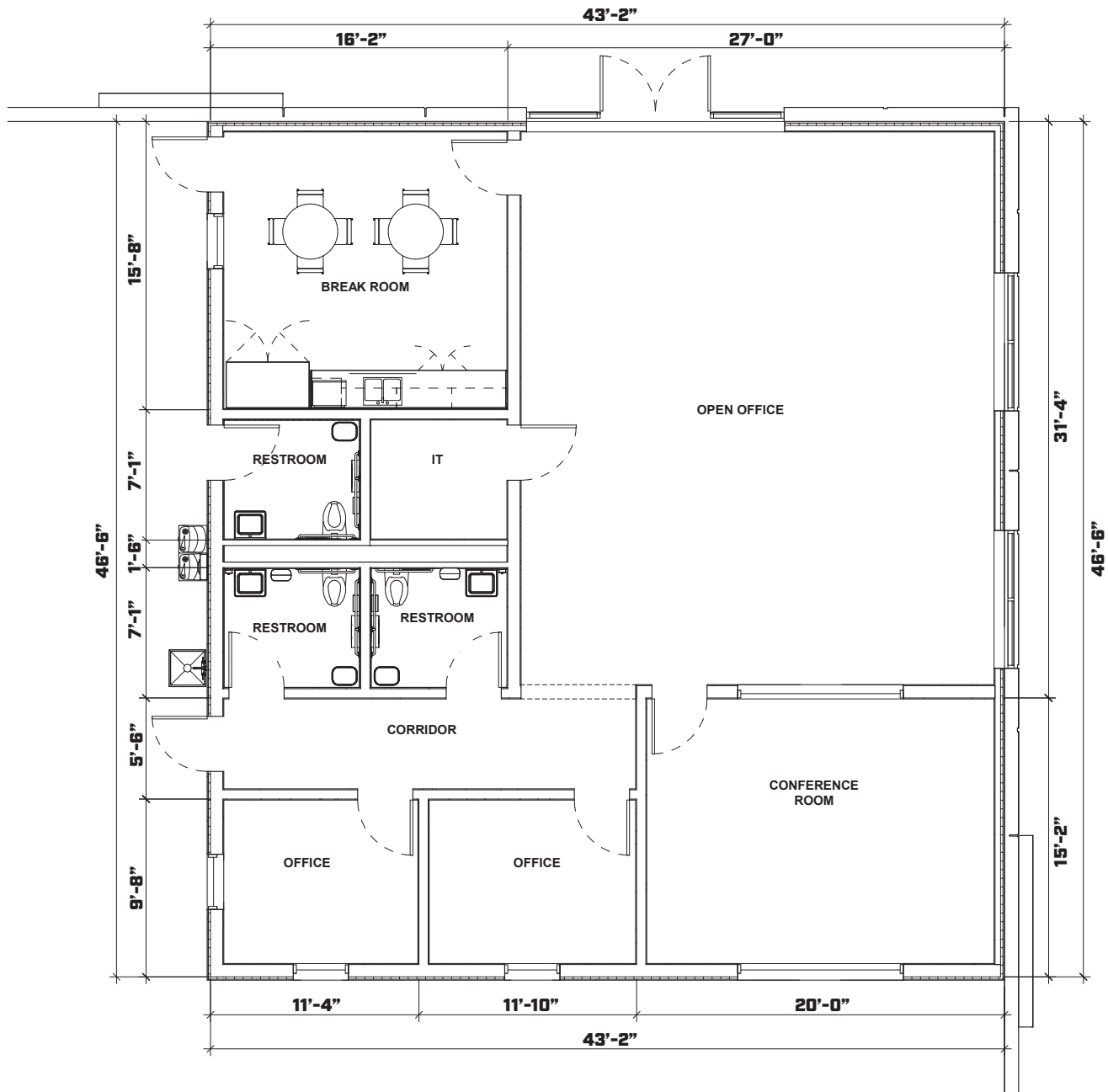
Building Size	±150,000 SF
Unit Sizes	±30,000 - 75,000 SF
Building Dimensions	1,000' x 150'
Configuration	Rear-Load
Column Spacing	50' x 50'
Clear Height	28'
Office	Spec: ±2,000 OR Built-to-Suit
Dock Doors	15 (5 with levelers)
Knock-Out Dock Doors	28
Drive-in Doors	2
Auto Parking	90 Spaces
Delivery Date	Q1 2025

### Building 2

Building Size	±150,000 SF
Unit Sizes	±30,000 - 75,000 SF
Building Dimensions	1,000' x 150'
Configuration	Rear-Load
Column Spacing	50' x 50'
Clear Height	28'
Office	Spec: ±2,000 OR Built-to-Suit
Dock Doors	15 (5 with levelers)
Knock-Out Dock Doors	28
Drive-in Doors	2
Auto Parking	90 Spaces
Delivery Date	Q1 2025

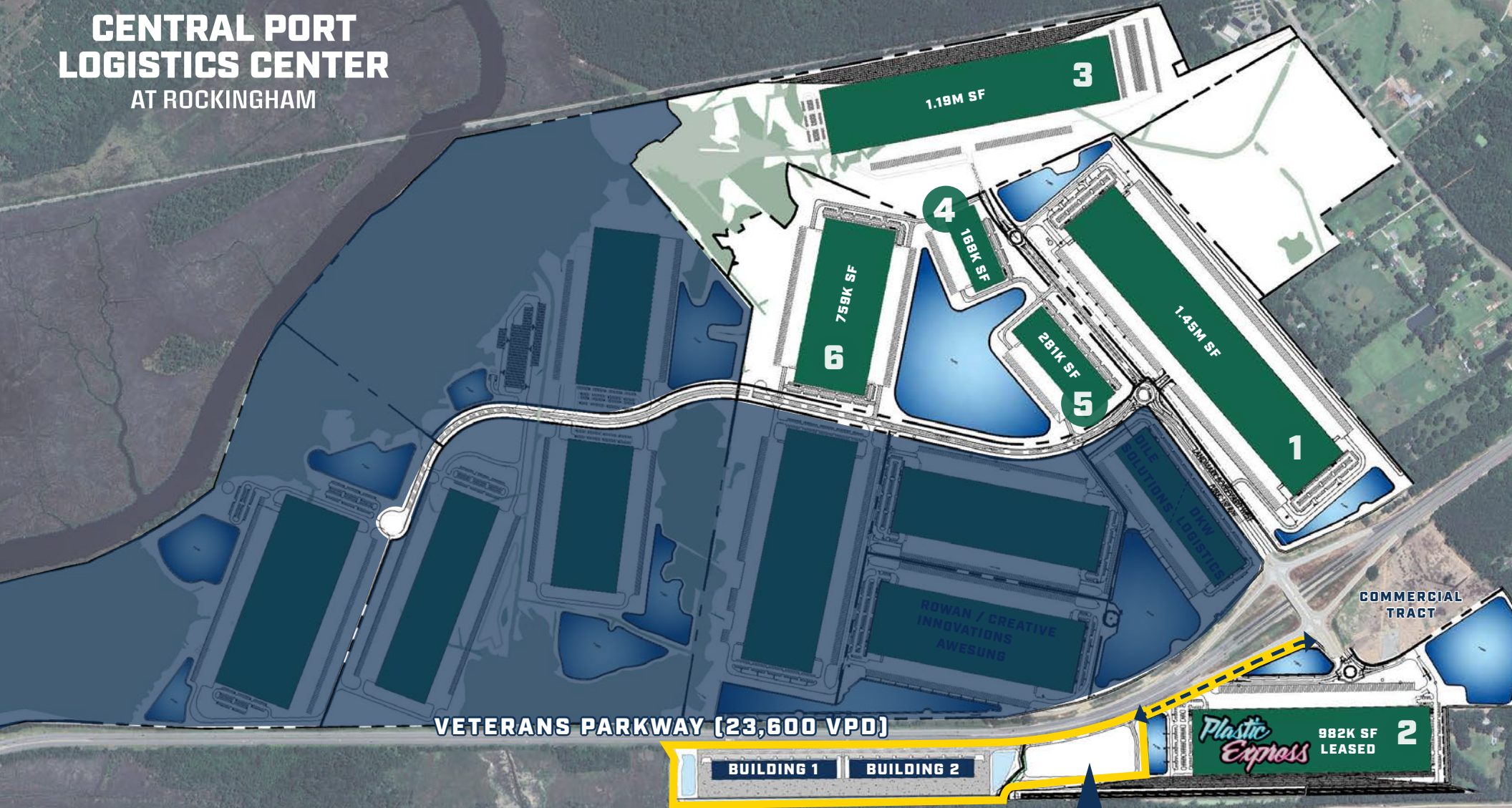


# Spec Office Plan ±2,000 SF





# CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM



Master Plan

Over ±5.1 Million SF

## Destinations

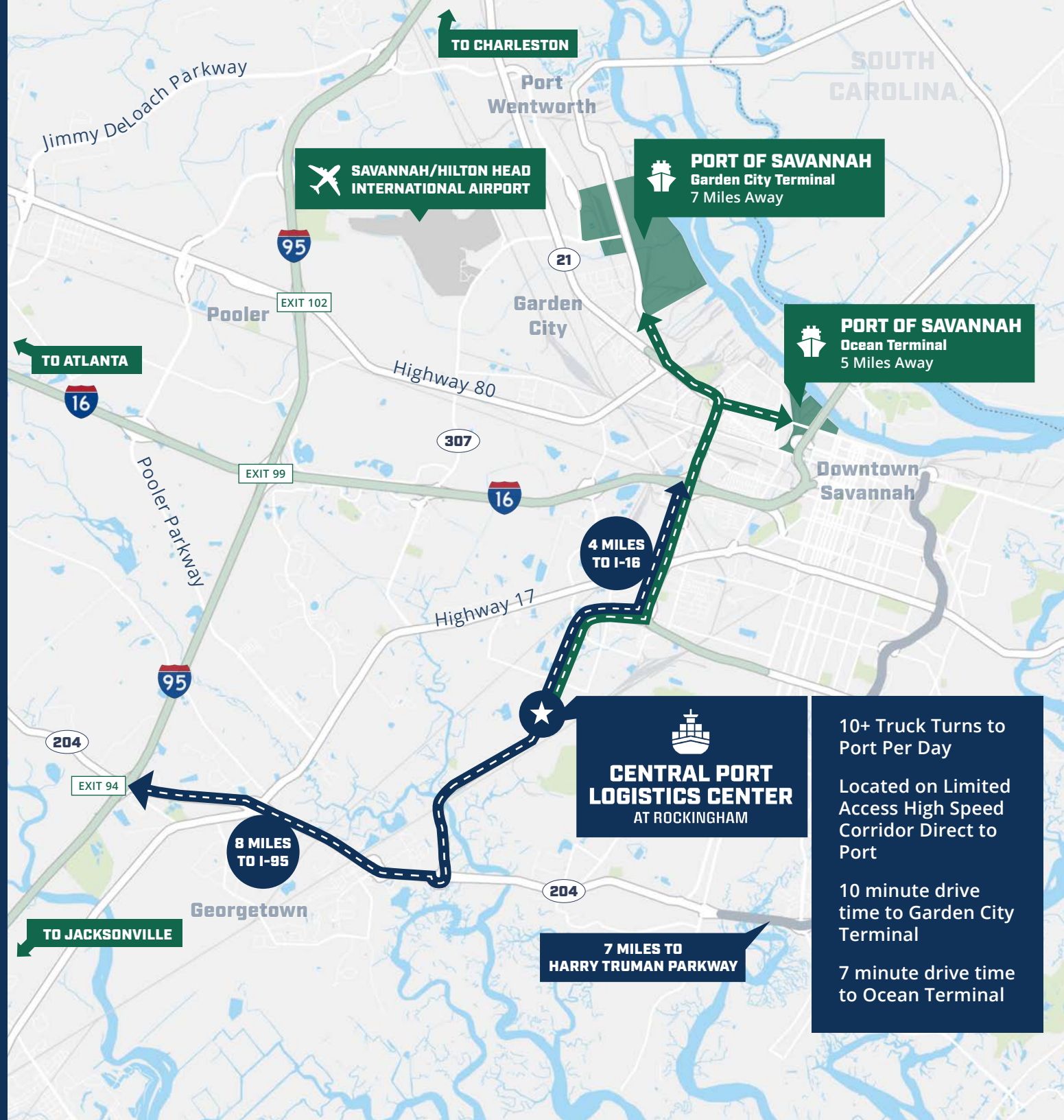
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyunda EV Plant	30 Miles

## Major Roadways

Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4 Miles
Interstate 95	8 Miles

## Cities

Pooler, GA	8 Miles
Charleston, SC	113 Miles
Jacksonville, FL	135 Miles
Atlanta, GA	250 Miles



# Logistics & Distribution Hub

## Port of Savannah

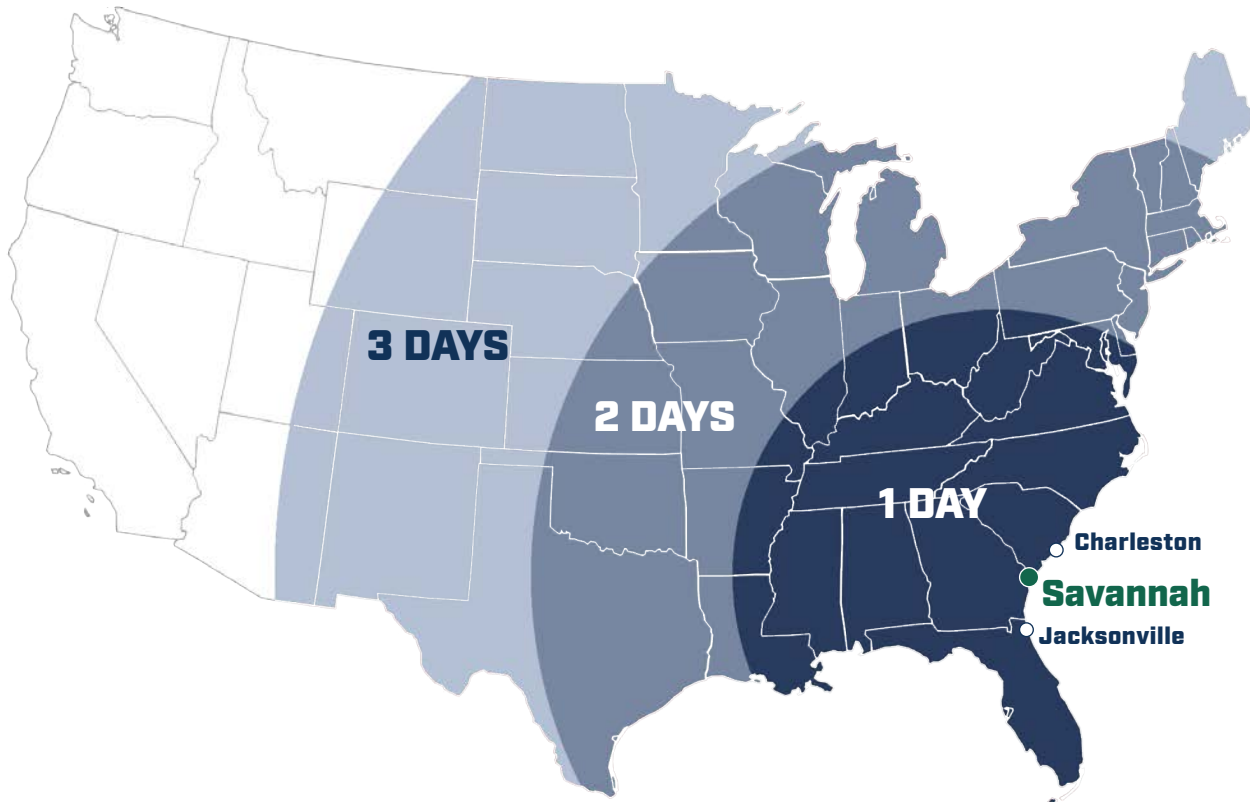
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

## Transport Connectivity

Linked to the vast network of transportation routes in the United States, I-95 grants Savannah entry to the entirety of the Eastern Seaboard, while I-16 seamlessly connects it to the Atlanta market.

## Strategic Location

Savannah benefits from overnight service to the entire Southeast and direct connectivity to over 80% of the U.S. population within a two-day drive.



## Military Zone

Building is located in Military Zone. If a company created 100 qualifying new jobs, then they would receive **100 qualifying new jobs x \$3,500 x 5 years = \$1,750,000 in tax credits.**

## Tax Credit Incentives

- The maximum Job Tax Credit allowed under law - \$3,500 per job created (x5 years)
- Use of Job Tax Credits against 100% of income tax liability and withholding taxes

## U.S. Foreign-Trade Zone 104

### Cost Benefits

- Customs duties deferred on imports improves cash flow
- No duty or quota charges on re-exports. No duty on waste, scrap or defective parts
- Duty paid at the lower tariff rate of the imported component or finished product
- Reductions in merchandise processing fees due to weekly entry
- Inventory may be exempt from local and state inventory taxes



**FOR LEASE**

**TWO ±150,000 SF FLEX WAREHOUSES**



**CENTRAL PORT  
LOGISTICS CENTER  
AT ROCKINGHAM**

**CAPITAL**  
DEVELOPMENT PARTNERS

**Colliers**

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