



GWRR Dual Service Rail Line

**±40.75 ACRES
(26.94 UPLAND)**

OLD RIVER ROAD

1,500 AC Industrial
Development:
Savannah Portside
International Park

1.5 Miles to 

For Sale

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Turnkey Industrial Development Site

1085 Old River Road | Bloomingdale, GA 31302

- **Fully Permitted, Ready for Construction**
- Property cleared
- ±40.75 AC industrial development site
- Wetlands permitted, mitigation paid
- ±393,680 SF proposed warehouse building
- Genessee & Wyoming dual rail access
- Direct access to Interstate-16 and 10.5 miles from Interstate-95
- ±19 miles to the Georgia Ports Authority container terminal and only ±8 miles from the Hyundai EV Plant

Proposed Plan

Genessee & Wyoming Rail Line (CSX & NS)

5 Rail Doors

±393,680 SF
Warehouse

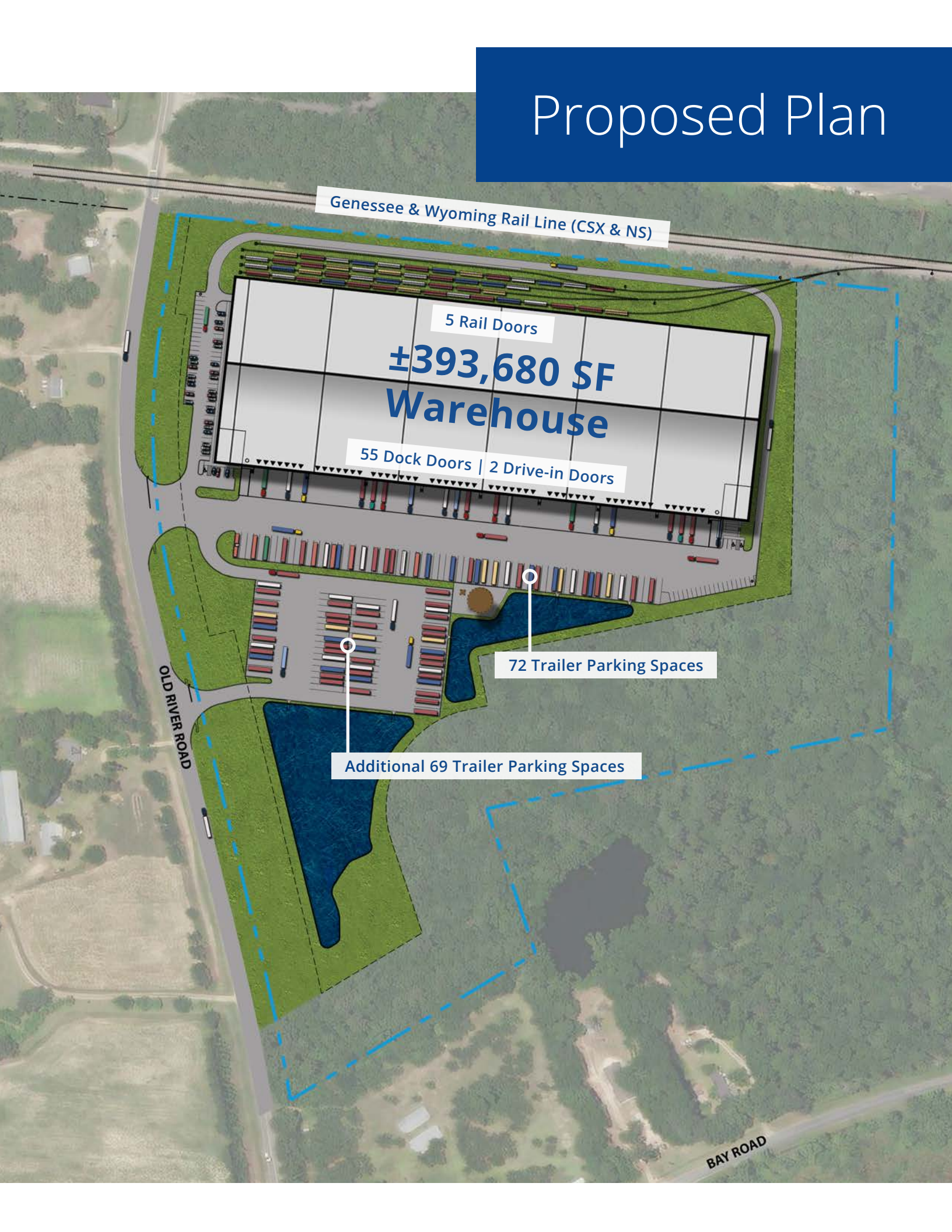
55 Dock Doors | 2 Drive-in Doors

72 Trailer Parking Spaces

Additional 69 Trailer Parking Spaces

OLD RIVER ROAD

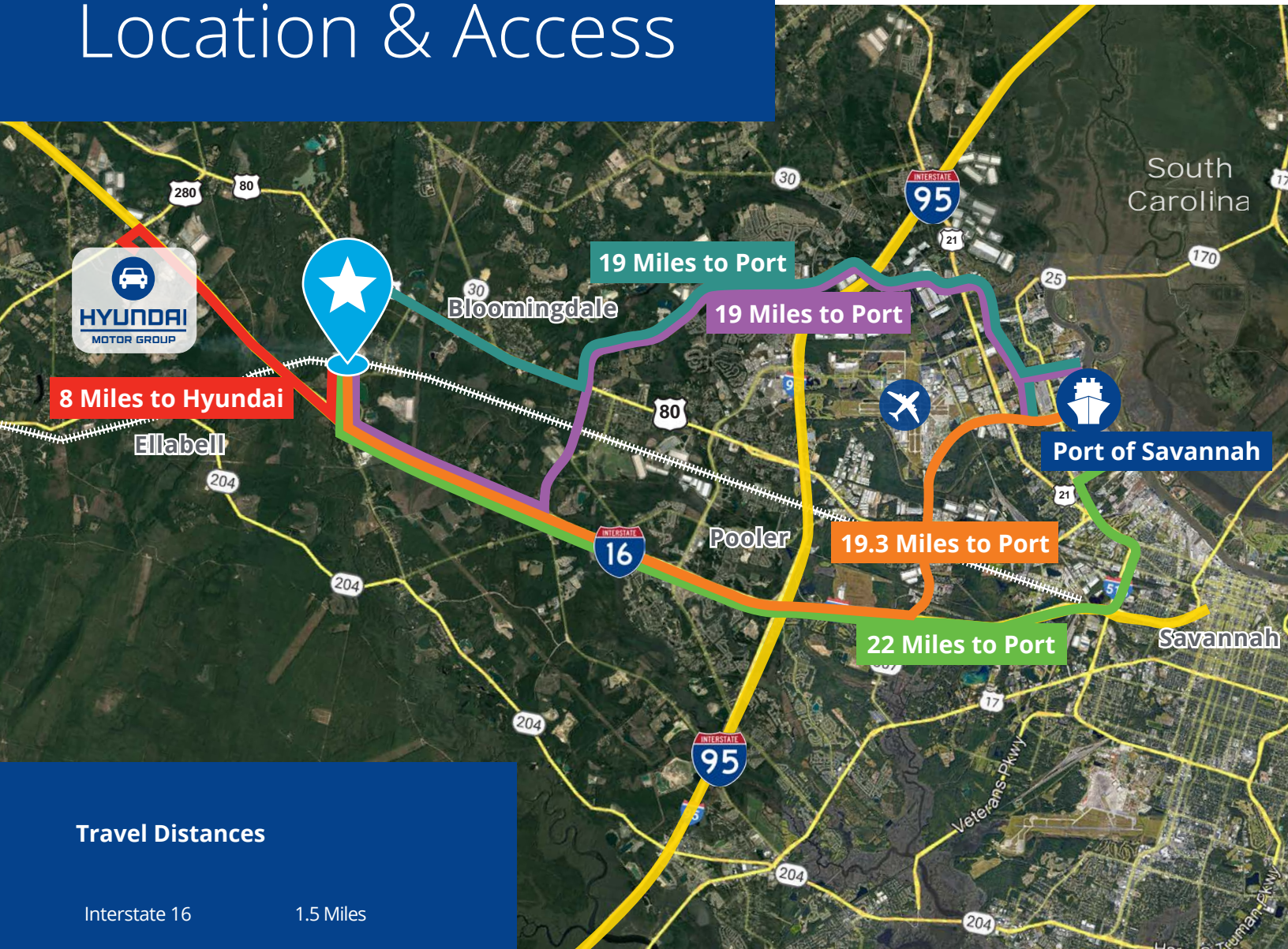
BAY ROAD



Site Photos



Location & Access



Travel Distances

Interstate 16 1.5 Miles

Hyundai Motor Group's EV Plant 8.0 Miles

Interstate 95 10.5 Miles

Savannah Airport 17.4 Miles

Port of Savannah 19 Miles

Charleston, SC 120 Miles

Jacksonville, FL 140 Miles

Atlanta, GA 230 Miles

Legend



River Road Logistics Center



Port of Savannah



Routes to Port



Savannah Hilton Head International Airport



Genessee & Wyoming Rail Line (CSX & NS)



Interstates

Logistics & Distribution Hot Spot

Port of Savannah

Fastest growing port in the nation over the past 10 years. As the Georgia Ports Authority continues to see unprecedented volume, demand for industrial space in the Savannah market remains strong. The Port of Savannah handled an all-time record of 5,613,163 TEUs in 2021, a 19.9% increase over 2020. The Georgia Ports Authority has unveiled plans to expand the port's container capacity by 60% allowing 9.5 million TEUs by 2025.

Hyundai Motor Group's EV Plant

Hyundai Motor Group's first dedicated Electric Vehicle mass-production plant located in Bryan County, GA. Construction began in January 2023 and is expected to begin full production in early 2025. The plant is expected to produce 300,000 vehicles per year under the Hyundai, Kia and Genesis brands.

Georgia Central Railway

The Georgia Central Railway is owned by Rail Link, a subsidiary of Genesee & Wyoming Inc, (G&W). It is one of thirteen G&W railroads serving the state of Georgia, the Georgia Central Railway runs 211 miles from Macon to Savannah with connections to CSX and Norfolk Southern, as well as with G&W's Heart of Georgia Railroad.



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

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