



 **JLL** SEE A BRIGHTER WAY

# Available

Georgia International Rail Park, Bldg 2  
504,000 SF Available

Georgia International Rail Park (GIRP) Building 2 is located within the explosive Savannah, Georgia industrial market. Situated 14 miles from the Port of Savannah's booming Garden City terminal and just minutes from I-95 and I-16, the Property sits within Georgia International Rail Park – a strategic, dual-served rail park.

# Georgia International Rail Park Full Park Site Plan

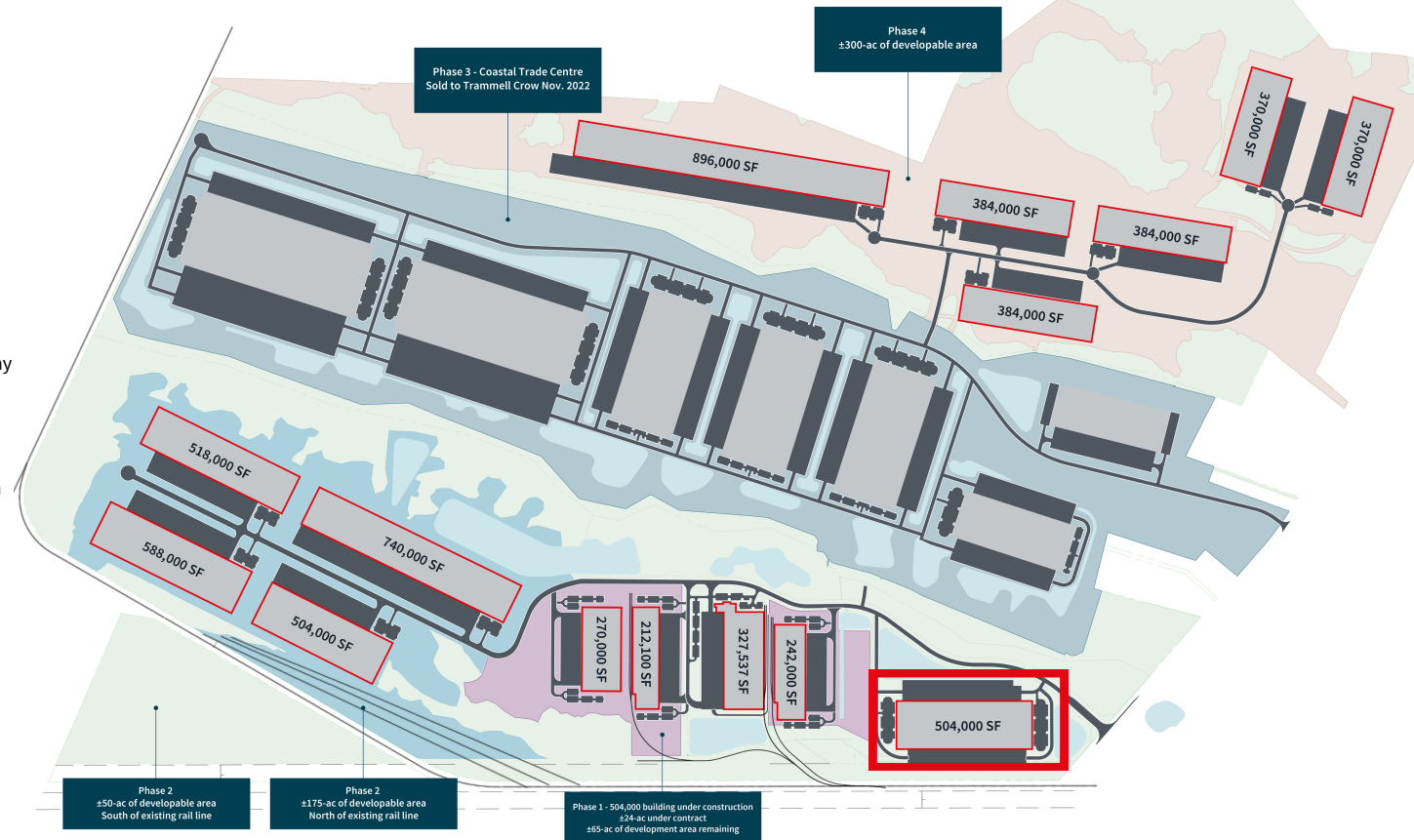
## Building 2

### Property Specifications

Acreage	+/- 44 acres
Building size	504,000 SF
Building dimensions	1,200' x 420'
Building construction	Concrete tilt-wall
Column spacing	52' - 54' x 50' with 60' speed bay
Design floor loads	800 PSF
Floor type	8" 4,500 PSI-Reinforced
Roof	45 mil TPO with R15 Insulation
Electrical Service	(2) 1,200 Amp
Dock doors	122
Drive in doors	3
Auto parks	268
Building ventilation	1.4 Air Changes/hour

### Spec Improvements

Office sf	3,138 SF
40 lb Mechanical levelers	32
Dock seals	32
Dock canopy (4' bullnose)	Continuous over dock doors
LED warehouse lighting package	25 foot candles



**36'**  
Clear Height

**185'**  
Truck Court

**82**  
Trailer Parks

**ESFR**  
Sprinkler

**CROSS DOCK**  
Building Type

# Savannah Industrial Overview

## Network of Connectivity

Connected to the most extensive network of transportation thoroughfares in the U.S. I-95 affords Savannah access to the entire Eastern Seaboard and I-16 provides seamless connectivity to the Atlanta market.

Savannah enjoys overnight service to the entirety of the Southeast and direct access to more than 80% of the U.S. population within a two-day drive.

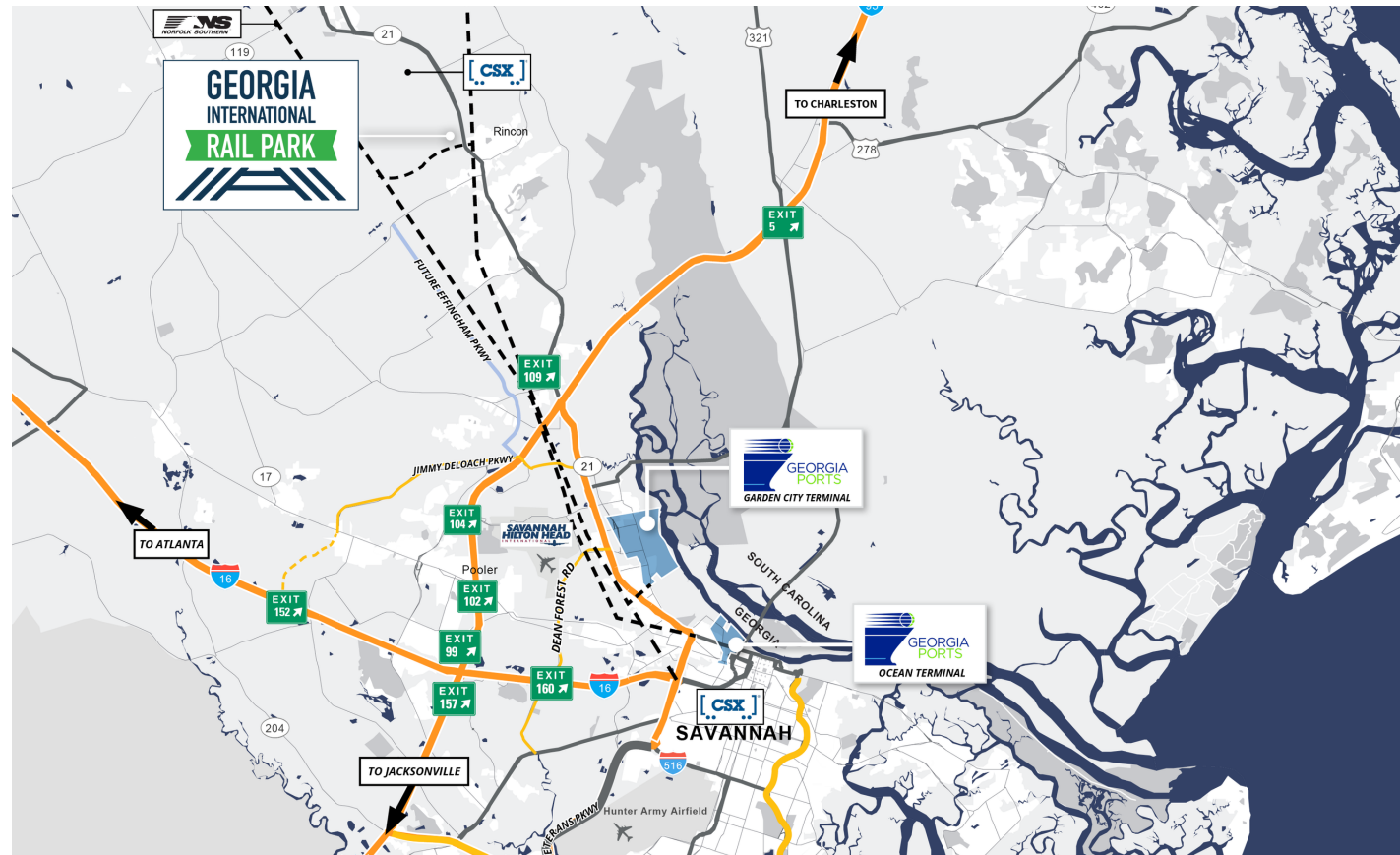
Uninterrupted access to every major destination east of the Mississippi via two Class I railroads.

On terminal service to the Port of Savannah from CSX & Norfolk Southern.

24 short-line rail companies covering 5,000 miles of track granting continuous access throughout the Southeast.

As part of the GPA investments, CSX and Norfolk Southern facilities are connected, creating the largest on-dock intermodal facility in North America.

Savannah/Hilton Head International Airport is the 2nd busiest airport in the state which offers 26 non-stop destinations and 45+ daily direct flights to locations including a 35-minute flight to Hartsfield-Jackson Atlanta International Airport, the world's busiest and most efficient passenger airport. Conveniently located along I-95 within 10 miles of the Port of Savannah and 15 miles from downtown Savannah.



## Growth Drivers

- Southeast population growth and prime logistical access to major population centers
- Stellar Port productivity, fast truck turn times & gridlocked congestion at other ports
- Heavy investment into Port highway infrastructure and expansion capacity for growth
- US import shifts away from China to other countries which drives market share expansion for east Coast Ports
- Panama Canal expansion and accommodations for Post-Panamax container vessels
- Lower user operating costs as compared to other major northeast and west coast ports (labor disputes on the west coast)
- Growth of the GPA and their ability to handle larger TEU volume departing from the West coast ports

## Effingham Parkway

- Expected to be completed by April 2025
- The new parkway will give commuters an alternate route from Springfield to Savannah and alleviate some of the traffic on Highway 21. It will be a two-lane roadway that stretches six miles, beginning at the Chatham County line, extending to Blue Jay Road

# GEORGIA INTERNATIONAL RAIL PARK

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