FOR LEASE • UNDER CONSTRUCTION

SAVANNAH INTERCHANGE PARK @ 95

400-501 KAIZEN PARKWAY, SAVANNAH, GA 31419

CUSHMAN & WAKEFIELD | GILBERT & EZELLE

CANYON RIDGE INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

SAVANNAH INTERCHANGE PARK @ 95

Savannah Interchange Park @ 95 is strategically located less than one mile from I-95 on Fort Argyle Road (GA Hwy 204) in Savannah, GA. Spanning 108.65 acres, the park is fully entitled to accommodate up to 465,000 SF of Class A distribution and warehouse space.

The Park is ideally located less than 15 miles from the Georgia Ports Authority's Garden City Terminal and just 16 miles from the new Hyundai manufacturing plant. With immediate access to both I-95 and I-16, Savannah Interchange Park @ 95 provides unmatched connectivity for regional distribution, port-related logistics, and manufacturing operations.

108.65-acre new Class A industrial park off Fort Argyle Road

Buildings ranging in size from **75,000 sf to 126,000 sf** with additional build-to-suit options

Less than 1 mile to **Interstate 95** and 6 miles to **Interstate 16**

±15 miles to the **Garden City Terminal** Port of Savannah

PARK PLAN

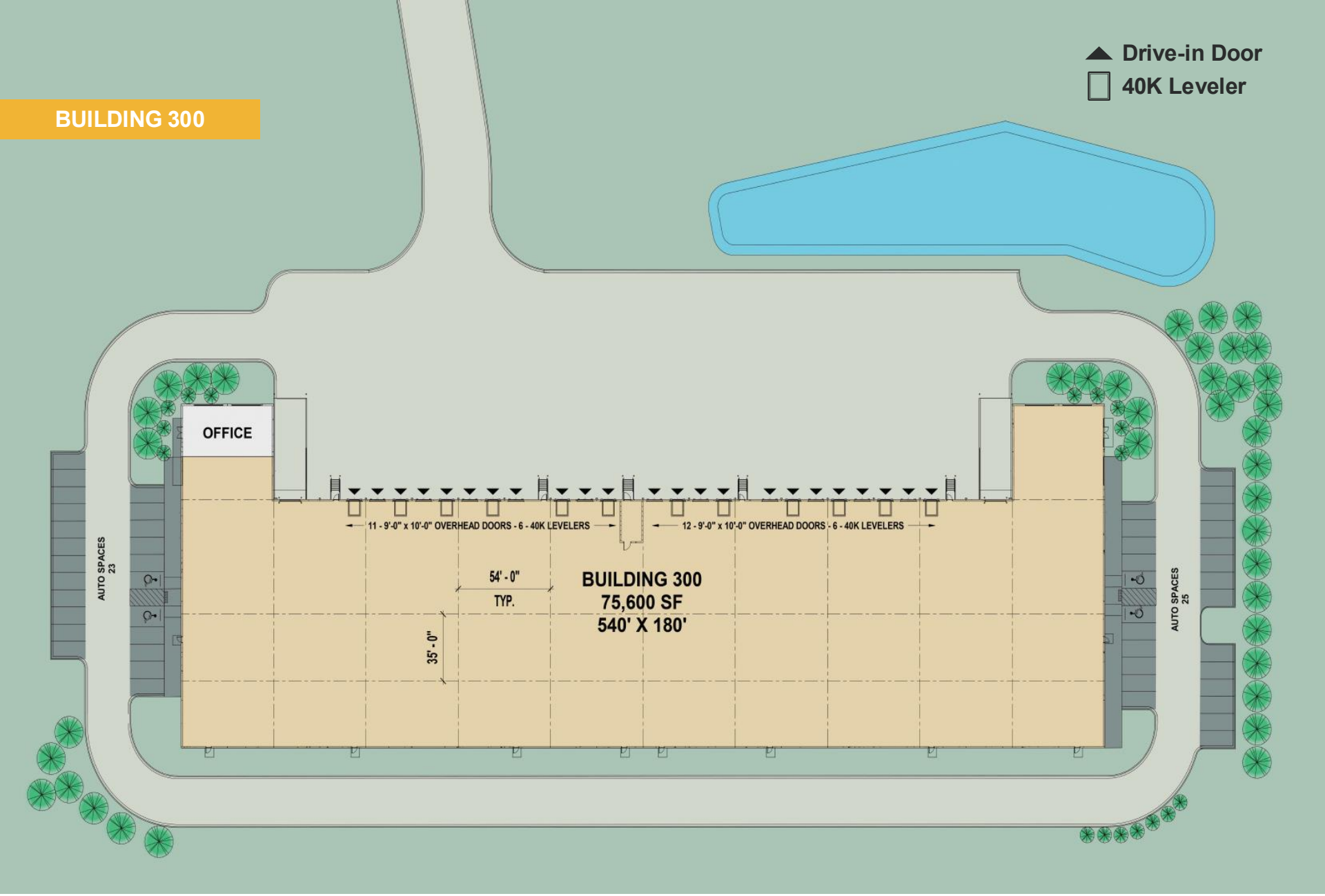
Building	Size	Delivery
Building 300	75,600 sf	May 2026
Building 400	126,000 sf	June 2026
Building 500	120,000 sf	July 2026

BUILDING SPECIFICATIONS

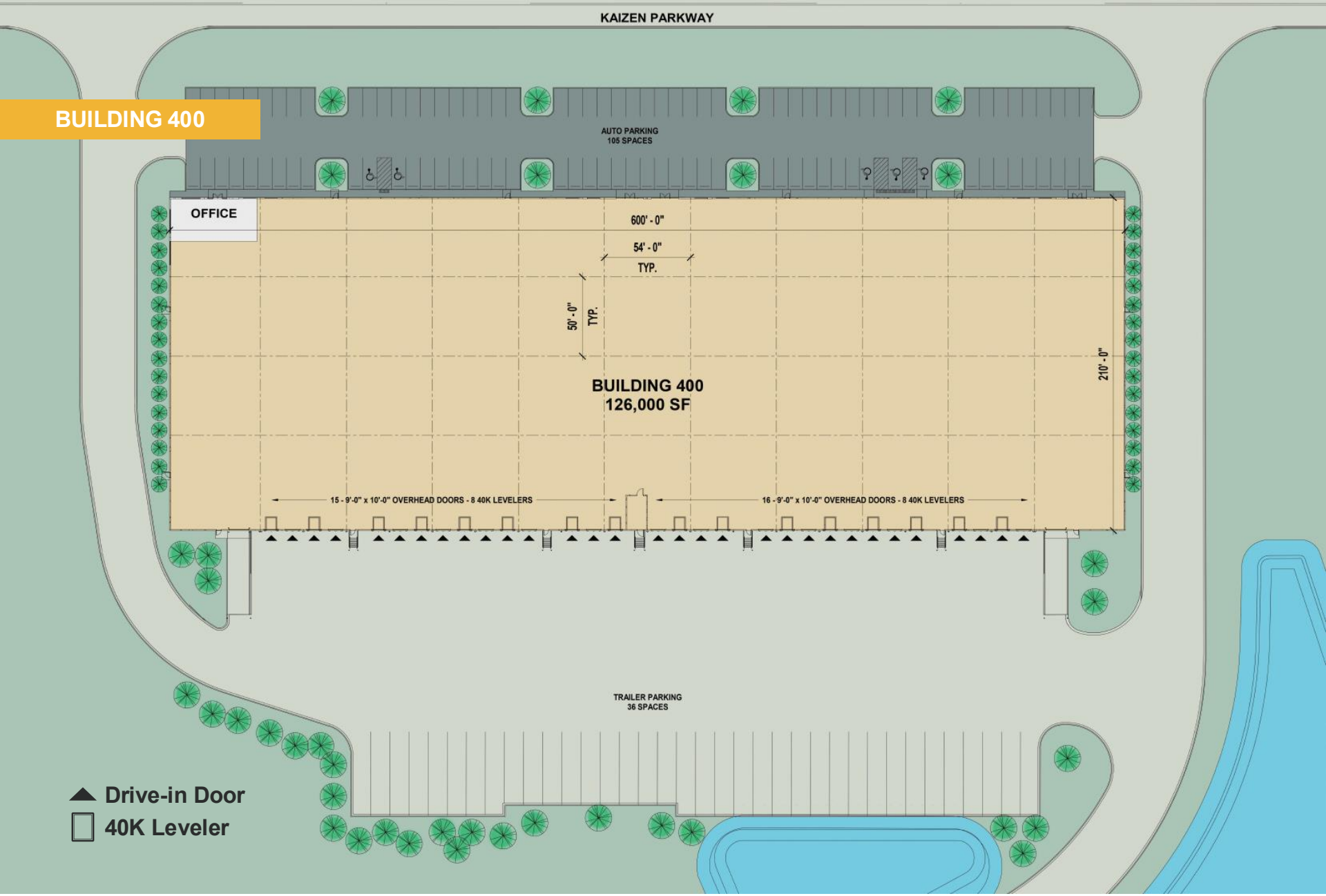
Building 300, 400, 500 • Savannah Interchange Park @ 95

	Building 300	Building 400	Building 500
Total Square Feet	75,600 sf	126,000 sf	120,000 sf
Office	1,395 sf spec office	1,455 sf spec office	1,974 sf spec office
Clear Height	32’	32’	32’
Column Spacing	54’ x 35’ / 60’ speed bays	54’ x 53’ / 60’ speed bays	54’ x 47’
Building Dimensions	540’ x 130’	600’ x 210’	600’ x 200’
Truck Court Depth	120’	180’	180’
Dock Doors	23 (12 – 40,000 lb levelers)	31 (16 – 40,000 lb levelers)	29 (15 - 40,000 lb levelers)
Drive-in Doors	2	2	2
Auto Parking	48	105	52
Building Slab	6” 3,500 psi unreinforced	6” 3,500 psi unreinforced	6” 3,500 psi unreinforced
Configuration	Front Load	Rear Load	Rear Load
Fire Protection	ESFR	ESFR	ESFR
Lighting	30 FC LED High-Bay Lighting	30 FC LED High-Bay Lighting	30 FC LED High-Bay Lighting
Power	1,600 Amp Electrical Service	2,000 Amp Electrical Service	2,000 Amp Electrical Service

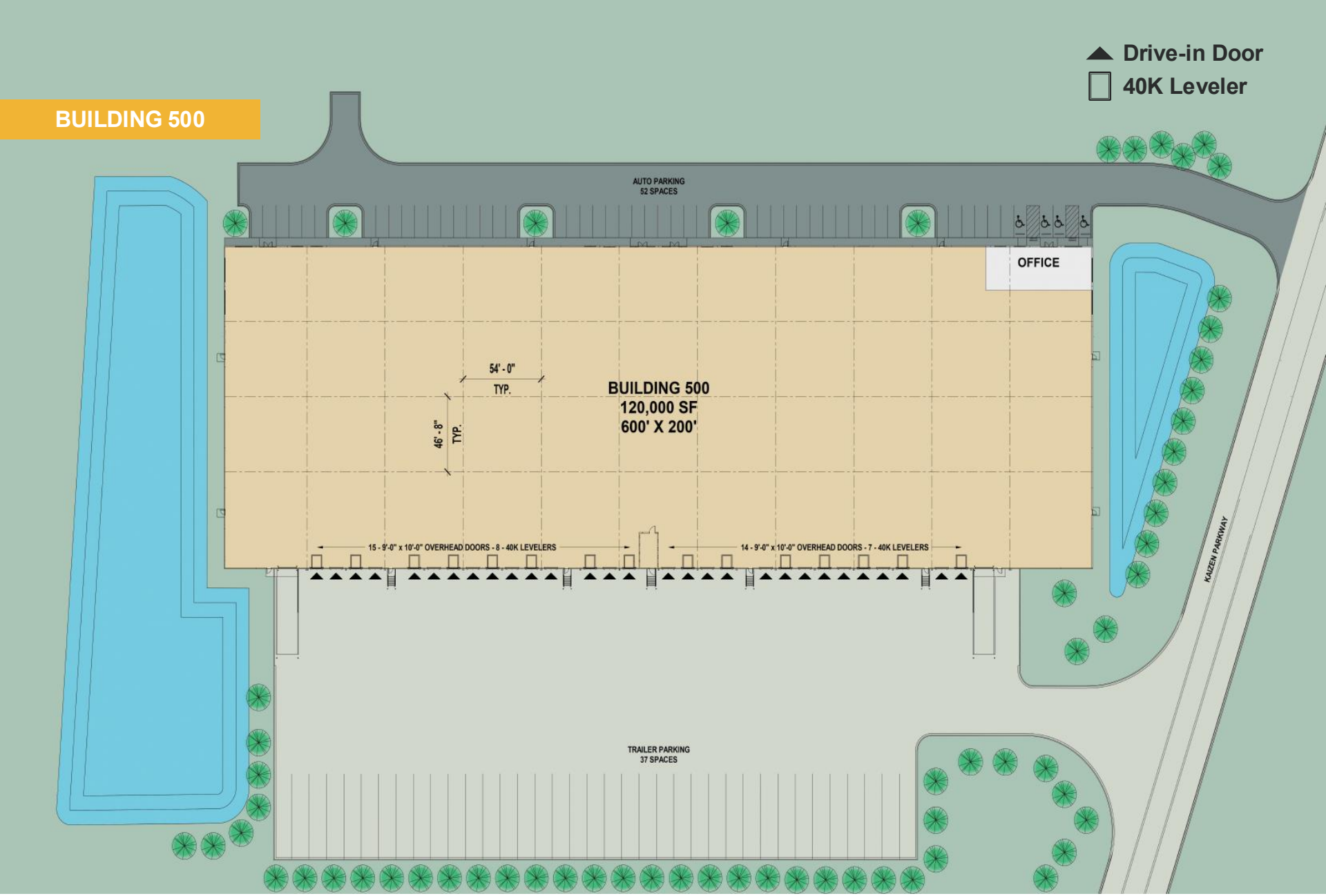
BUILDING 300



BUILDING 400



BUILDING 500



LOCAL MAP

Key Distances	
Interstate 95	1 mile
Interstate 16	6 miles
Savannah-Hilton Head International Airport	13 miles
Garden City Terminal	15 miles
Ocean Terminal	16 miles
Hyundai Meta Plant	16 miles
Charleston, SC	115 miles
Jacksonville, FL	125 miles
Atlanta, GA	230 miles

SAVANNAH OVERVIEW

- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing $33 billion in income, $140 billion in revenue and $3.8 billion in state and local taxes to Georgia's economy. They anticipate investing $4.2 billion in the next ten years as part of its port master plan to expand cargo handling capabilities to support future supply chain requirements.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over of $4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians.
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) brining tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a $5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a $929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

PORT OF SAVANNAH

The Georgia Port Authority (GPA) operates the Port of Savannah, one of the fastest-growing and most efficient ports in North America. As a key hub for international trade, it provides direct access to two major interstates, I-16 and I-95, making it a prime location for logistics and distribution. The Port boasts a deep-water terminal capable of accommodating the largest container vessels, supported by on-site access to two Class I railroads—Norfolk Southern and CSX—ensuring rapid and reliable transportation to major U.S. markets.

- **#1 fastest growing container port in the U.S.**
- **#1 largest single-terminal container facility in the US**
- **#1 largest U.S. on-terminal intermodal facility**
- **#2 largest East Coast port**
- **#3 busiest U.S. container gateway**

- Fast and easy access to **44%** of U.S. consumers and manufacturers
- Over **20%** of the U.S. population best served by the Port of Savannah

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ABOUT CUSHMAN & WAKEFIELD

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