

RINCON / GA



South Effingham Commerce Center

Available:

Building 1
169,231 SF

Building 2
72,202 SF

CBRE





Project Highlights

South Effingham Commerce Center is an industrial complex offering two buildings totaling over 241,433 SF of prime industrial space. Strategically located in Rincon, GA, with easy access to both I-95 and I-16, and just 14.2 miles from the Port of Savannah. This location provides unparalleled logistical advantages for streamlined distribution and growth.

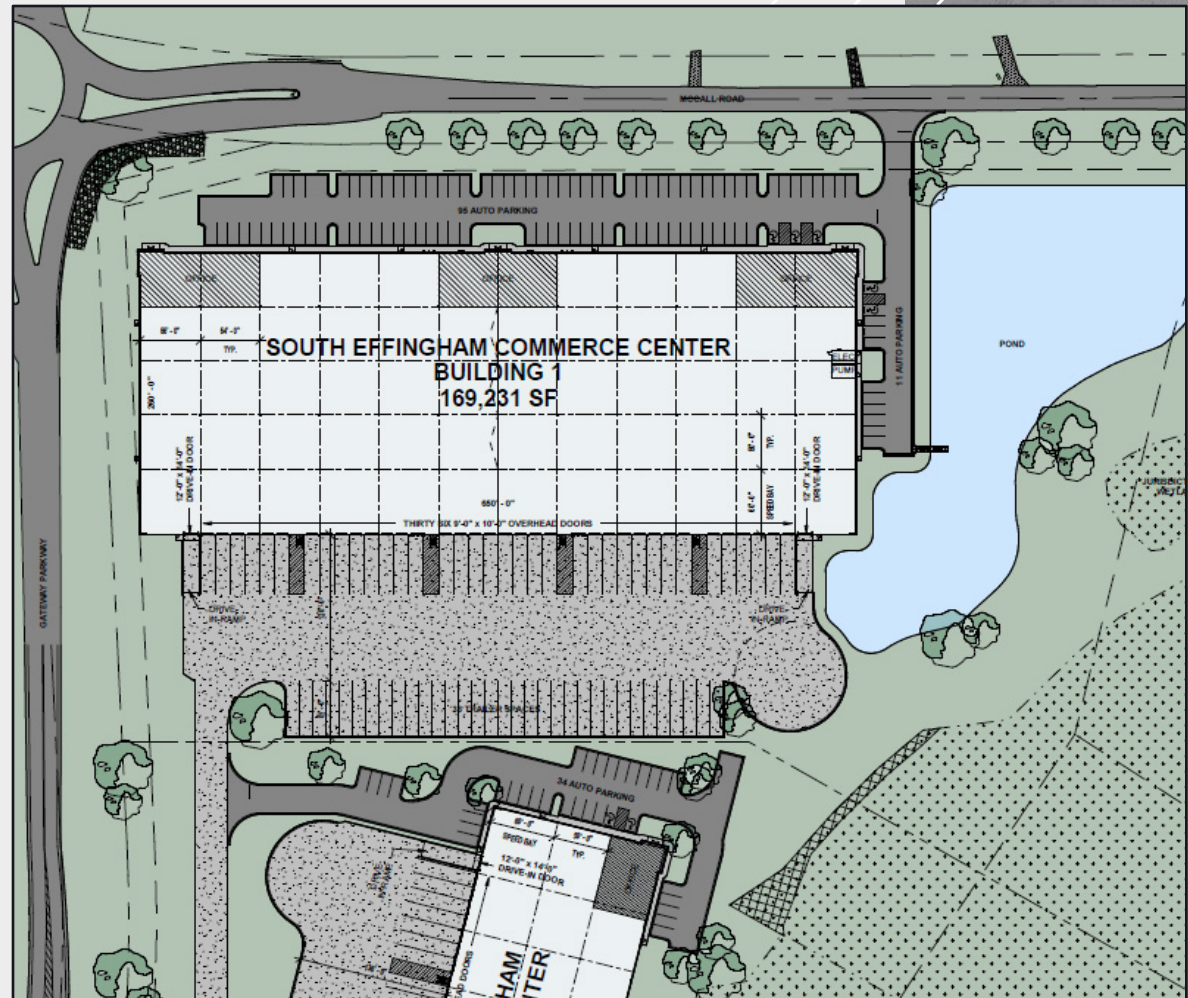
**14.2 Miles to The
Port of Savannah**

6.4 Miles to I-95

15.3 Miles to I-16

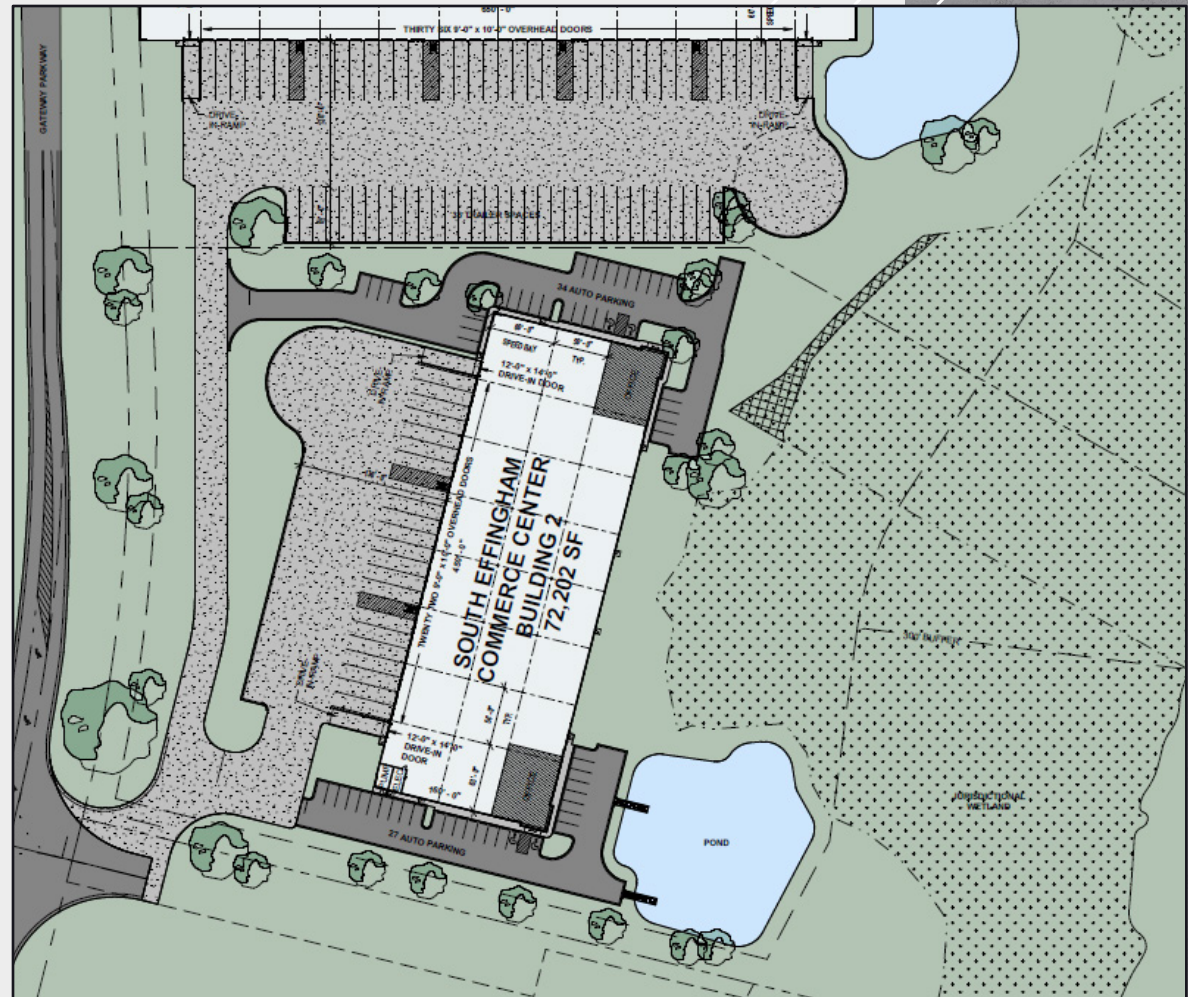
Building 1 Specifications

Spec Type	Spec Details
Dimensions	650' x 260'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	36 Dock Positions (9' x 10') 10 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	106
Trailer Position Count	33
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	3,000 amp, 3 phase 480/277V
Spec Office	Build to Suit
Lighting	30 FC



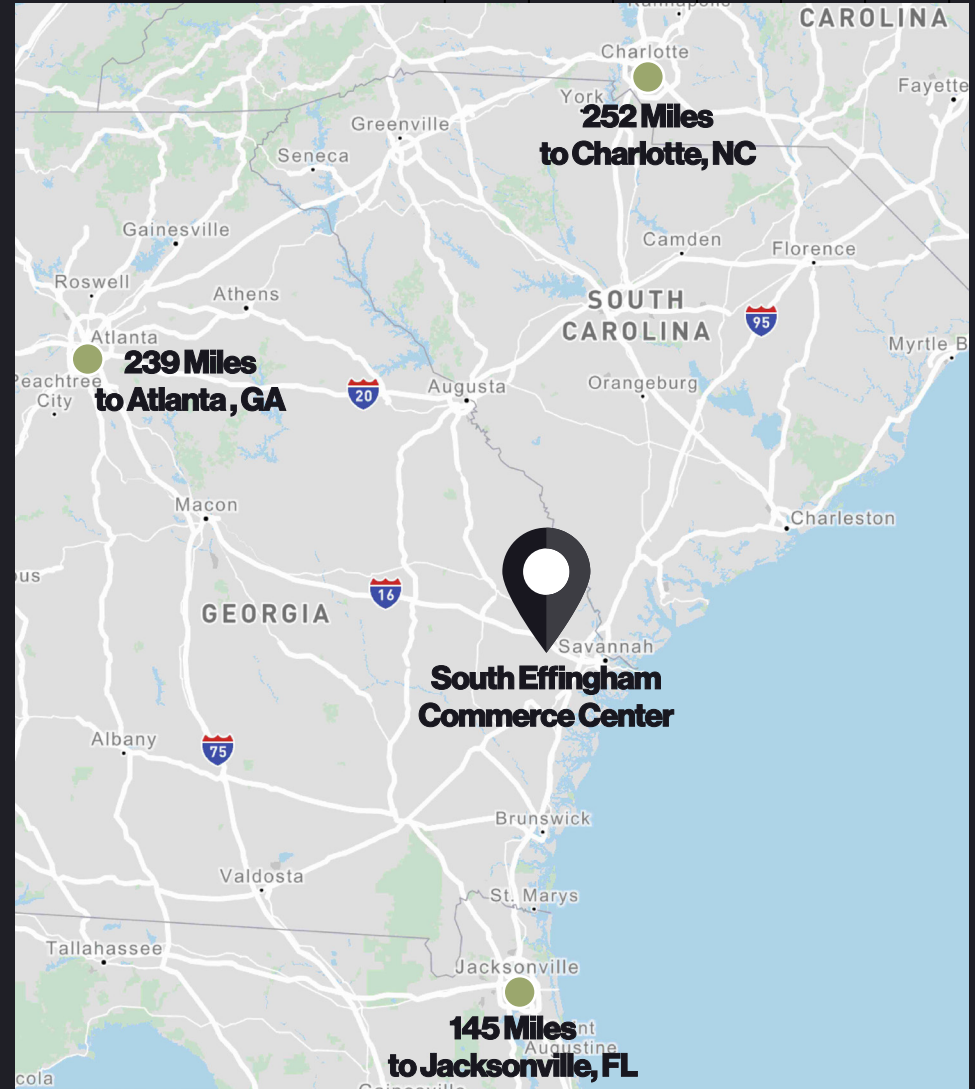
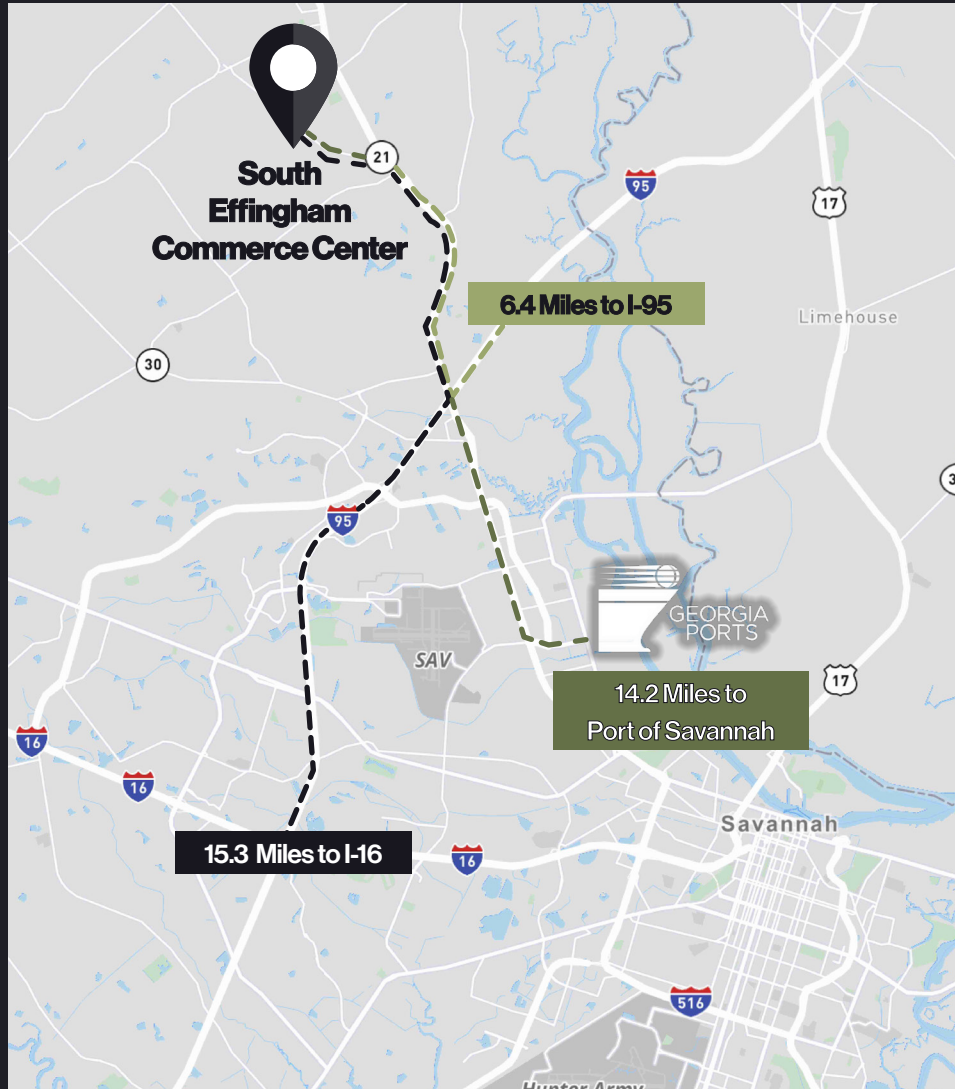
Building 2 Specifications

Spec Type	Spec Details
Dimensions	450' x 160'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	22 Dock Positions (9' x 10') 6 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	61
Trailer Position Count	None
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	2,000 amp, 3 phase 480/277V
Spec Office	Build to Suit
Lighting	30 FC



Site Location

South Effingham Commerce Center



Savannah Market Overview

Port of Savannah - 3rd Busiest Container Port in the U.S

Georgia Ports Authority

\$1.2B

investment in its facilities in the last 10 years

\$4.2B

investment planned by 2035

2

Modern and deepwater terminals

12-13M

TEUs by 2032

\$122B

Annual economic impact

#1

Garden City Terminal is the single largest container terminal in North America

#1

Fastest growing container port in the Nation

#2

Largest East Coast Port

#3

Busiest port in the Nation

Market Highlights

- + Conveniently located at the intersection of I-95 and I-16, offering unparalleled access to all major southeast markets.
- + Savannah MSA population has increased by 22% over the past 15 years with portions of the MSA being amongst the fastest growing regions in the nation.
- + The Hyundai EV and battery plant, the largest investment ever in Georgia at \$5.5B, opened in Q1 2025, creating 8,100 jobs.
- + The Georgia Port's Authority owns and operates all terminal facilities, creating unmatched flexibility and efficiency to meet the needs of customers.
- + Savannah's location offers overnight truck service to the entire Southeast along with connectivity to over 80% of the US population within a two-day drive.
- + Fort Stewart and Hunter Army Airfield are key employers, hosting over 28,000 defense personnel and retiring 3,500 soldiers into the civilian workforce on an annual basis.



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Available:

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