



HORIZON 16

INDUSTRIAL PARK

SAVANNAH, GEORGIA

4.2M SF CLASS A
INDUSTRIAL PARK AVAILABLE

CLASS A INDUSTRIAL PARK
40,000 SF TO 1.2M SF AVAILABLE

BARINGS
CBRE



PARK OVERVIEW

4.2M SF Master Planned Development



Located at the I-16 / Jimmy DeLoach Blvd Interchange, Horizon 16 is highly accessible to I-16, I-95, and the Port of Savannah.

1	2	3	4	5	6	7	8	9	10	11	12
Building 1 711,975 SF	Building 2 238,342 SF	Building 3 155,992 SF	Building 4 600,180 SF	Building 5 446,820 SF	Building 6 213,040 SF	Building 7 181,993 SF	Building 8 439,270 SF	Building 9 195,593 SF	Building 10 249,413 SF	Building 11 249,413 SF	Building 12 194,195 SF

PHASE ONE AVAILABILITY SPECIFICATIONS

Ready for Immediate Occupancy

Available



Building 1

- + 100% Leased
- + 36' Clear
- + 44 Dock Doors
(15 with 40k lbs pit levelers)
- + 44 Trailer Parks
- + 144 Auto Parks
- + 2 Drive-Ins (12' x 14')
- + 2,891 SF spec office
- + 50' x 54' Column Spacing
- + 185' Truck Courts
- + 7" Unreinforced, 4,000 PSI Slab
- + ESFR

Building 2

- + 100% Leased
- + 238,612 SF Rear Load (918' x 260')
- + 32' Clear
- + 62 Trailer Parks
- + 168 Auto Parks
- + 49 Dock Doors
- + 2 Drive-Ins (12' x 14')
- + 50' x 54' Column Spacing
- + 7" Unreinforced, 4,000 PSI Slab
- + ESFR

Building 3

- + 42,438 SF Remaining
- + 1,920 SF spec office
- + 32' Clear
- + 10 Trailer Parks
- + 104 Auto Parks
- + 10 Dock Doors
(3 with 40k lbs pit levelers)
- + 50' x 54' Column Spacing
- + 7" Unreinforced, 4,000 PSI Slab
- + ESFR

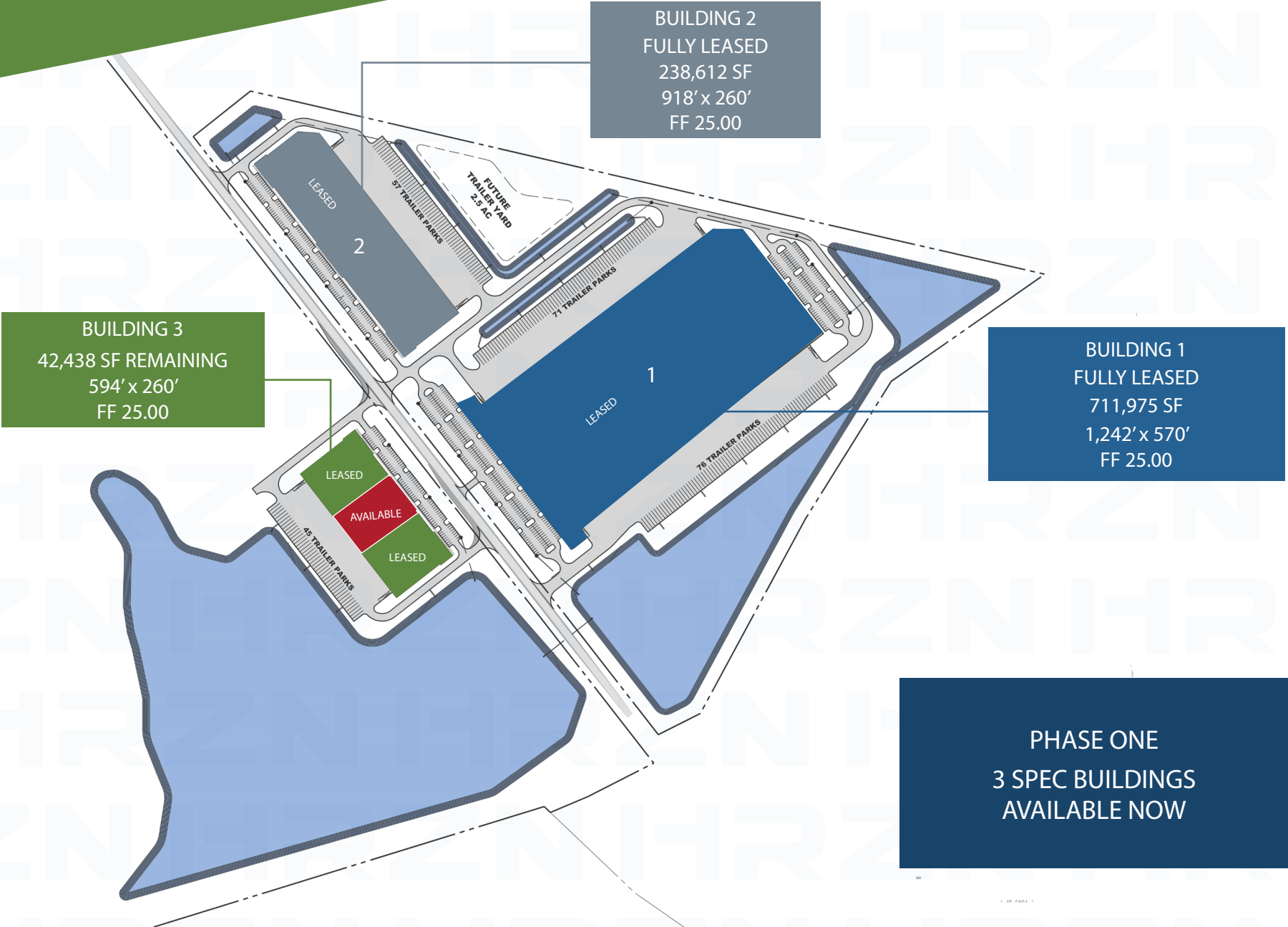
HORIZON 16 INDUSTRIAL PARK

Building 1 & 3



PHASE ONE

Site Plan



LOCATION AND ACCESS MAP

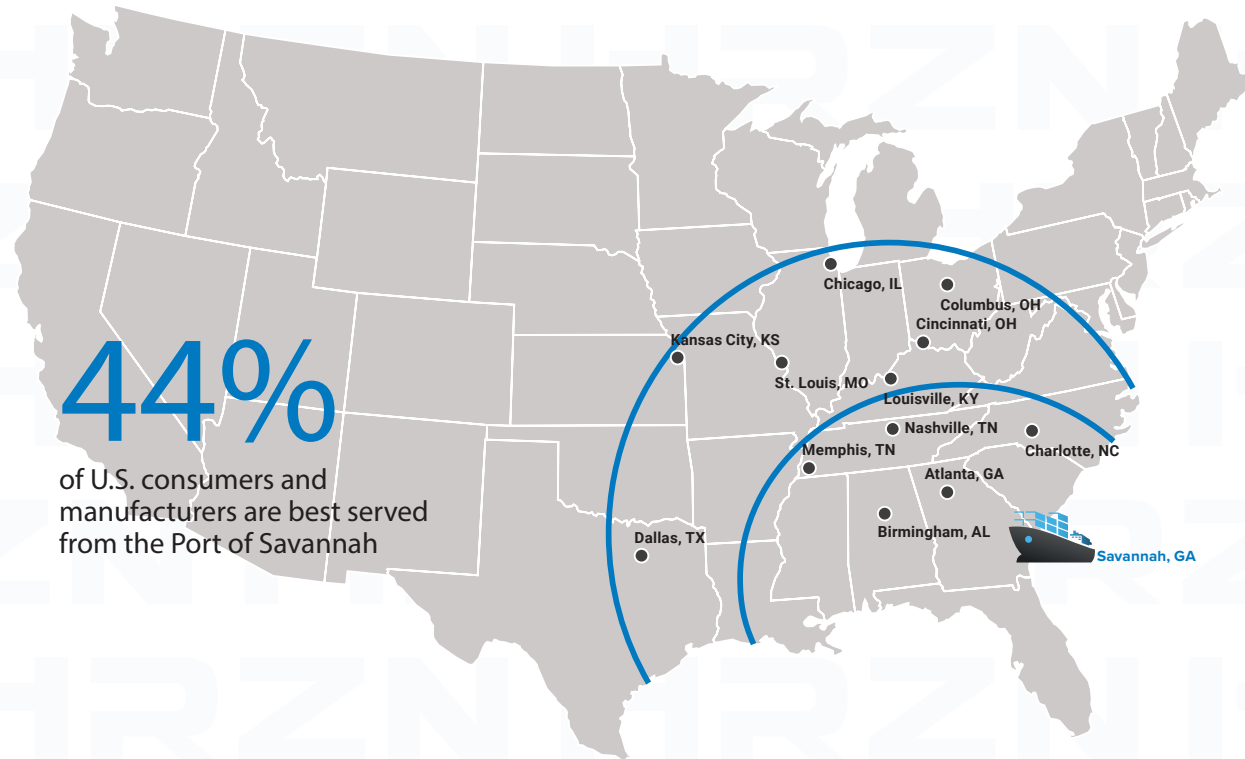


PORT OF Savannah Fundamentals

Strategic Distribution Hub

- Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- Located on the I-95 corridor with direct access to the Florida markets, Eastern seaboard and Atlanta population center via I-16
- Largest concentration of break bulk import distribution centers on the East coast
- Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force

Savannah: Gateway to American Commerce



Port of Savannah

- The third largest container volume and fastest-growing container port by TEU's in the U.S, providing overnight service to the entire Southeast
- The nation's second busiest Ro/Ro hub handling 876,000 units of auto & high/heavy machinery in 2024
- Direct connectivity over 80% of the U.S. within 2 days
- The Port's Garden City Terminal is the largest single container terminal in North America. Averaging 14,000 truck moves each weekday - 7,000 trucks in, 7,000 trucks out
- The Brampton Road Connector will provide a direct link between Garden City Terminal's gates and the interstate system. It includes a four-lane highway and state route spur to connect the Port of Savannah's Gate 3 to SR 25, SR 21 and US 80. Expected completion is in mid-2026. The \$1.4 billion Savannah Harbor Expansion Project (SHEP) is underway to deepen its navigation channel from 42 feet to 47 feet, enabling larger and heavier vessels to call on the port with

projected completion in 2021

- The Port's Ocean Terminal is transforming to a container only facility in two phases. Initial work will provide 2,800 linear feet of berth space, capable of serving two big ships simultaneously. The project will also bring expanded gates and paving allowing for 2.0 million twenty-foot equivalent container units. Phase I will be complete by mid-2027 and Phase II by mid-2028, increasing capacity by up to 1.5 million TEUs per year.
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- The GPA is investing \$29 million in an overpass at Ocean Terminal that will avoid truck traffic on local roads by connecting departing trucks directly to U.S. Route 17.
- 2023 Throughput: 4.9 million TEU's
- 2024 Throughput: 5.5 million TEU's



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BARINGS

CBRE

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