

FOR SALE

INDUSTRIAL LAND

2342 US HWY 80
BLOOMINGDALE, GA 31302

- + 102.67 Gross Acres, 92.99 Upland Acres
- + Zoned Industrial, Unincorporated Effingham County
- + 15.0 Miles to The Port of Savannah
- + Please inquire for additional information

THE TEAM

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CBRE

CONCEPTUAL SITE PLAN

THREE BUILDING PLAN
ACCOMMODATES 672,840 SF



ALTERNATE SITE PLAN

*REQUIRES INDIVIDUAL PERMIT
FROM USACE - 1.4 AC OF IMPACTS

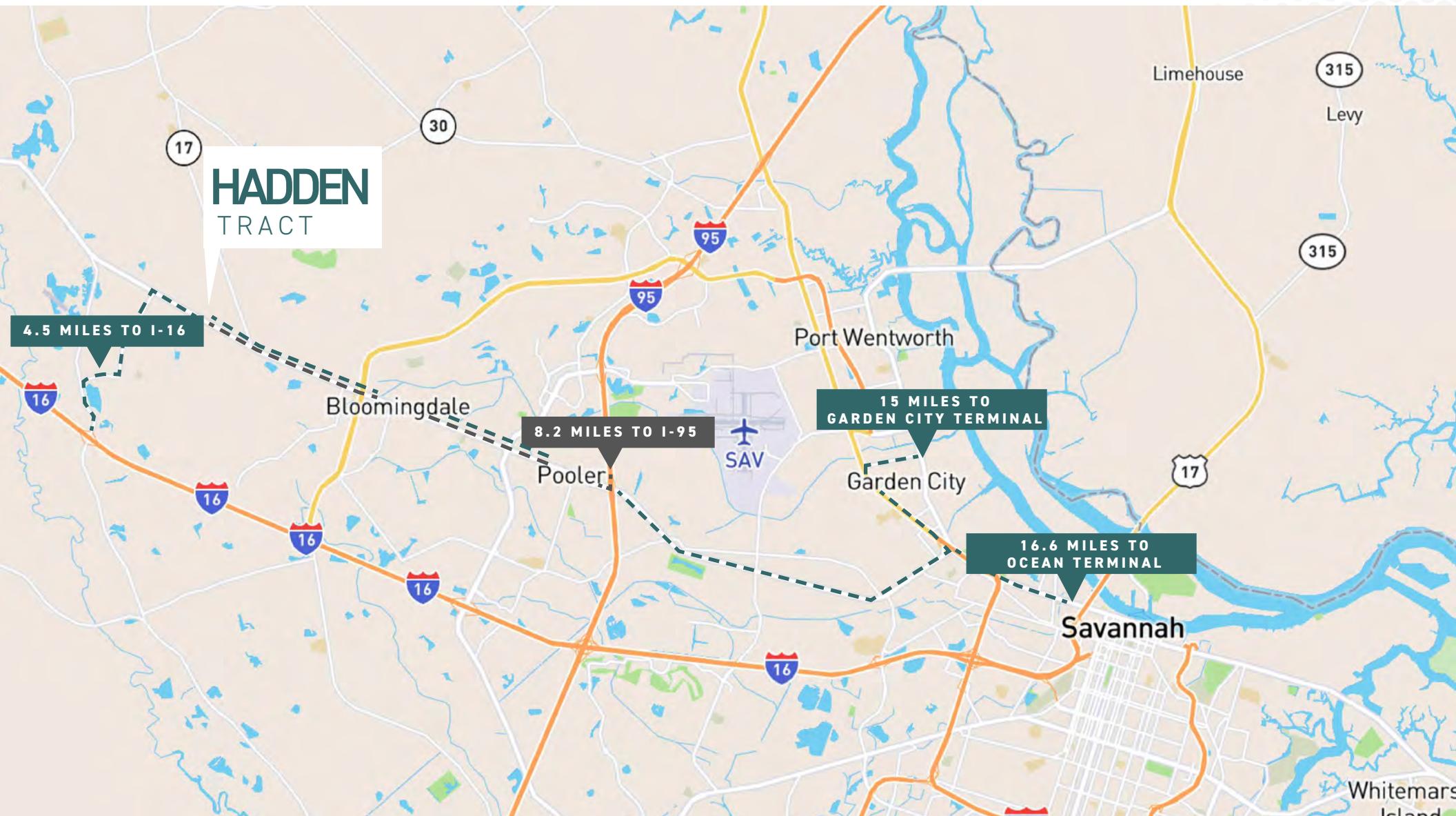
**FOUR BUILDING PLAN
ACCOMMODATES 813,240 SF**



PRIME LOCATION

INDUSTRIAL LAND

This strategically located industrial tract offers unparalleled access to key transportation arteries. Just 4.5 miles to I-16 and 8.2 miles to I-95, providing swift access to regional and national markets. Located only 15 miles to The Port of Savannah, facilitating efficient import and export operations.



SAVANNAH MARKET OVERVIEW

PORT OF SAVANNAH - 3RD BUSIEST
CONTAINER PORT IN THE U.S.

\$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 2,500 soldiers into the civilian workforce on an annual basis.



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