

10.13-ACRE TRACT FOR SALE

Jimmy Deloach Business Center Bloomington, GA



 CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

Inquire for Pricing

PROPERTY OVERVIEW

Ideally located just minutes from Interstate 16 and Hwy 80, this 10.13-acre site offers investors a rare opportunity in a rapidly growing industrial submarket with excellent demographics, as well as strong local and regional fundamentals. It is zoned PUD/PID with potential for a variety of development projects including warehouse or flex space.



± 10.13 ACRES
± 8.56 UPLAND/DEVELOPABLE ACRES



CONCEPTUAL PLANS YIELD
±84,585 SF FLEX BUILDING



CIVIL DESIGN COMPLETE



10.5 MILES TO PORT OF SAVANNAH GARDEN CITY TERMINAL



For further details please contact
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PROPOSED SITE PLAN



SPECIFICATIONS

Total Proposed Size	84,585 sf
Upland Acres	±8.56 acres
Auto Parking	134 spaces

LOCATION OVERVIEW

Located off Jimmy DeLoach, just 5 miles north of I-16, this site is located within one of Savannah's dominant industrial submarkets with over 22.9 MSF of inventory.

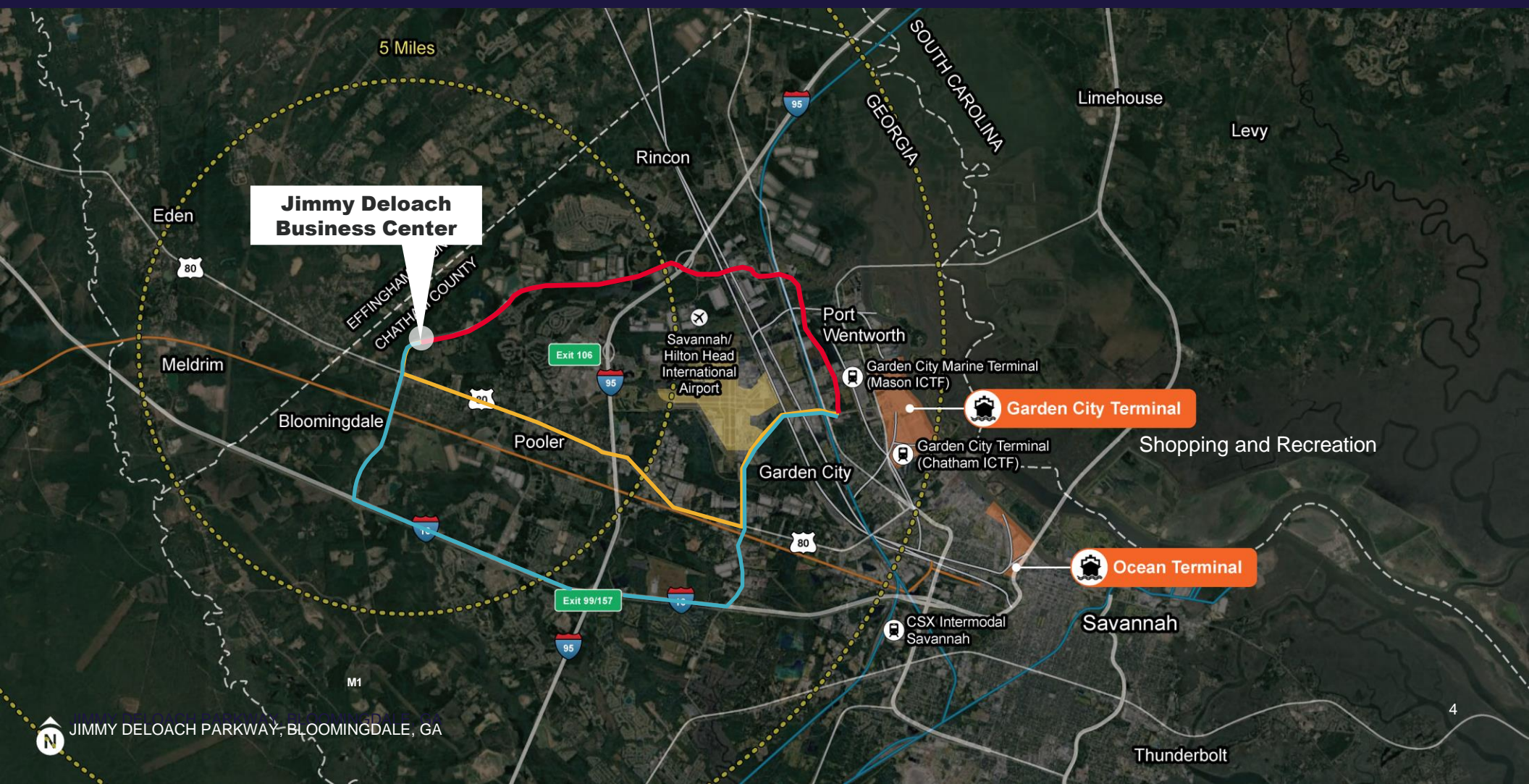
It provides excellent access to all major transportation arteries in the area, including multiple routes to both Georgia Port Authority Terminals as well as Interstate 95.



KEY DRIVING DISTANCES

Multiple Routes to the Port

Interstate 16	5 miles
Interstate 95	6.5 miles
Garden City Terminal	10.5 miles



**Jimmy DeLoach
Business Center**

5 Miles

Rincon

SOUTH CAROLINA
GEORGIA

Limehouse

Levy

Edin

80

Meldrim

Bloomingdale

Pooler

Savannah/
Hilton Head
International
Airport

Port
Wentworth

Garden City Marine Terminal
(Mason ICTF)

Garden City Terminal

Garden City Terminal
(Chatham ICTF)

Shopping and Recreation

Ocean Terminal

Garden City

CSX Intermodal
Savannah

Savannah

Thunderbolt

M1

JIMMY DELOACH PARKWAY, BLOOMINGDALE, GA



ROBUST INDUSTRIAL CORRIDOR

< 3 MILES FROM OVER 8 MSF OF INDUSTRIAL PRODUCT

WORLD
DISTRIBUTION SERVICES

FedEx



RoadOne™
Intermodal Logistics
Solutions That Connect.

Shaw® unis®

TOW AND COLLECT
BY METALFORM

SAVANNAH
RIVER
LOGISTICS

RBW
LOGISTICS



SHELTERLOGIC
GROUP INC





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

FOR MORE INFORMATION, PLEASE CONTACT:



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