



Colliers

**FOR SALE**

# Parkway Logistics Center

## Prime Industrial Land Sale Opportunity with Full Access on New Effingham Parkway

Effingham Parkway Near Blue Jay Road in Rincon (Savannah), Georgia

**Danny Chase, SIOR**

Principal  
+1 912 604 4918  
danny.chase@colliers.com

**Sebastian Findlay, SIOR**

Principal  
+1 646 287 3849  
sebastian.findlay@colliers.com

# The Opportunity

Colliers is excited to offer a unique opportunity to acquire two entitled industrial land pods in Rincon, Georgia. The property is just thirteen (13) miles from the Georgia Ports Authority with full access to the new Effingham Parkway (anticipated completion in July 2026). The two pods total  $\pm 124.07$  upland industrial acres that yield  **$\pm 1,391,500$  square feet**.

With its proximity to Interstate 95 (7 miles) and the Georgia Ports Authority (13 miles), this location is perfect for smaller scale industrial development to support the explosive growth in the Savannah industrial market.

The offering consists of two separate industrial pods; the "East Pod" with two buildings ( $\pm 481,000$  square feet) and the "West Pod" with three buildings (Concept A:  $\pm 910,500$  square feet or Concept B:  $\pm 892,500$  square feet).

**Seller will entertain offers for the individual pods or for both pods.**

## Completed Entitlements

- Wetlands Delineated (Jurisdictional Determination Complete)
- Rezoned to Industrial (Effingham County)
- Site Plan Approved (Effingham County)
- Preliminary Geotechnical Report
- Preliminary Access & Utility Plan with Will Serve Letters
- Full access to the new Effingham Parkway

## Property at a glance



**Total of  $\pm 124.07$   
Upland Industrial Acres**



**Nearly 1.4 Million SF  
Development Potential**



**Only 13 Miles  
from Georgia Ports Authority**



**Full Access  
on New Effingham Parkway**



**Parkway Logistics Center** ★

Trammell Crow Company

21

**BECKNELL**  
INDUSTRIAL

New Effingham Parkway (July 2026)

30

95

CRG

VanTrust  
REAL ESTATE LLC

HMG  
Metaplant  
America

16

PANATTONI

Jimmy DeLoach Parkway



Savannah/Hilton Head  
International Airport



Port of Savannah  
Garden City Terminal

21

16

95

Effingham Parkway Immediate access

21

3.4 miles  
5 minutes

95

7 miles  
10 minutes

16

14 miles  
20 minutes



PORT OF SAVANNAH

13 miles  
20 minutes

HMG  
Metaplant  
America

14 miles  
20 minutes

# Speed to Port:

## Limited Traffic Lights, Maximum Efficiency

Parkway Logistics Center's competitive advantage over nearby developments is its accessibility via the new Effingham Parkway. The route to I-95 and onwards, is non-stop to the intersection of Highway 30 and Highway 21, saving valuable drive time and removing the need to traverse the highly congested Highway 21 corridor. Competing new developments battle the traffic light system and 39,500 vehicles per day on Highway 21.

### Traffic Lights to Highway 30/ Highway 21 Intersection:

**Parkway Logistics Center**  
0 Traffic Lights

**Old Augusta Commerce Center**  
3 Traffic Lights

**Savannah Gateway Industrial Hub**  
4 Traffic Lights

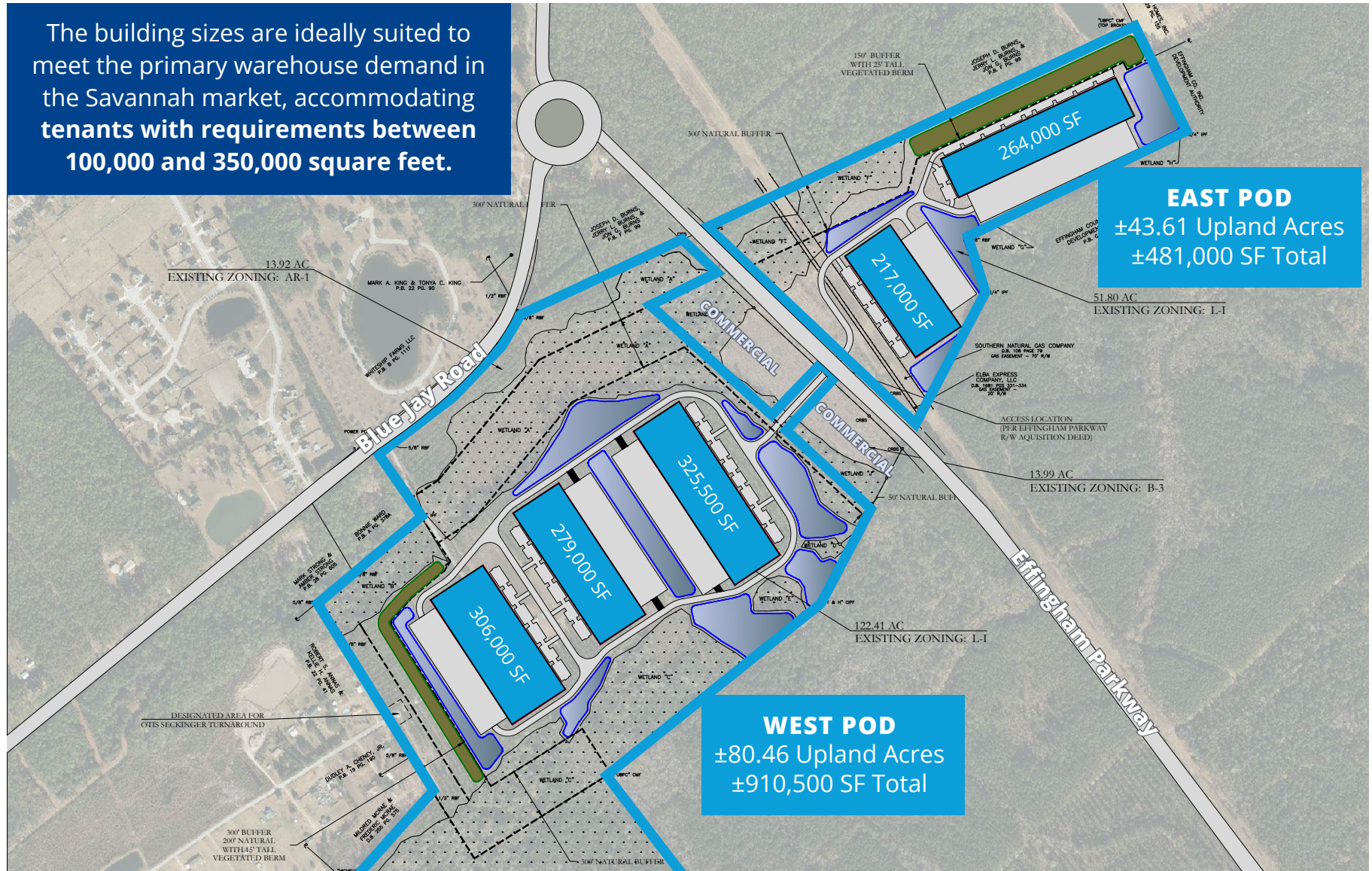
**Georgia International Rail Park**  
10 Traffic Lights

**Coastal Trade Center**  
10 Traffic Lights



# Proposed Master Plan

The building sizes are ideally suited to meet the primary warehouse demand in the Savannah market, accommodating **tenants with requirements between 100,000 and 350,000 square feet.**





# Savannah is the Premier Logistical Location

Savannah is known as a vital transportation and logistics center in North America, thanks to its strong links with sea, rail, air, and road networks.



SEA

The Port of Savannah is the **single largest & fastest-growing** container terminal in the U.S.



ROAD

Savannah's connectivity through major interstates (**I-16 & I-95**) offers drivers **easy access to the entire East Coast**



RAIL

**Access to two Class I Railroads (CSX & Norfolk Southern)** with 24 hour ship to rail cargo time



AIR

Savannah/Hilton Head International Airport, **Georgia's 2nd busiest airport**, with more than 40 direct daily flights

## Georgia Ports Authority's: Port of Savannah

The Port of Savannah continues to strengthen its position as one of the fastest-growing container ports in the United States. In 2025, the Georgia Ports Authority handled nearly 5.7 million TEUs, marking the second-busiest year in the port's history and a 2.6% increase over 2024. Growth has been supported by strong retail imports, expanded rail connectivity to inland markets, and continued infrastructure investments improving efficiency and cargo flow. Savannah also recorded record intermodal rail activity, reinforcing its role as a key logistics hub connecting Southeast manufacturers to global trade routes.

## Hyundai Motor Group Metaplant America

Hyundai Motor Group's first dedicated Electric Vehicle mass-production plant located in Bryan County, GA. Construction began in January 2023 and was officially opened March 2025. The plant is expected to produce 500,000 vehicles per year under the Hyundai, Kia and Genesis brands.



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**Colliers | Savannah**

545 E York Street  
Savannah, GA 31401  
+1 912 233 7111

**[colliers.com/savannah](https://colliers.com/savannah)**

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