



For Lease & Build-to-Suit

# FIRST SAVANNAH LOGISTICS CENTER

Highway 21  
Rincon (Savannah)  
Georgia 31326

Developed By:

**F1RST GULF**

Leasing By:

**Colliers**



**New Class A**  
Industrial Development



Lease Opportunity  
**±348,000 SF (divisible)**



**±14.6 Miles (24 Minutes)**  
from Port of Savannah



Direct Access from  
**Highway 21**

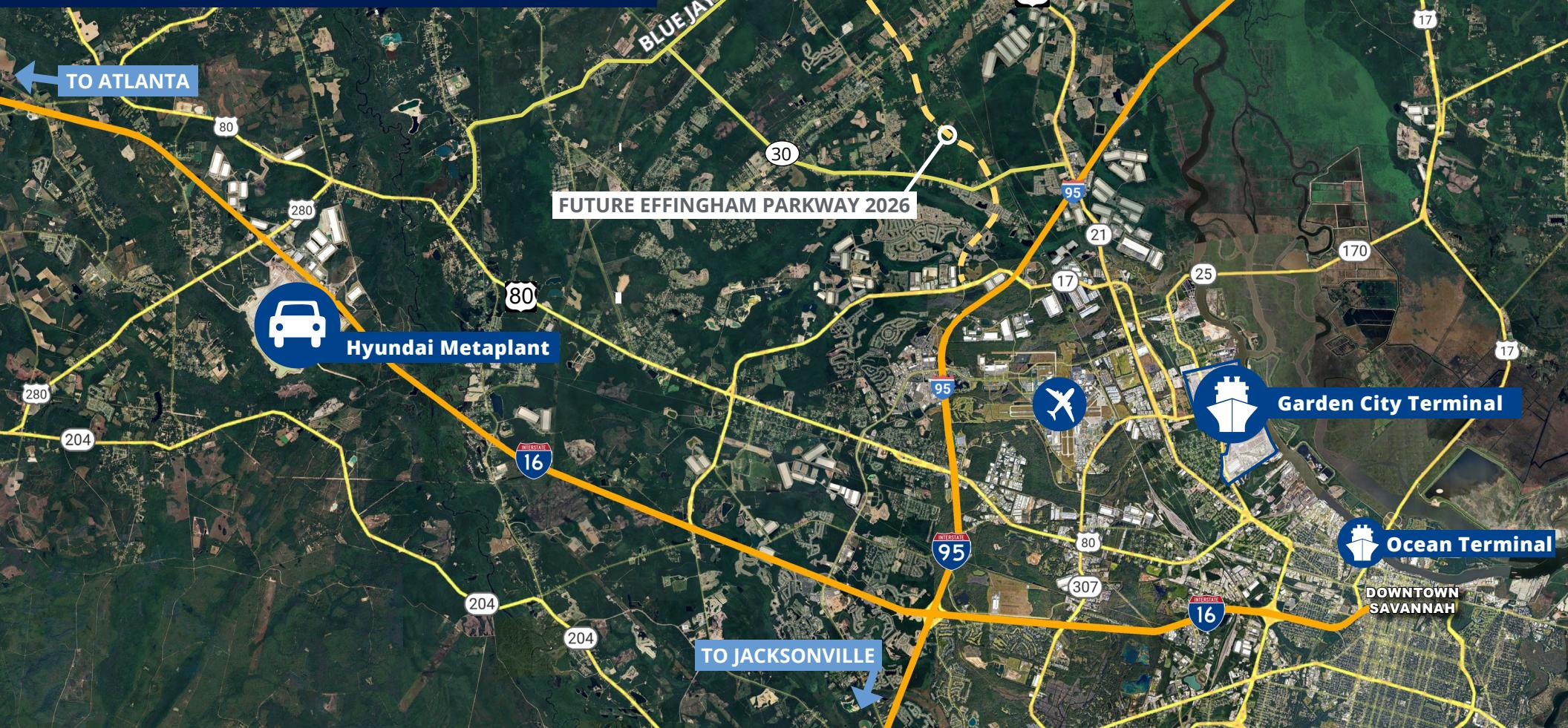
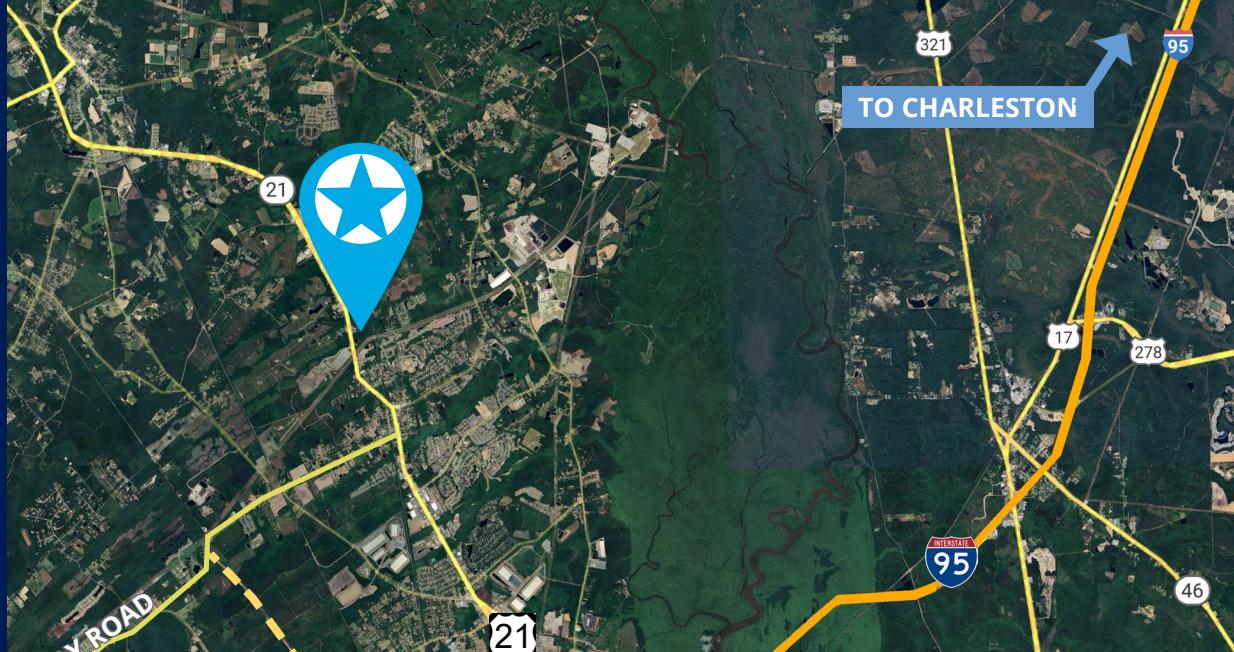
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# Location Overview

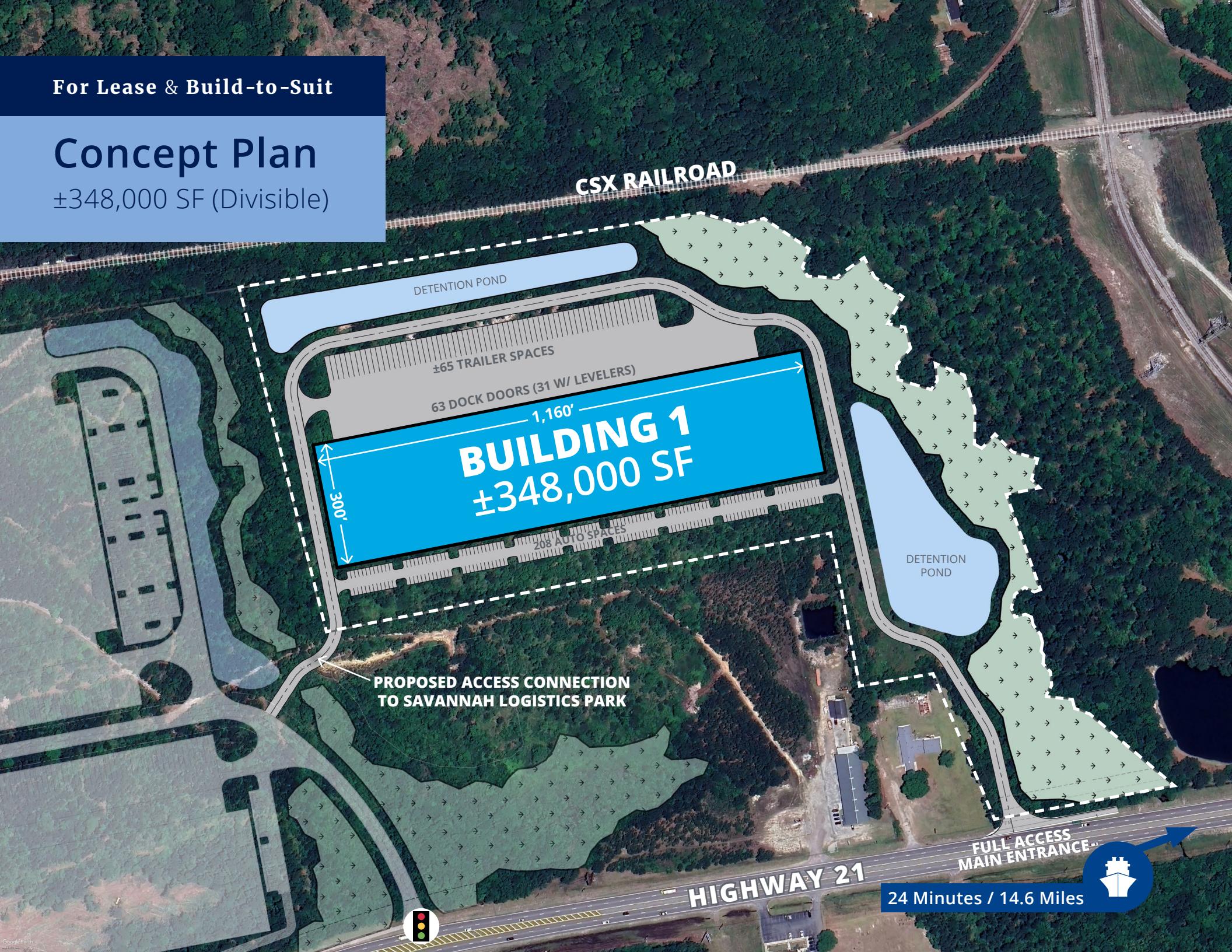
Interstate 95	9.4 Miles	15 Minutes
Garden City Terminal	14.6 Miles	24 Minutes
Savannah Airport	16.1 Miles	24 Minutes
Interstate 16	18.0 Miles	24 Minutes
Hyundai Metaplant	20.0 Miles	29 Minutes
Ocean Terminal	20.0 Miles	32 Minutes
Charleston, SC	110 Miles	126 Minutes
Jacksonville, FL	148 Miles	132 Minutes
Atlanta	244 Miles	225 Minutes



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# Concept Plan

±348,000 SF (Divisible)





## Building Specifications

Building Size	±348,000 SF	Dock Doors	63
Divisible	±67,000 SF	Levelers	31 (40,000 lbs. mechanical)
Building Dimensions	300' x 1,160'	Auto Parking	208
Configuration	Rear Load	Trailer Parking	65
Column Spacing	65' x 60'	Sprinkler	ESFR
Clear Height	36'	Electrical	3,000 Amps
Spec Office	3%	Floor	7" Unreinforced
Drive-in Doors	2	Access	Full Access Highway 21

# Surrounding Area

## Demographics (10 Miles)

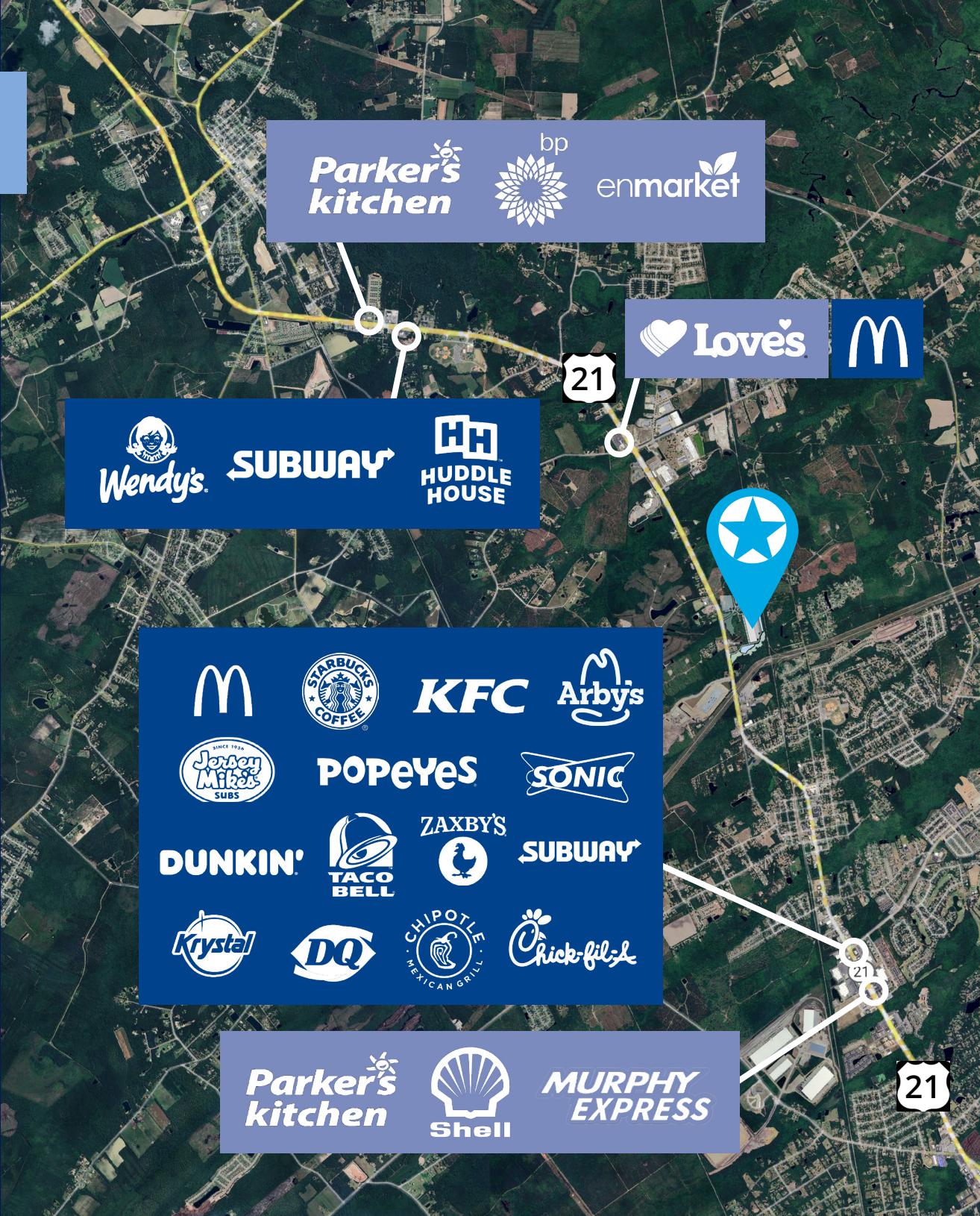
Population	81,700
No. of Households	29,675
Daytime Employees	18,245
Total Businesses	1,638

## Within 10 Miles from the Property

 30 hotels

 121 restaurants/fast food

 1,945 housing units available



# Logistical Advantage

## Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



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## Developed By:

**FIRST GULF**

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