

RINCON / GA



Building 1
169,231 RSF

Building 2
72,202 RSF

Construction Progress: March 2026

South Effingham Commerce Center



14.2 Miles to The Port of Savannah



6.4 Miles to I-95



15.3 Miles to I-16

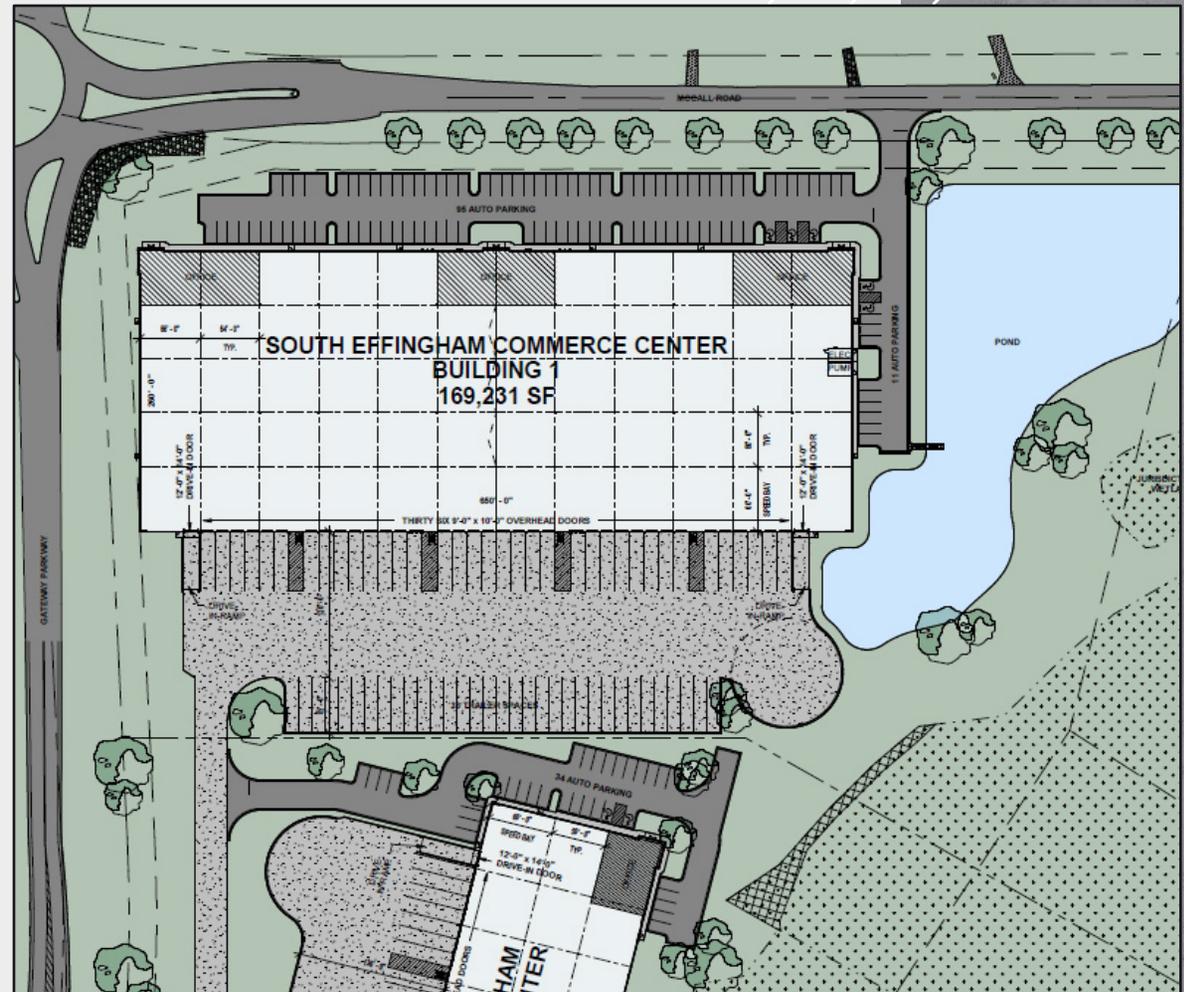
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MWI PROPERTY GROUP

Building 1 Specifications

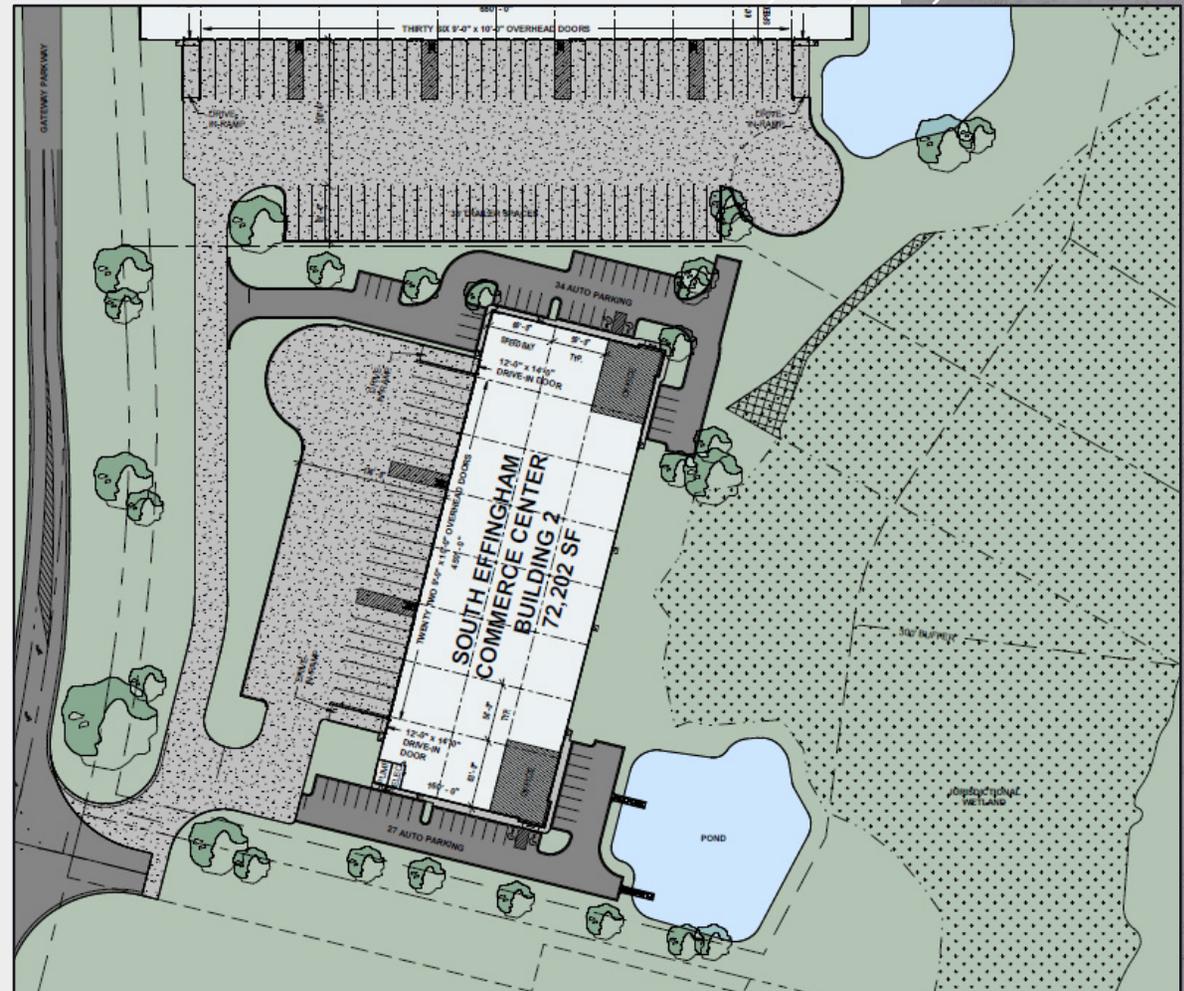
Spec Type Spec Details

Dimensions	650' x 260'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	36 Dock Positions (9' x 10') 10 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	106
Trailer Position Count	33
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	3,000 amp, 3 phase 480/277V
Spec Office	2,486 SF
Lighting	30 FC



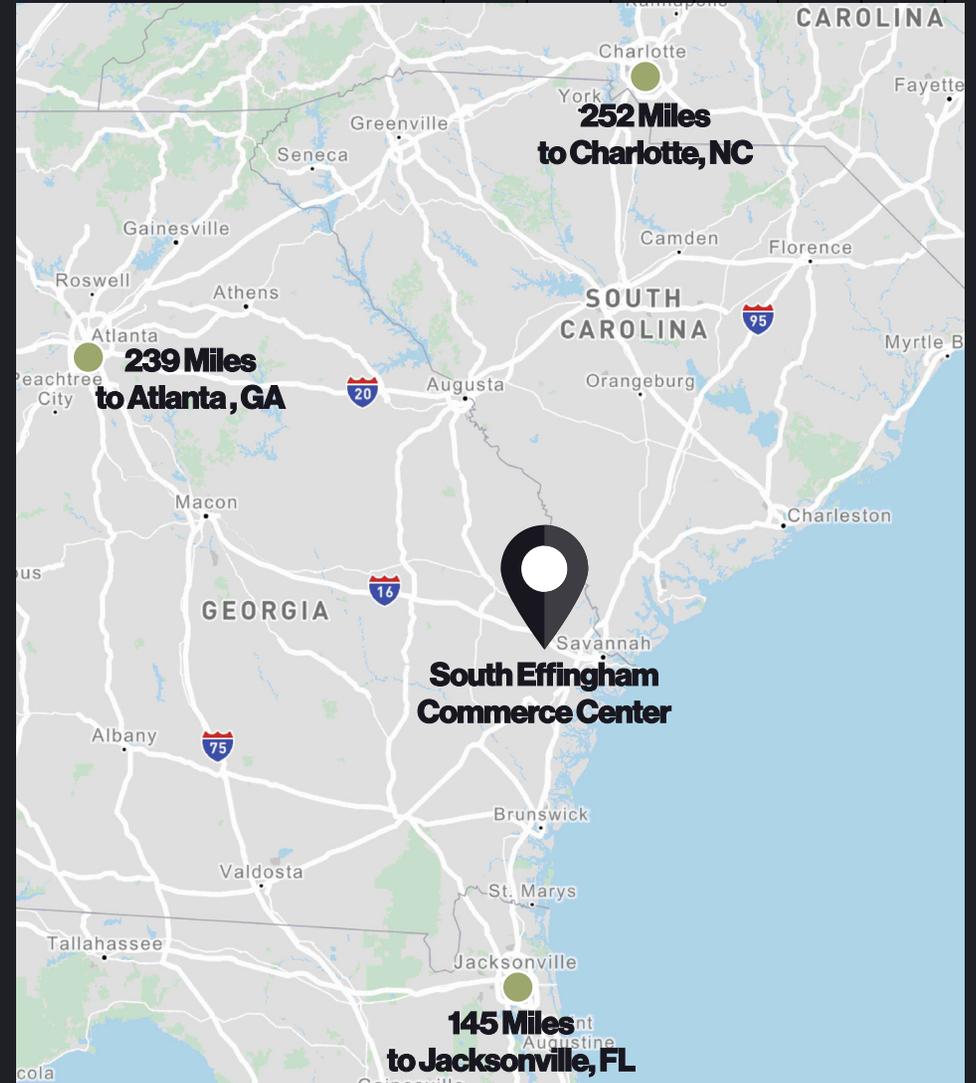
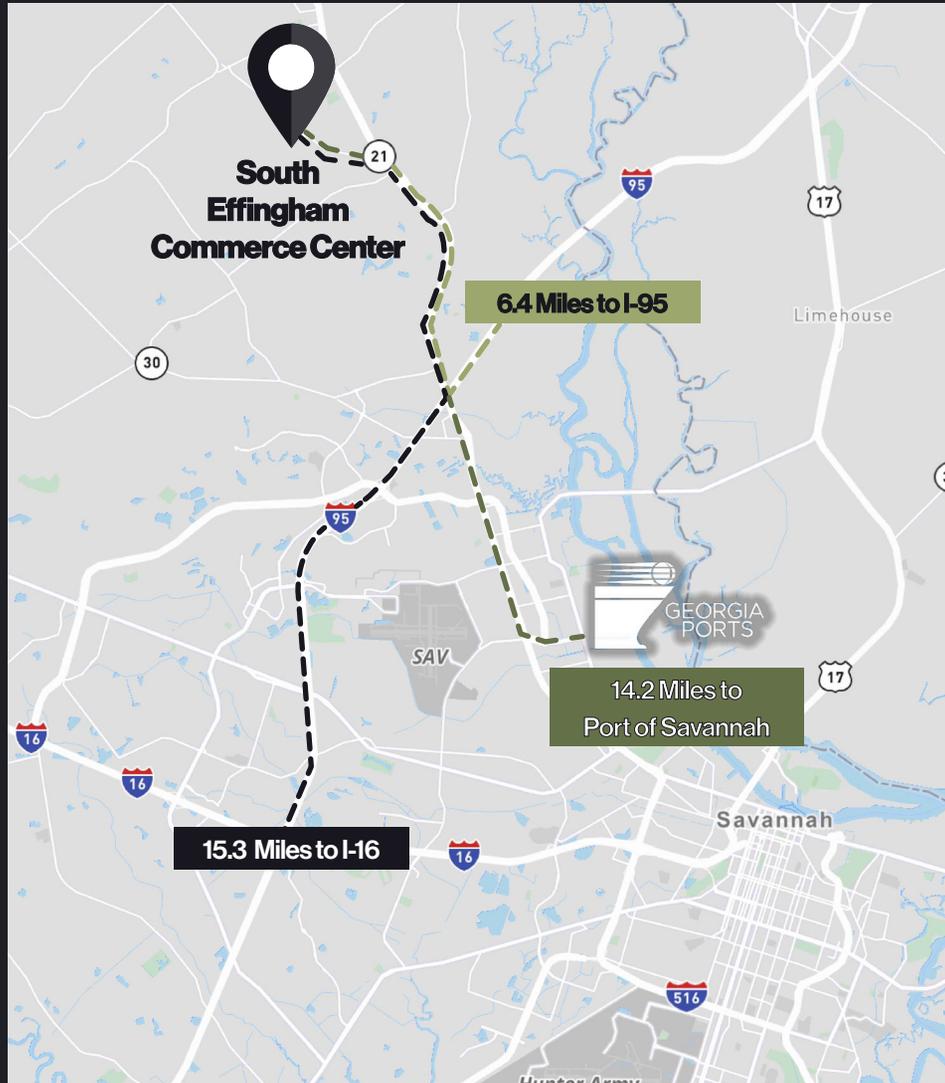
Building 2 Specifications

Spec Type	Spec Details
Dimensions	450' x 160'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	22 Dock Positions (9' x 10') 6 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	61
Trailer Position Count	None
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	2,000 amp, 3 phase 480/277V
Spec Office	1,680 SF
Lighting	30 FC



Site Location

South Effingham Commerce Center



Savannah Market Overview

Port of Savannah - 3rd Busiest Container Port in the U.S

Georgia Ports Authority

\$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 3,500 soldiers into the civilian workforce on an annual basis.





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Available:

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