

For Sale & Build-to-Suit

BAKER TRACT @ OLD AUGUSTA ROAD

Four Parcels • 91.83 Acres • Savannah



Inquire for Pricing

PROPERTY OVERVIEW

Ideally located in one of Savannah's fastest-growing industrial corridors, this ± 91.83 -upland acre assemblage offers exceptional proximity to the Georgia Ports Authority and major transportation routes. Comprised of four contiguous parcels, the site can accommodate a wide range of industrial development opportunities, from smaller single-tenant facilities to multi-tenant buildings. **Offered for Sale or Build-to-Suit.**



± 91.83 UPLAND AC TOTAL
FOUR PARCELS: ± 23.66 AC, ± 10.21 AC, ± 20.53 AC, ± 32.05 AC



ACCOMMODATES INDUSTRIAL BUILDINGS FROM
 $\pm 72,000$ SF to $\pm 251,100$ SF



CIVIL DESIGN COMPLETE



» 6 MILES TO INTERSTATE 95
» 12 MILES TO PORT OF SAVANNAH GARDEN CITY TERMINAL

For more information, please contact
Cushman & Wakefield | Gilbert & Ezelle:



STEPHEN EZELLE, SIOR

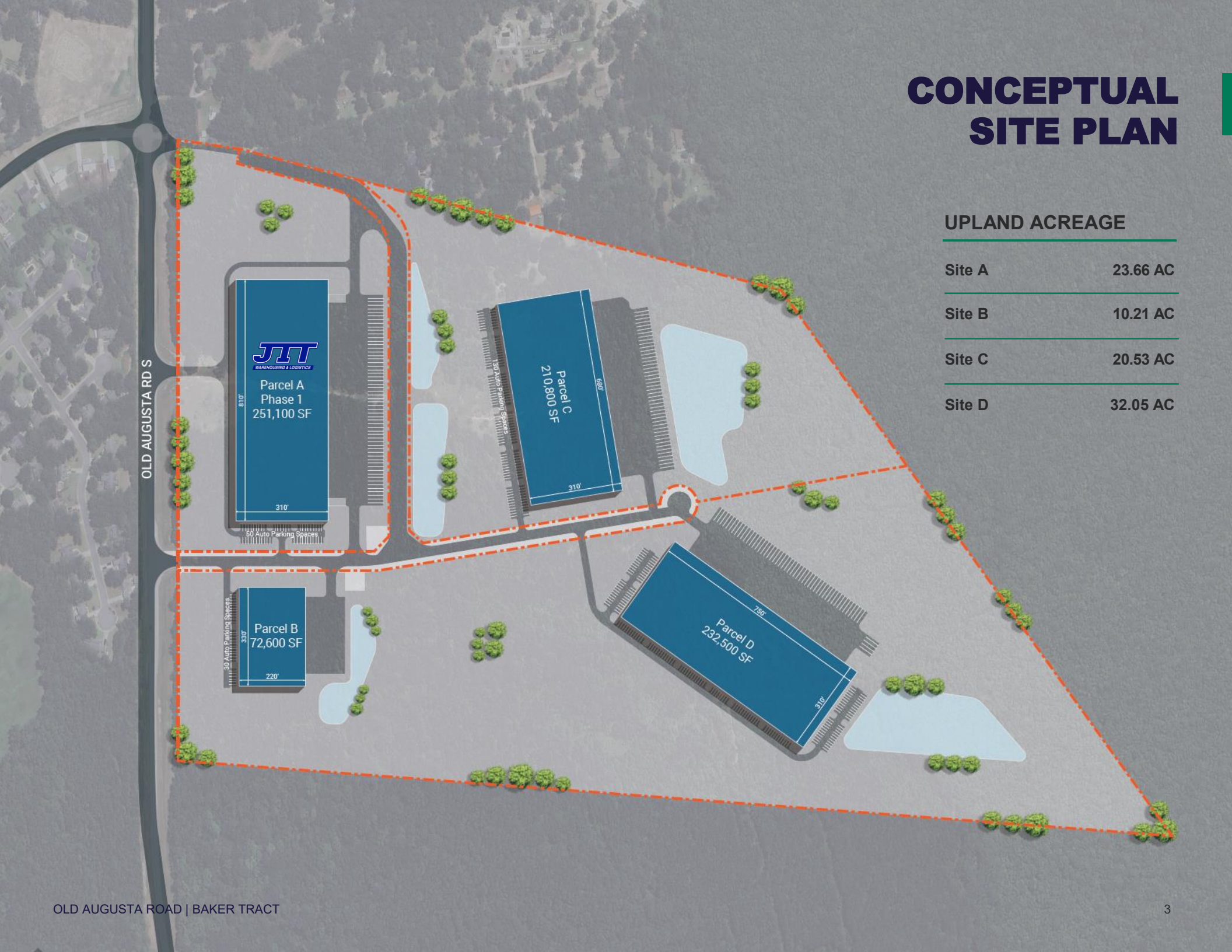
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OLD AUGUSTA ROAD | BAKER TRACT



CONCEPTUAL SITE PLAN

UPLAND ACREAGE	
Site A	23.66 AC
Site B	10.21 AC
Site C	20.53 AC
Site D	32.05 AC



ROBUST INDUSTRIAL CORRIDOR



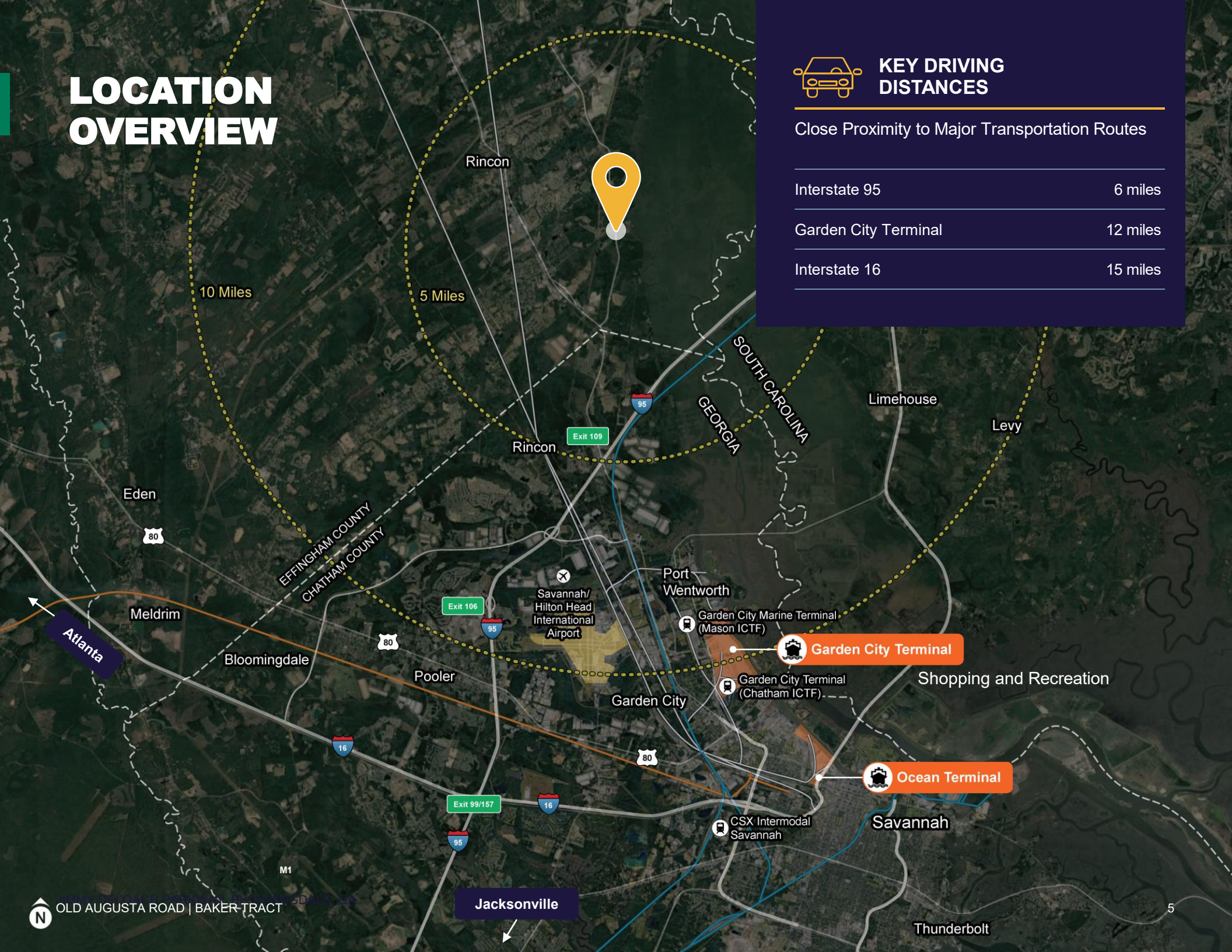
LOCATION OVERVIEW



KEY DRIVING DISTANCES

Close Proximity to Major Transportation Routes

Interstate 95	6 miles
Garden City Terminal	12 miles
Interstate 16	15 miles



OLD AUGUSTA ROAD | BAKER TRACT

M1

WISDALE, GA

Jacksonville

Thunderbolt

5



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) bringing 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 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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