

— FOR LEASE

SAVANNAH, GEORGIA

1,456,000 SF CROSS-DOCK

READY FOR OCCUPANCY



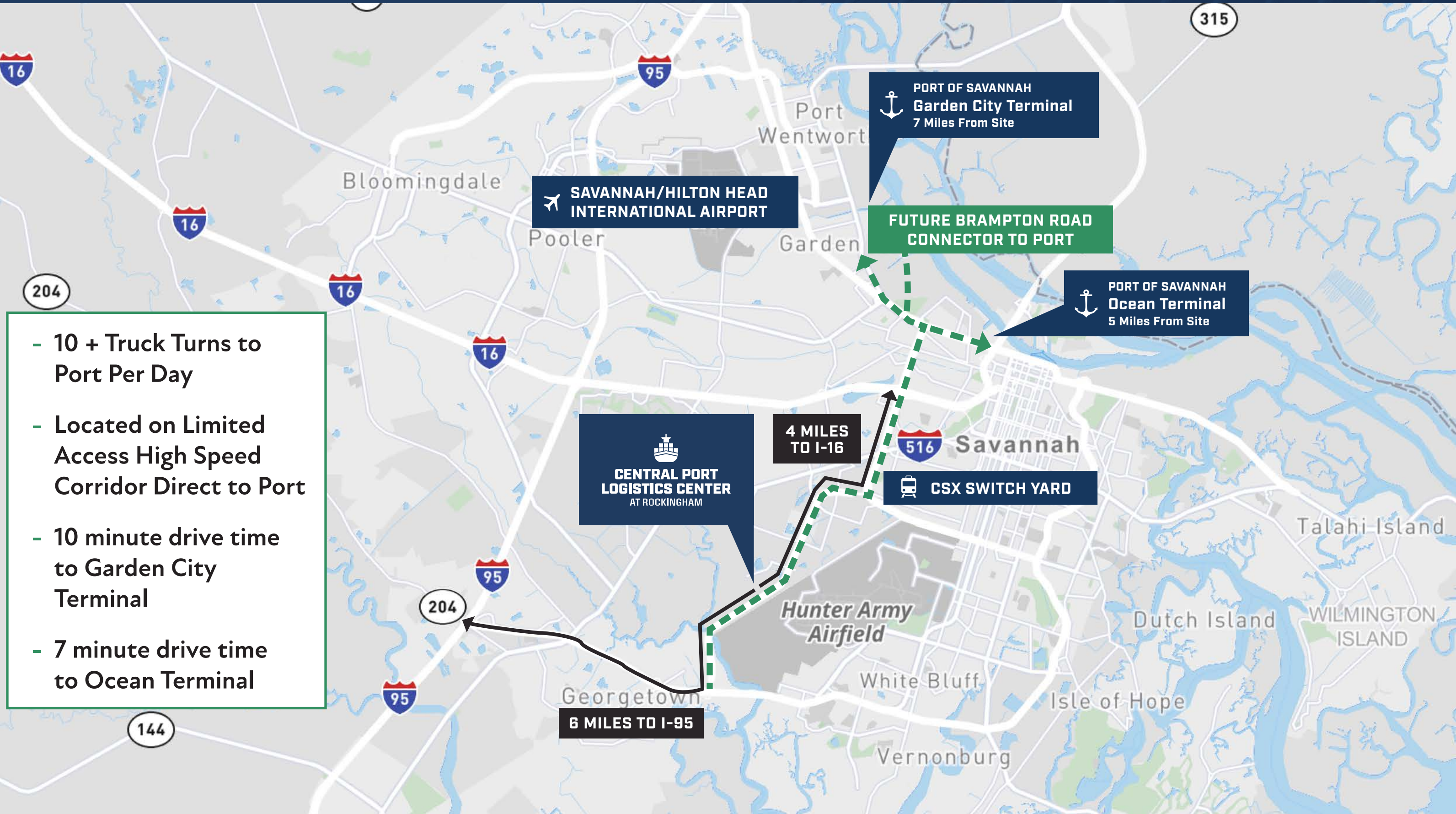
**CENTRAL PORT
LOGISTICS CENTER**
AT ROCKINGHAM



CBRE

CAPITAL
DEVELOPMENT PARTNERS

CENTRAL PORT LOCATION OVERVIEW



- 10 + Truck Turns to Port Per Day
- Located on Limited Access High Speed Corridor Direct to Port
- 10 minute drive time to Garden City Terminal
- 7 minute drive time to Ocean Terminal

SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT

PORT OF SAVANNAH Garden City Terminal
7 Miles From Site

FUTURE BRAMPTON ROAD CONNECTOR TO PORT

PORT OF SAVANNAH Ocean Terminal
5 Miles From Site

CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

4 MILES TO I-16

CSX SWITCH YARD

204

6 MILES TO I-95

144

PROJECT OVERVIEW



[CSX]

3

1,190,800 SF

4

168,480 SF

5

281,055 SF

1

1,456,000 SF

6

759,964 SF

Plastic Express

11 A1

11 A1

[CSX]

PHASE ONE

- Building 1 - 1,456,000 SF
- Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

PHASE TWO

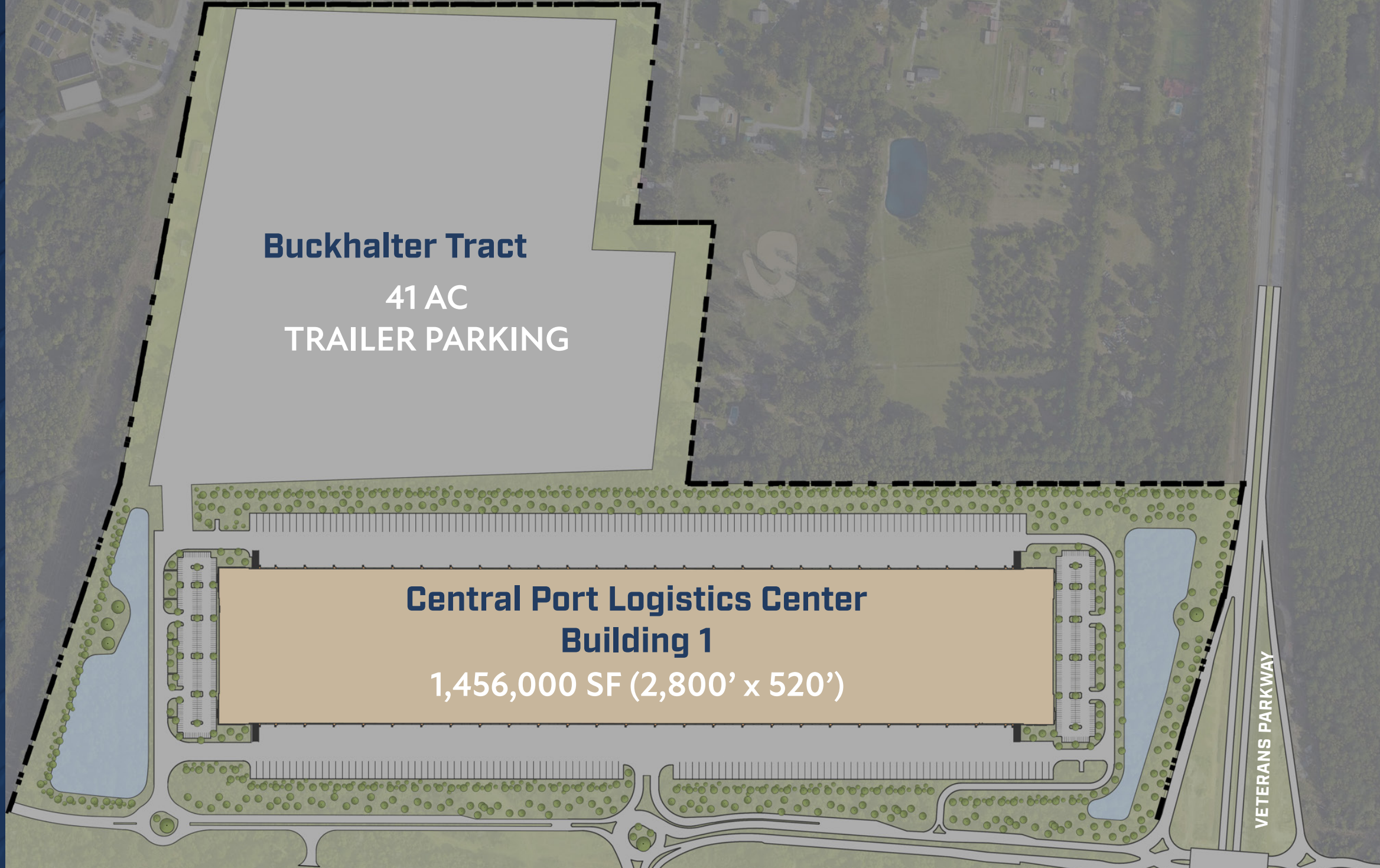
- Building 4 - 168,480 SF
- Building 5 - 281,055 SF
- Building 6 - 759,964 SF

PHASE THREE

- Building 7 - 650,000 SF

PHASE FOUR

- Building 3 - 1,190,800 SF



BUILDING I

Site Size	99.501 Acres	Dock Doors	308 (9' x 10')	Trailer Storage	427	Column Spacing	56' W x 50' Spacing	Roof	45 Mil 20 Year Warranty
Building I	1,456,000 SF	Levelers	45,000 lb on Every Door	Expansion Container Storage Yard	41 Acres +/- 1000 Trailer Stalls	Air Changes	Building Management System (BMS)	Electrical	Two 4,000 Amp Panels
Type	Cross Dock	Drive-In Doors	Two (12' x 14')	Auto Parking	412	Sprinkler	ESFR		
Clear Height	40' Clear 1st Column	Truck Court	185'	Floor	8" Slab; 4,000 PSI; 750 PSF	Office	5,000 SF Spec Existing, Expandable		

1,456,000 SF Class A Cross Dock - Ready For Occupancy



**1,456,000 SF Class A
Cross Dock
Ready For Occupancy**

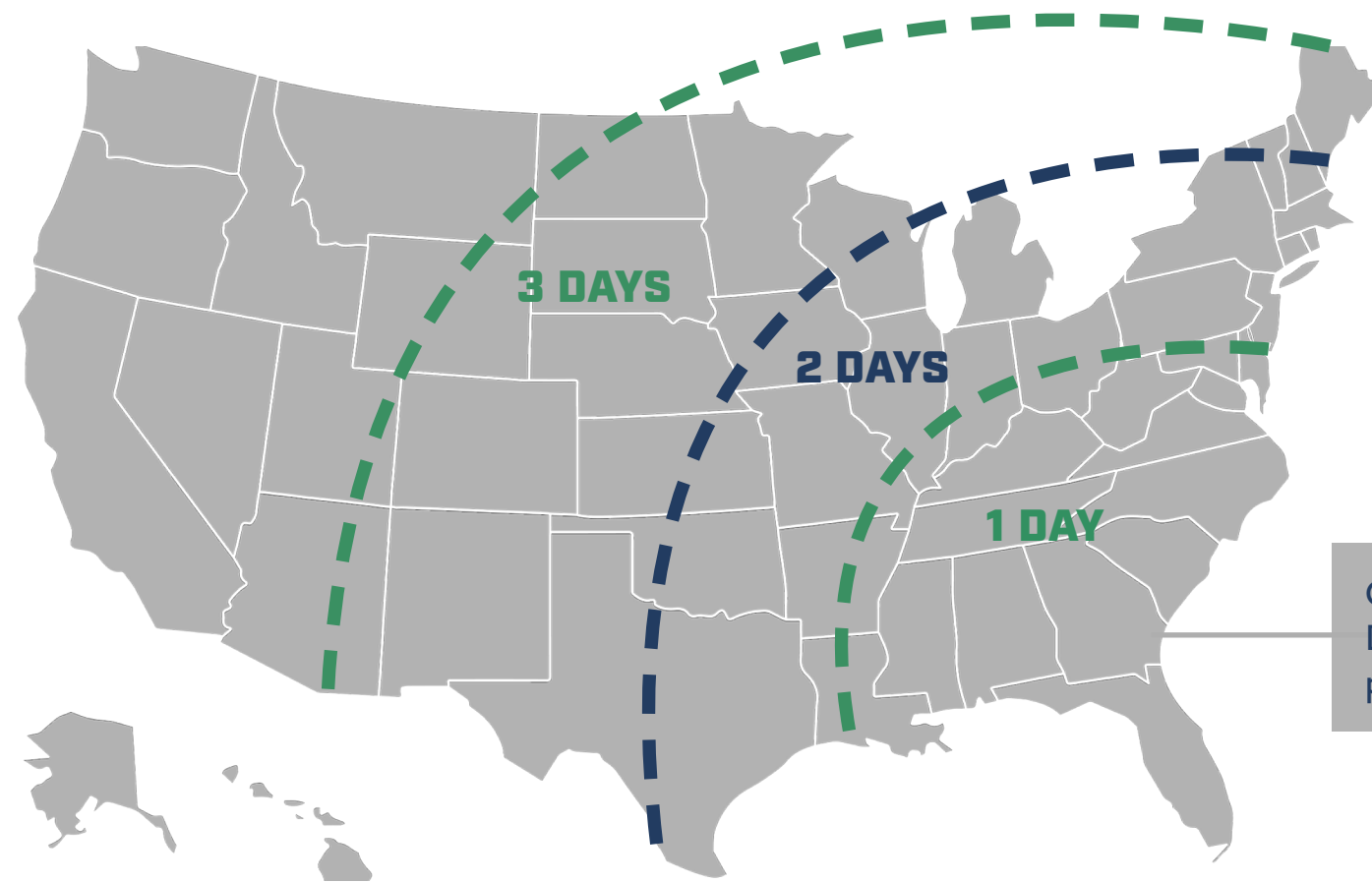


1,456,000 SF Class A Cross Dock - Ready For Occupancy

LOGISTICS AND DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.

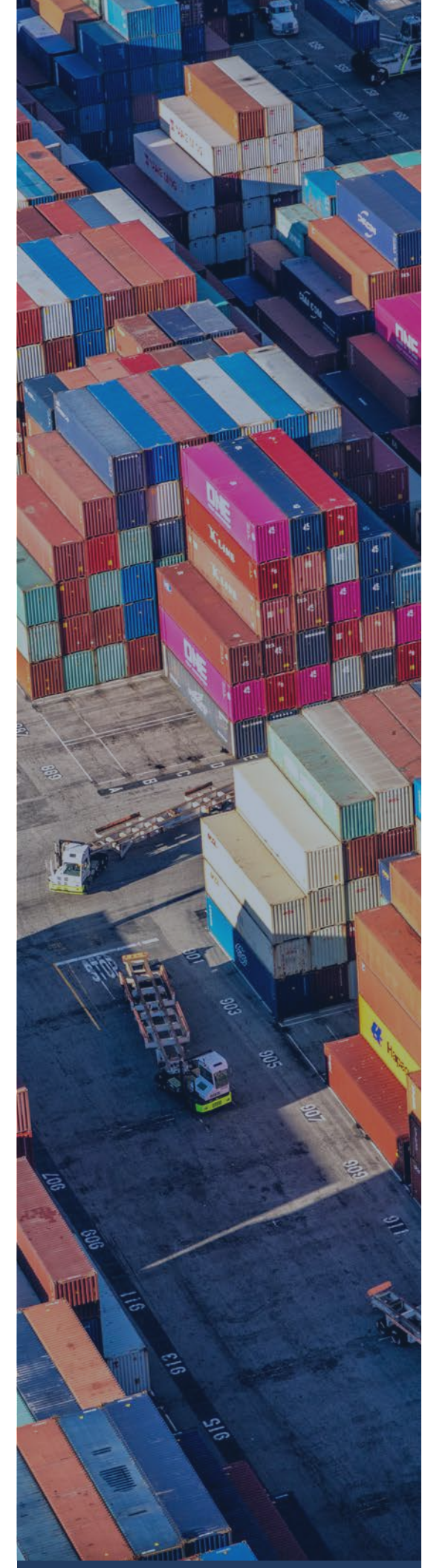


TAX CREDIT INCENTIVES

- *Maximum Job Tax Credit - \$3,500 per job created*
- *Use of Job Tax Credits against 100% of income tax liability*

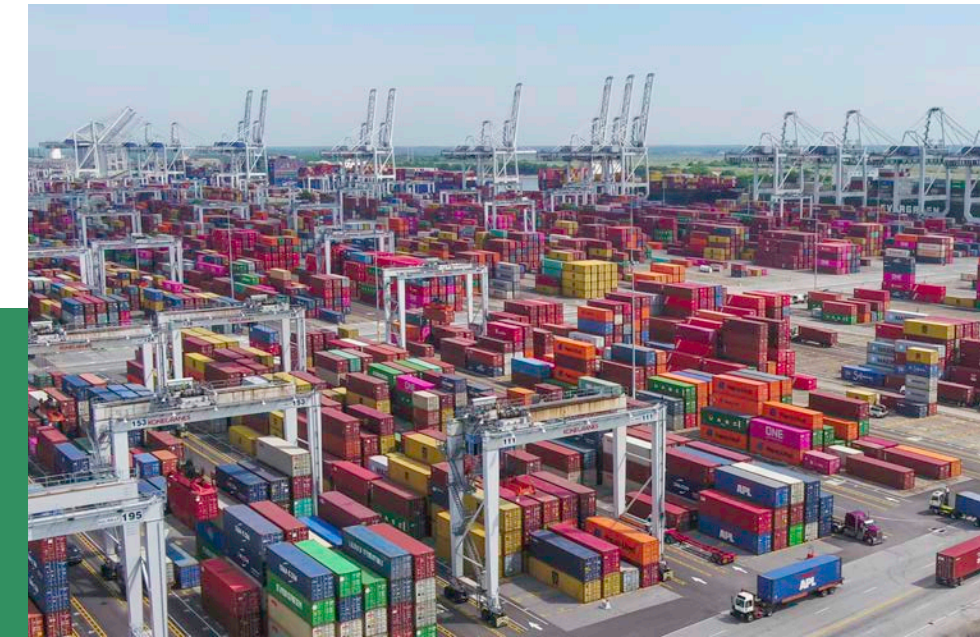
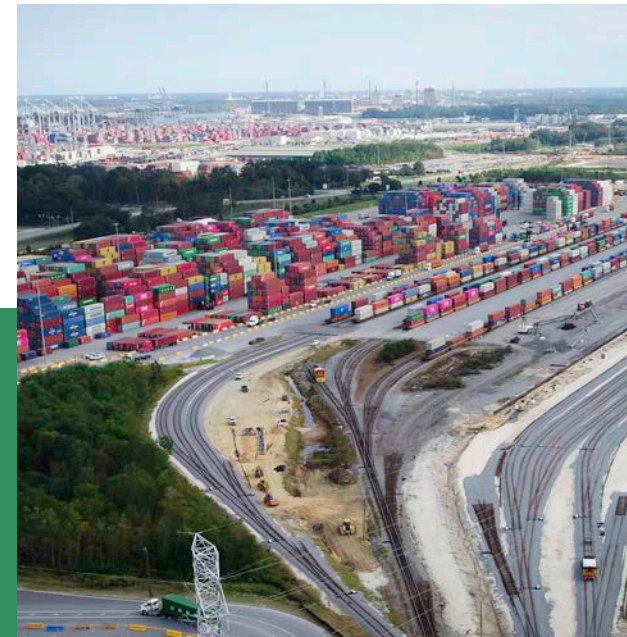
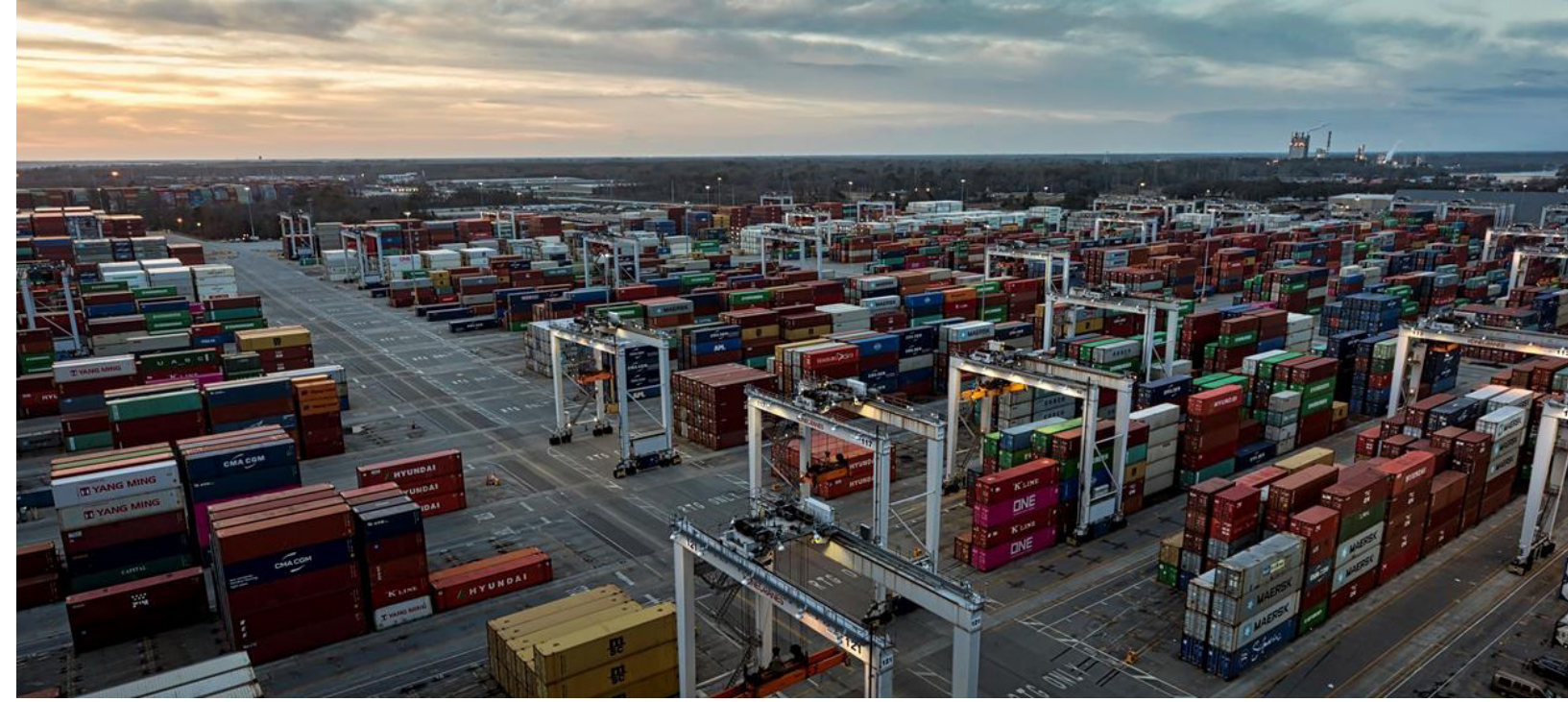
U.S. Foreign-Trade Zone 104

- *Customs duties deferred on imports improves cash flow*
- *No duty or quota charges on re-exports*
- *Duty paid at the lower tariff rate of the imported component or finished product*
- *Reductions in merchandise processing fees due to weekly entry*



PORT OF SAVANNAH IS THE #1 PORT IN THE U.S.

- » **Two Class 1 Railroads:** CSX & Norfolk Southern; on-dock rail and line haul services
- » **Two Terminals:** Ocean & Garden City Terminal; modern & deep water
- » **Neopanamax Vessels:** 60% of all vessels calling on Savannah are Neopanamax
- » **Access to Interstates:** I-16 E/W & I-95 N/S; Immediate access



**LARGEST
SINGLE
CONTAINER**

Terminal in North America

**FAST GROWING
& THIRD
LARGEST**

Port in the Nation

**20% OF U.S.
POPULATION**

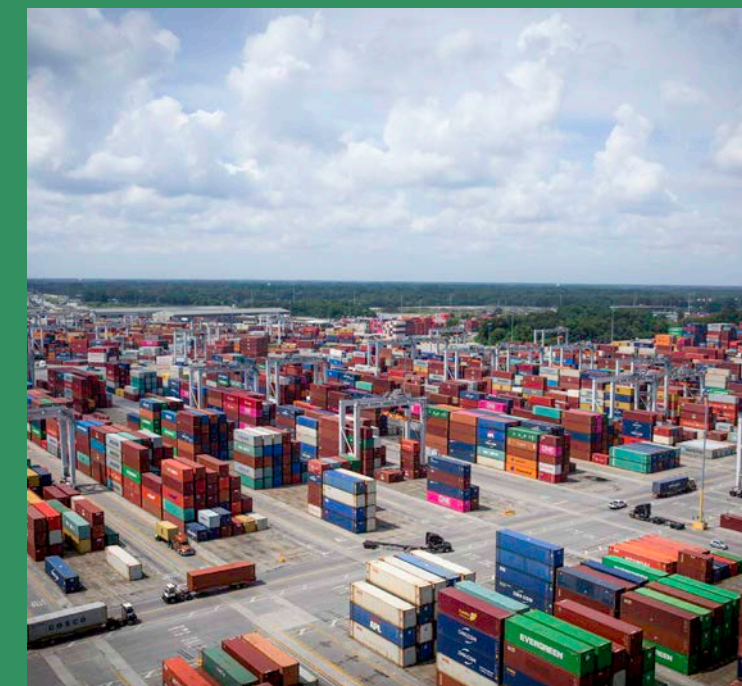
*Served by
the Port of Savannah*

**FOUR HOUR
DRIVE**

*to Major Markets:
Atlanta, Orlando, Charleston, Charlotte*

SPECIALIZES IN

Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo





CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

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CBRE

CAPITAL
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