

— FOR LEASE: BUILDING 6

SAVANNAH, GEORGIA

769,500 SF CROSS-DOCK

DELIVERING

Q1 2026



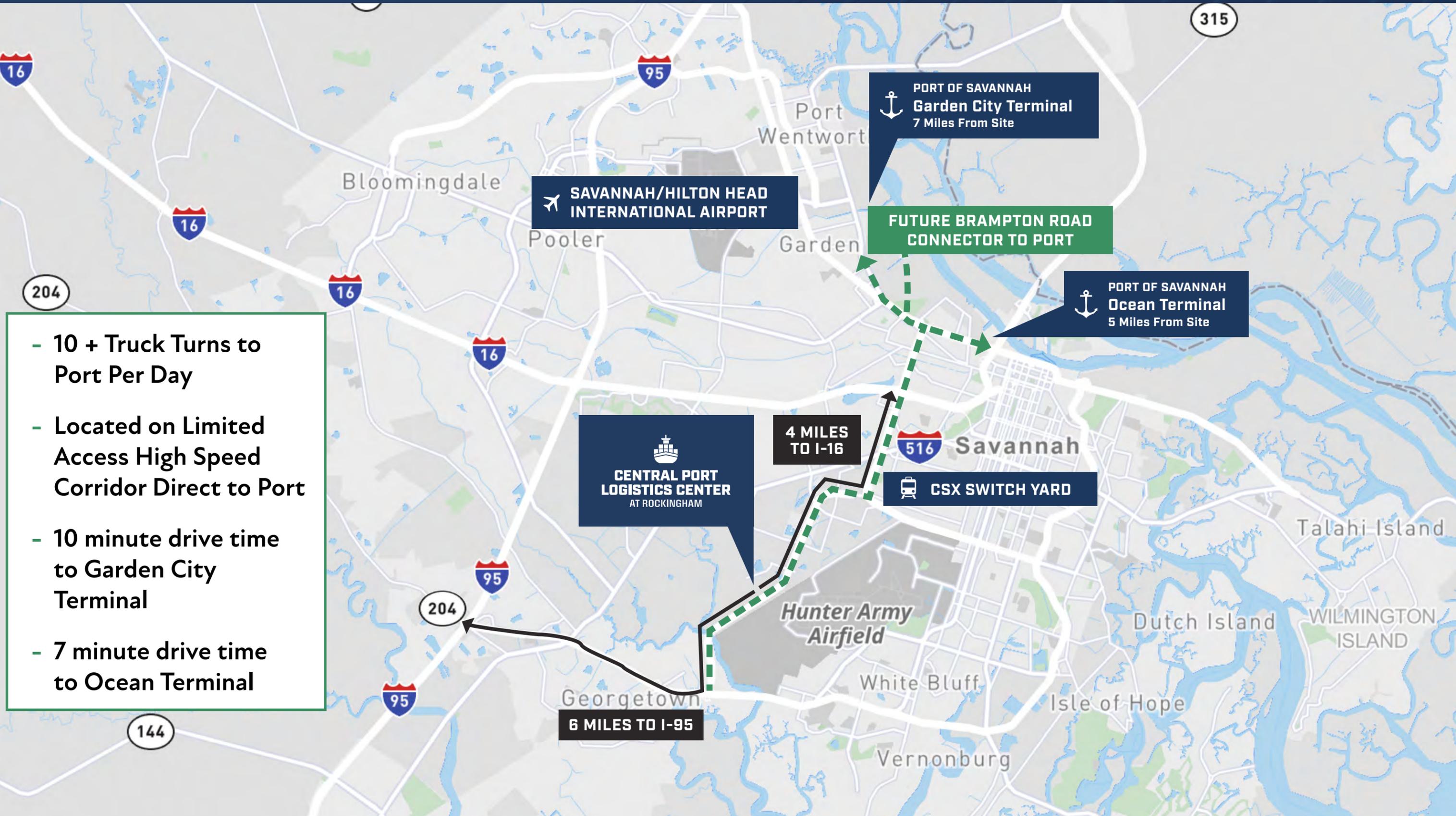
**CENTRAL PORT
LOGISTICS CENTER**
AT ROCKINGHAM



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

315

PROJECT OVERVIEW



PHASE ONE
Building 1 - 349,440 SF REMAINING
Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

PHASE TWO
Building 4 - 168,480 SF
Building 5 - 284,580 SF
Building 6 - 769,500 SF

BUILDING 5 READY FOR OCCUPANCY

PHASE THREE
Building 3 - 1,190,800 SF

CENTRAL PORT LOGISTICS AERIAL



CENTRAL PORT
LOGISTICS CENTER
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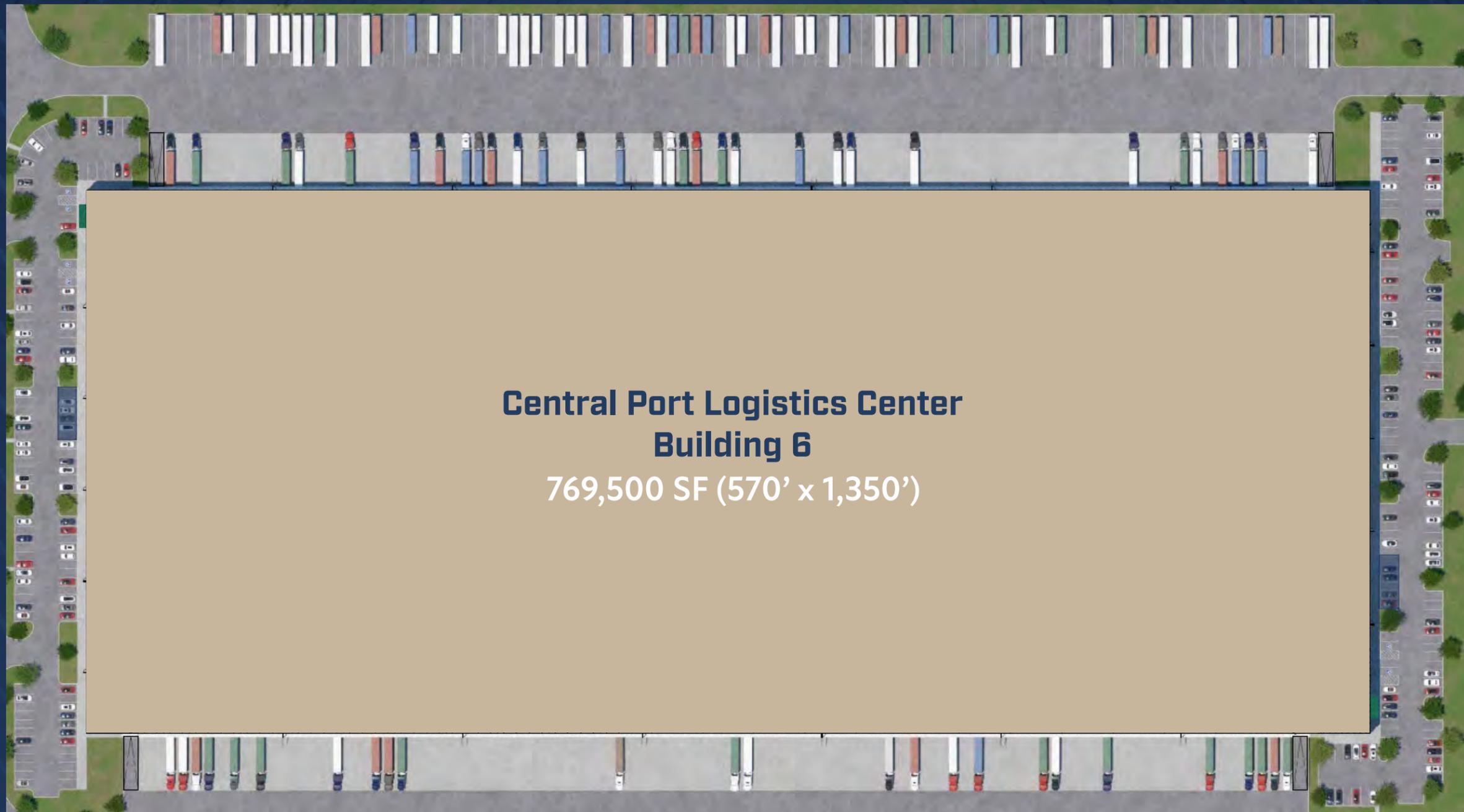


Building 1

Building 5

Building 6

349,440 SF
Remaining



**Central Port Logistics Center
Building 6**
769,500 SF (570' x 1,350')

BUILDING 6

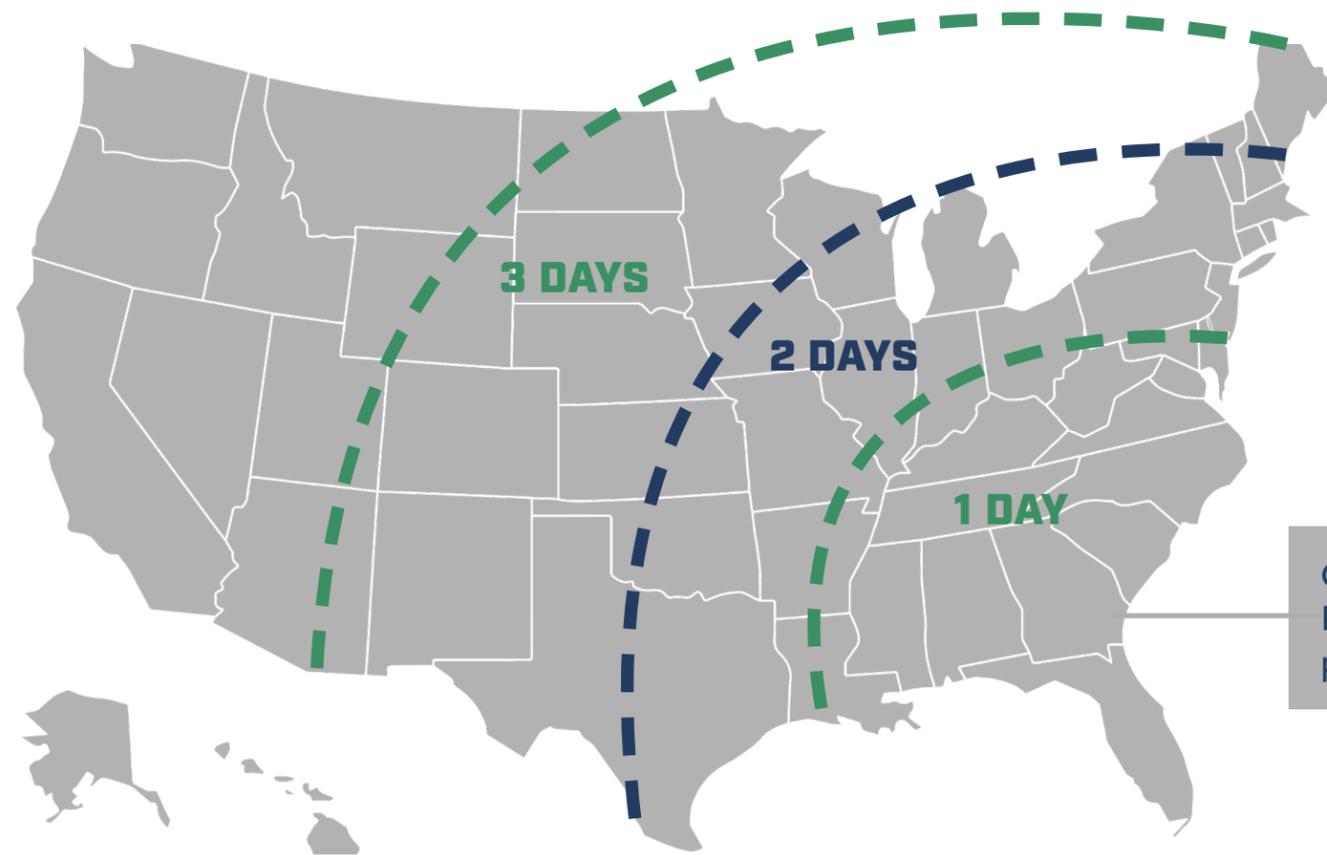
Site Size	45 Acres	Dock Doors	168 (9' x 10")	Trailer Storage	206	Air Changes Min 1 Per Hour	Building Management System	Electrical	4,000 amp
Building 5	769,500 SF	Levelers	45,000 lb on Every Door	Auto Parking	245	Sprinkler	ESFR	Interior Lighting	30 FC
Type	Cross Dock	Drive-In Doors	Four (12' x 16')	Column Spacing	54' W x 50' Spacing	Roof	20 year 45 Mil		
Clear Height	40'	Truck Court	185'	Floor	8" Thick; 4,000 PSI	Office	(1) 2,580 SF Spec Office		

769,500 Cross Dock - Delivering Q1 2026

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.

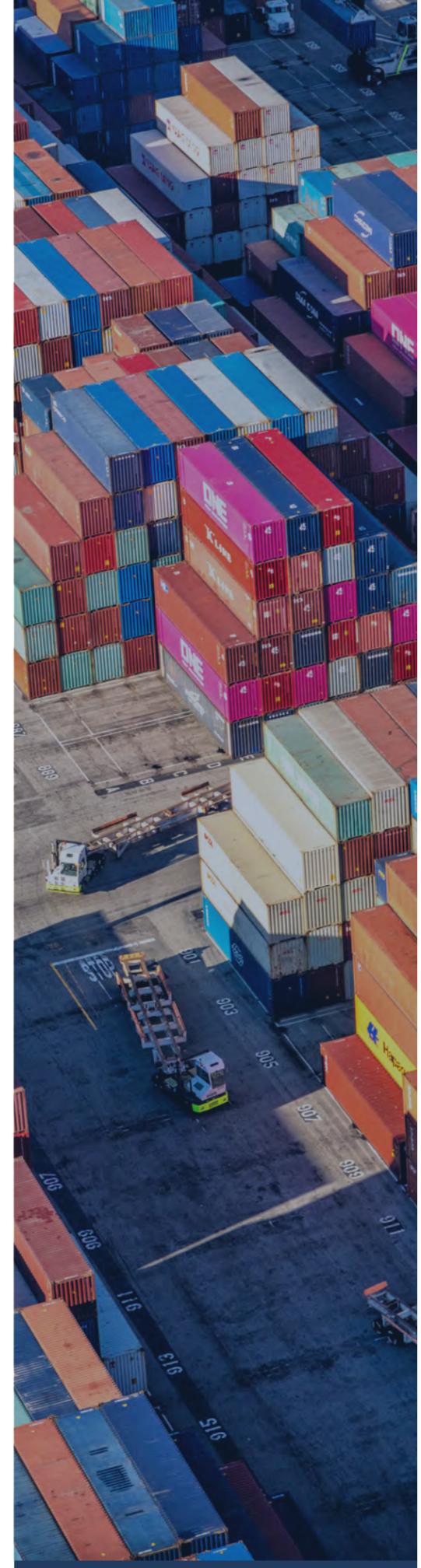


TAX CREDIT INCENTIVES

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

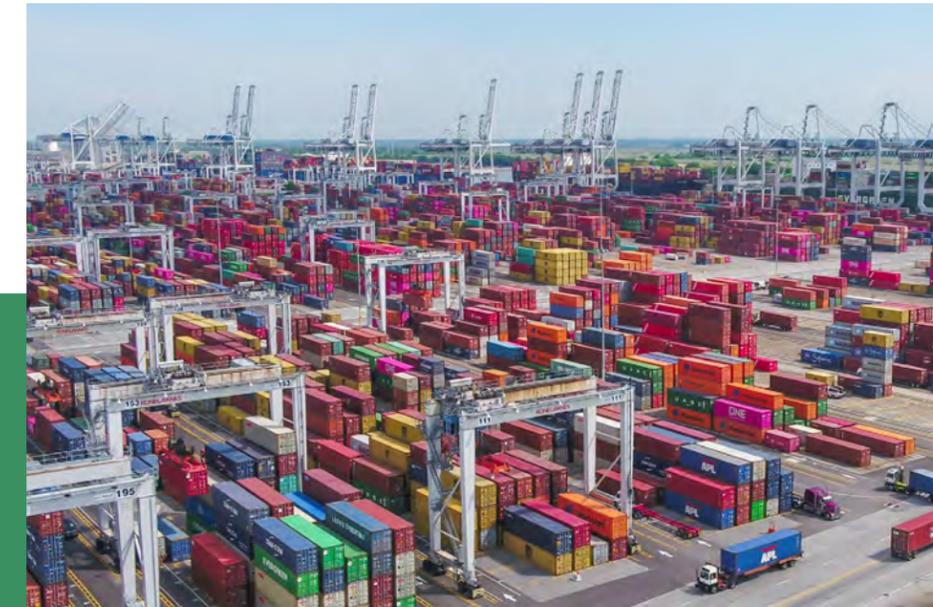
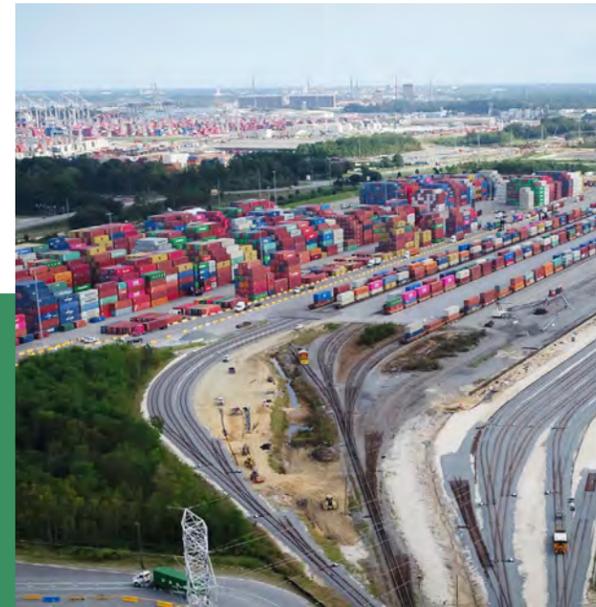
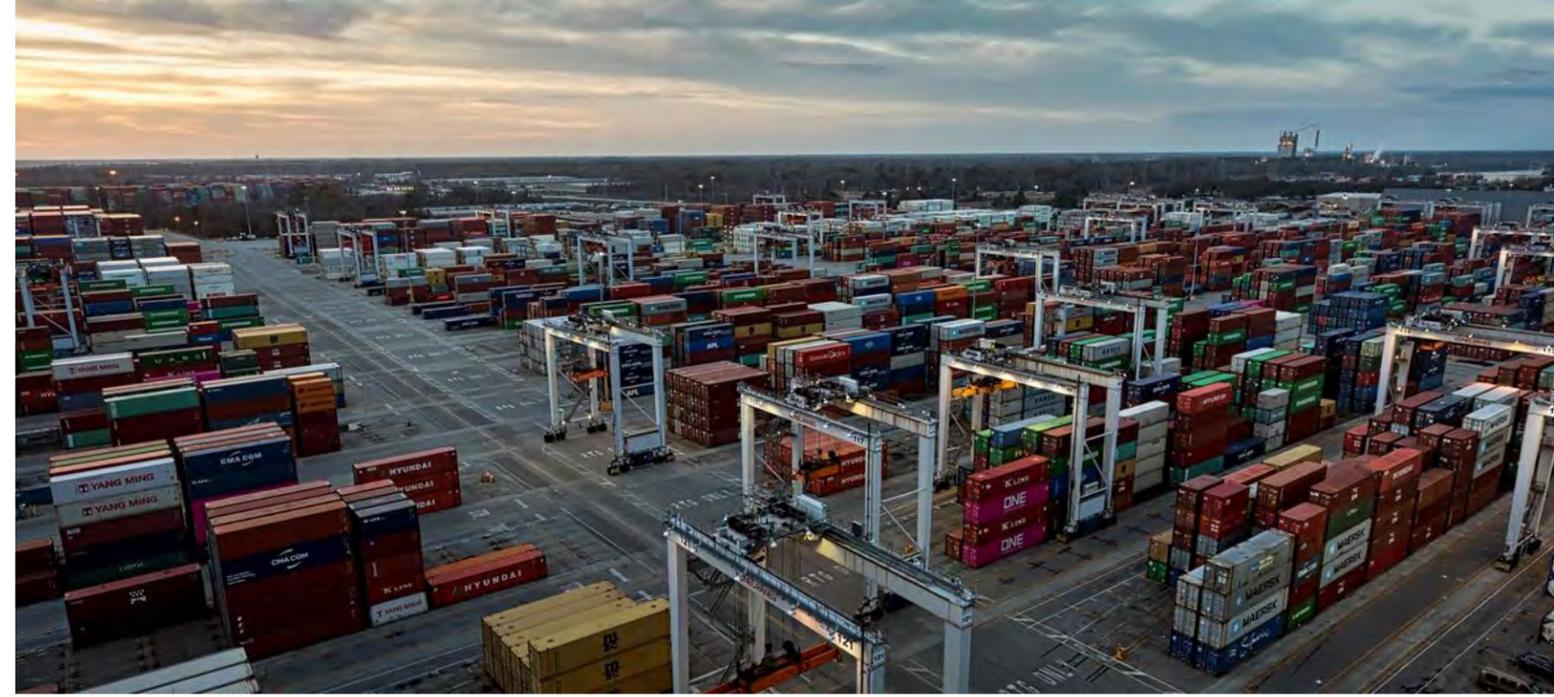
U.S. Foreign-Trade Zone 104

- *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**

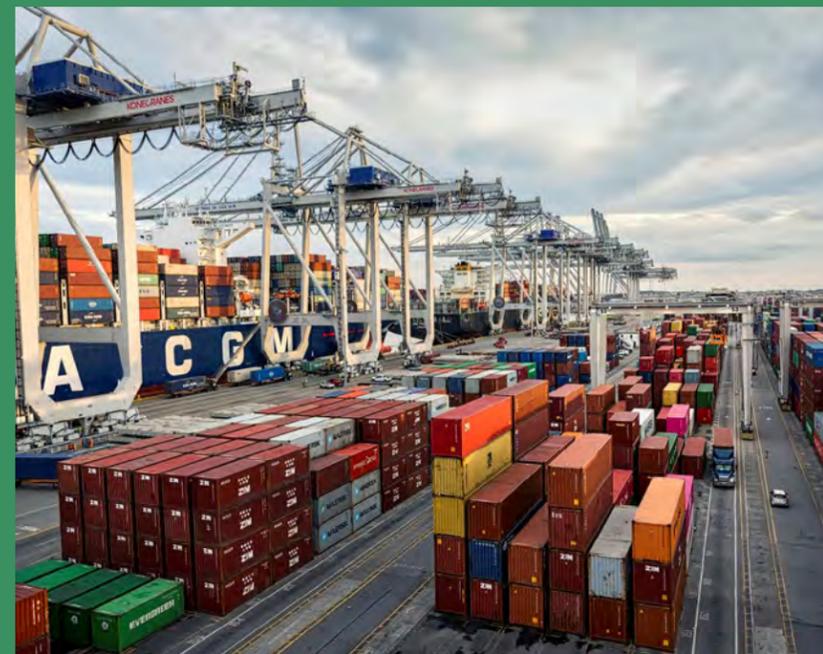
*Served by
the Port of Savannah*

**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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CAPITAL
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