



**SEAPORT 16**  
TRADE CENTER

## Building 1

**868,293 SF Graded & expandable to 1.5MSF**

3 Miles from Hyundai Metaplant in Savannah, GA.  
I16 exit 143 at GA 280 in Bryan County & 25 miles  
from GPA Container gate in Garden City

Developer

**ROOKER**

Marketing Partner

**SOLUTION**  
PROPERTY GROUP

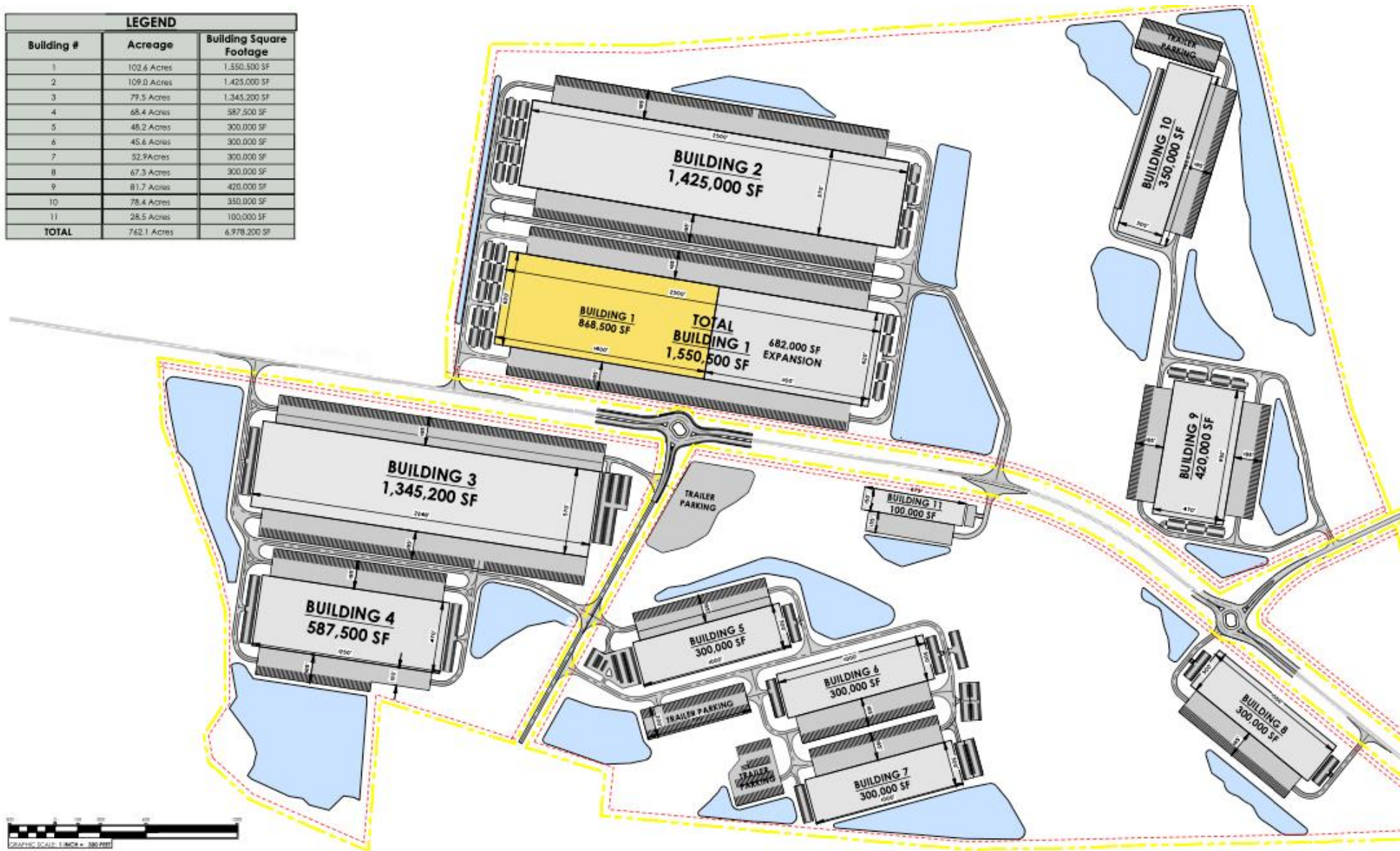


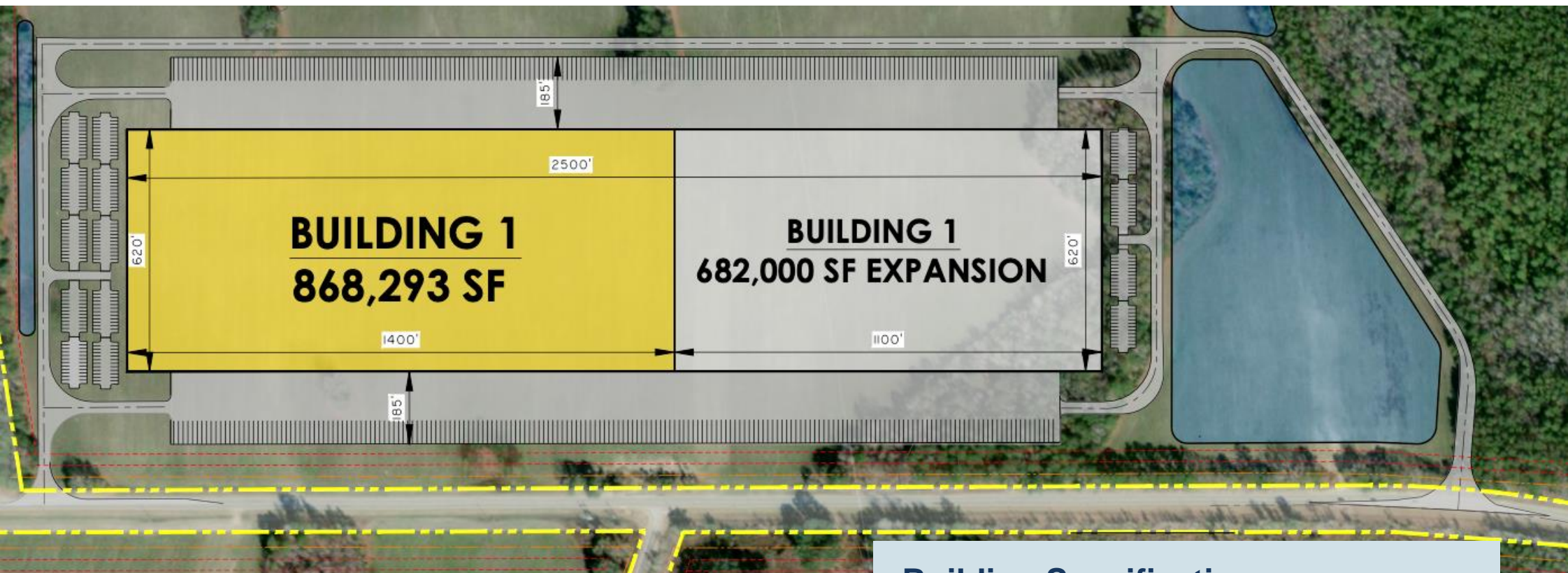


**Building 1 Site**



LEGEND		
Building #	Acreage	Building Square Footage
1	102.6 Acres	1,550,500 SF
2	109.0 Acres	1,425,000 SF
3	79.5 Acres	1,345,200 SF
4	68.4 Acres	587,500 SF
5	48.2 Acres	300,000 SF
6	45.6 Acres	300,000 SF
7	52.9 Acres	300,000 SF
8	67.3 Acres	300,000 SF
9	81.7 Acres	420,000 SF
10	78.4 Acres	350,000 SF
11	28.5 Acres	100,000 SF
<b>TOTAL</b>	<b>762.1 Acres</b>	<b>6,978,200 SF</b>





## Utilities & Expenses

119 acre site graded with detention, Zoned HI  
 Taxes, Ins CAM \$1.25 est. Fully assessed 2025.  
 Water/Sewer: 24" main/ 8" Sewer.  
 Georgia Power served. 300MGW sub 3.3 miles. Dual feed possible.  
 Claxton Gas/Atlanta Gas: 8".



## Building Specifications

<b>Building Size</b>	868,293 SF expandable to 1,600,000 SF
<b>Clear Height</b>	40 foot clear
<b>Building Depth</b>	620 feet
<b>Configuration</b>	Cross-dock
<b>Sprinkler</b>	ESFR
<b>Auto Parking</b>	100 spaces (expandable)
<b>Trailer Parking</b>	215 spaces (expandable)
<b>Truck Court Depth</b>	185 feet
<b>Spec Office</b>	3000 feet
<b>Spec Dock Equipment</b>	Twenty (20) 40k LB pit levelers





## Location

The Port of Savannah Garden City Terminal	25 miles
Jimmy Deloach Parkway	12 miles
Interstate 16 Exit 137	3.3 miles
Interstate 16 Exit 143	4.7 miles
Hyundai Electric Vehicle & Battery Plant	3.5 miles