



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

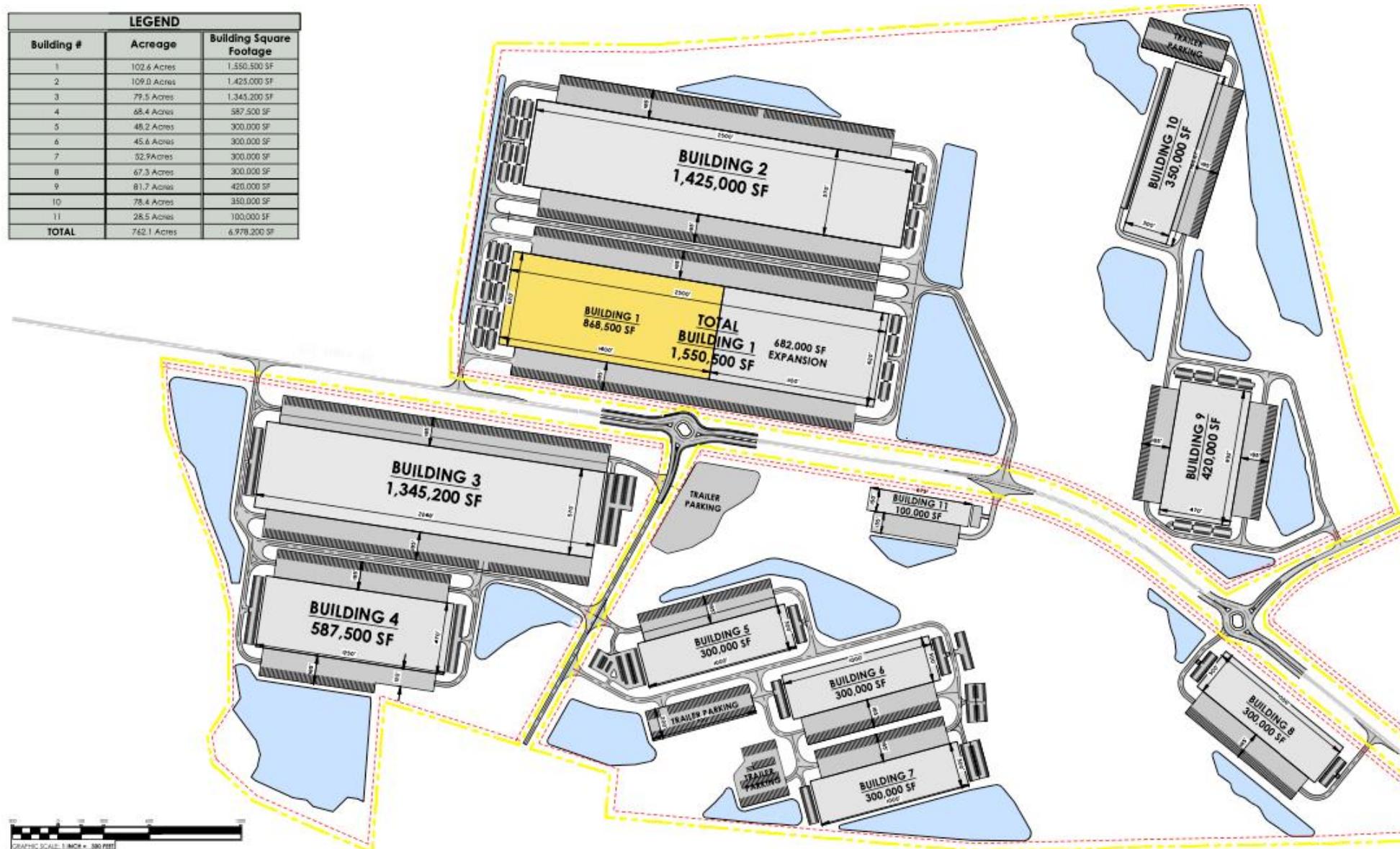
 **SOLUTION**
PROPERTY GROUP



Building 1 Site

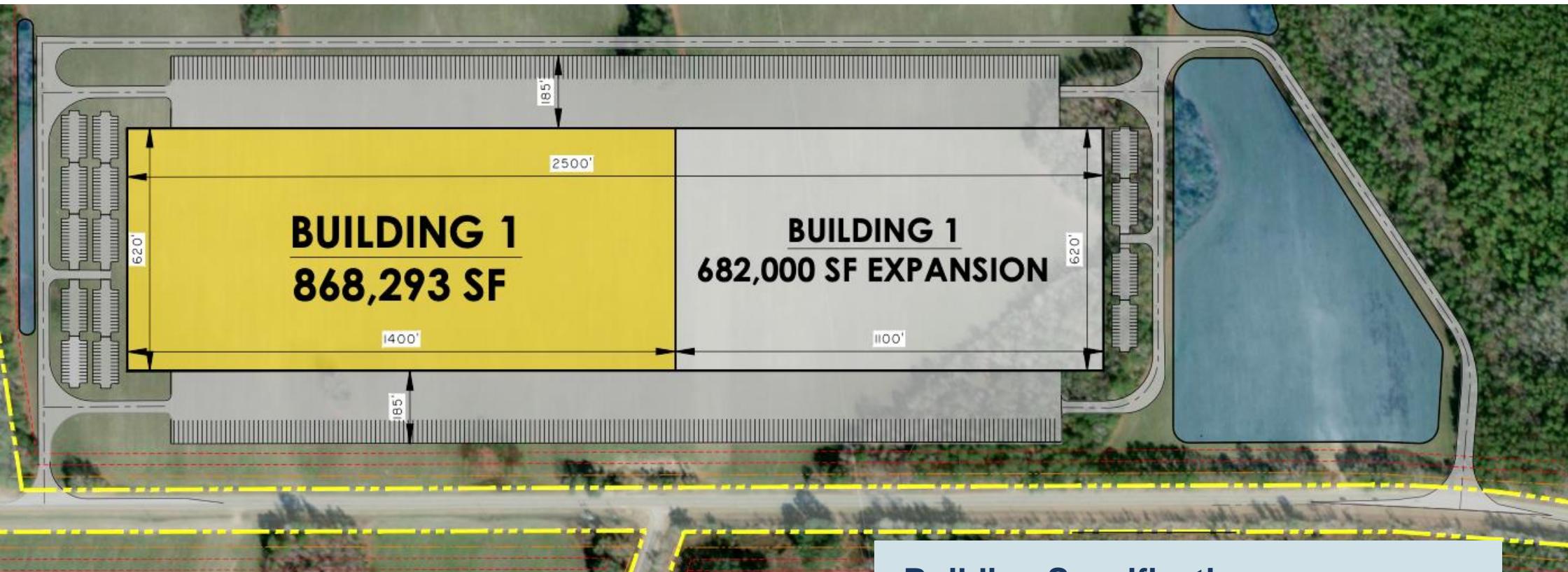
For More Information : www.seaport16.com | 404-879-2100

| 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 | 32.9 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 |
| TOTAL | 762.1 Acres | 6,978,200 SF |



SEAPORT 16
TRADE CENTER

MASTERPLAN



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

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





Location

The Port of Savannah Garden City Terminal
Jimmy Deloach Parkway
Interstate 16 Exit 137
Interstate 16 Exit 143
Hyundai Electric Vehicle & Battery Plant

| |
|-----------|
| 25 miles |
| 12 miles |
| 3.3 miles |
| 4.7 miles |
| 3.5 miles |

