

Construction Underway



For Lease

## Rockingham Farms Commerce Center **7A & 7B**

Warehouse Drive, Savannah, GA 31405

- Two (2) ±284,580 SF rear-load warehouses available for lease
- Located less than 10 miles from both Georgia Ports Authority's terminals
- Offers unparalleled convenience for logistics and transportation needs with a [direct route to the GPA's Garden City Terminal via the Brampton Road connector](#), currently under construction
- Route Flexibility: strategic access to major transportation routes including Veterans Parkway, I-516, I-16, and I-95, ensuring efficient distribution and connectivity
- Tilt-wall construction
- **Q1 2025 Delivery**

Accelerating success.

**Hilary Shipley, SIOR**

Principal

+1 912 662 8013

hilary.shipley@colliers.com

**Danny Chase, SIOR**

Principal

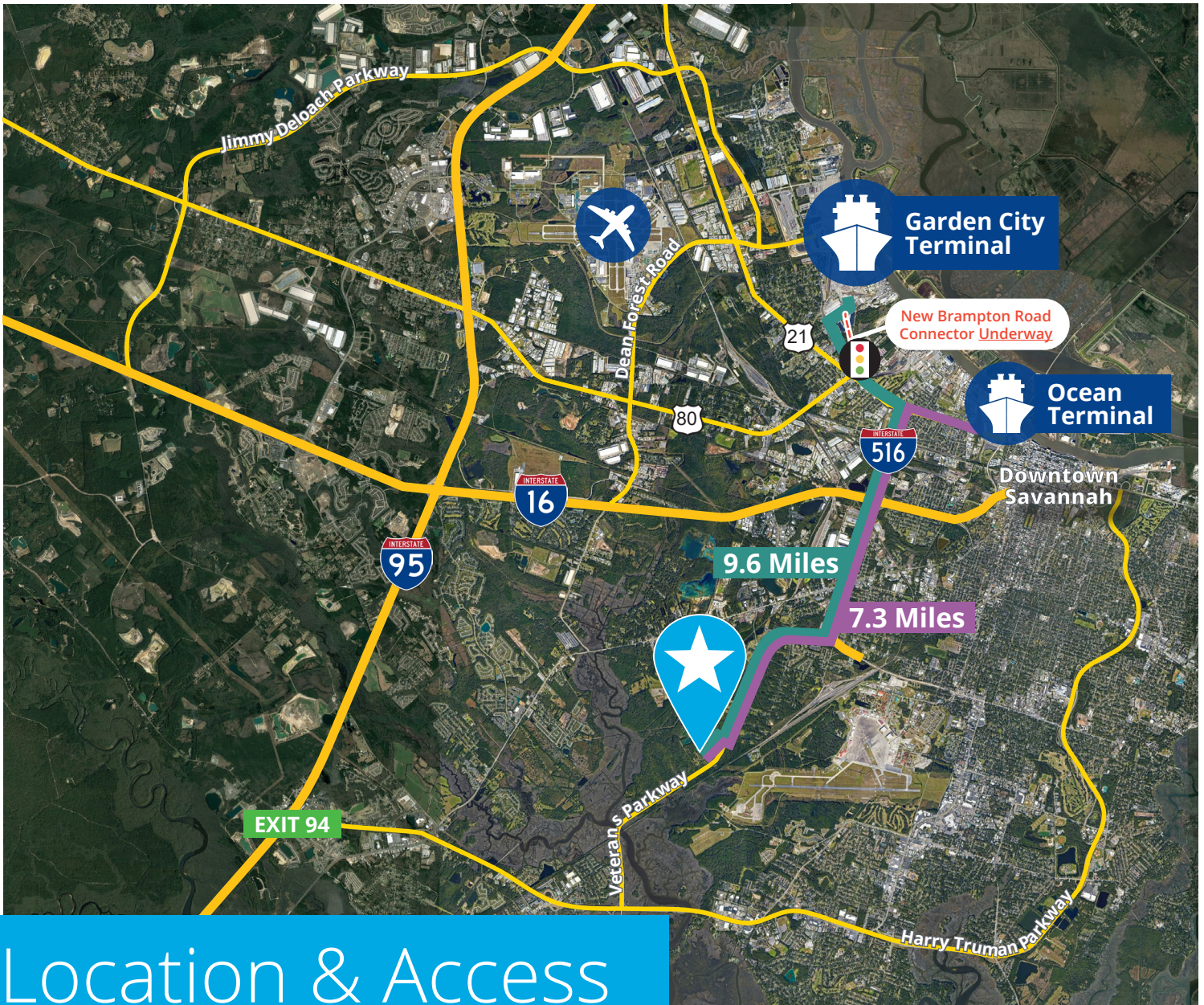
+1 912 662 8012

danny.chase@colliers.com



Developed By:





# Location & Access

**Speed to Port:**  
One Traffic Light,  
Maximum Efficiency

**Rockingham Farms Commerce Center** has a clear competitive edge over other industrial parks due to its accessibility. The route to the GPA's Garden City Terminal is uninterrupted, connecting directly to the new Brampton Road connector and leading straight to Gate 3. This streamlined access reduces congestion and offers unmatched logistical convenience.

## Travel Distances

Interstate 16	3.7 Miles
Ocean Terminal	7.3 Miles
Interstate 95	9.5 Miles
Garden City Terminal	9.6 Miles
Savannah/HH International Airport	14 Miles
Hyundai EV Plant	27 Miles
Atlanta, GA	250 Miles
Charlotte, NC	259 Miles
Orlando, FL	277 Miles

# Rockingham Farms Commerce Center

## Master Plan



**±4,500,000 SF Class A  
Industrial Logistics Park**



**Easy access to I-516,  
I-16 & I-95**

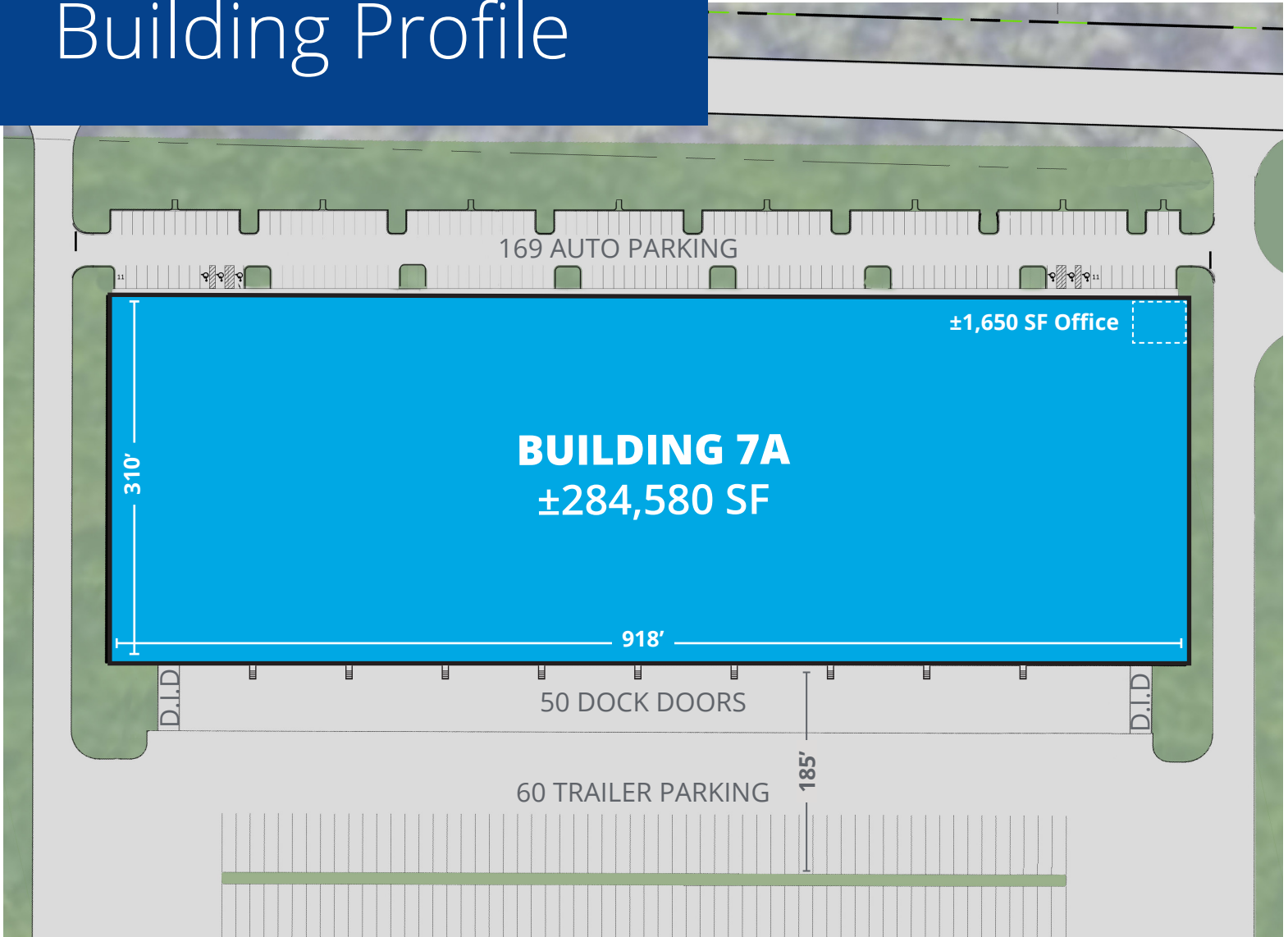


**Minutes from the  
Georgia Ports Authority**



**State-of-the-Art  
Industrial Buildings**

# Building Profile



## BUILDING 7A | WALLS TILTED | DELIVERING Q1 2025



±284,580 SF  
Warehouse



50  
Dock Doors

(Every other door will include:  
40,000 lb. Levelers, Dock Seals and  
LED Dock Lights)



2  
Drive-in Doors



60  
Trailer Parking



7" Thick  
Unreinforced Slab



1,650 SF  
Spec Office



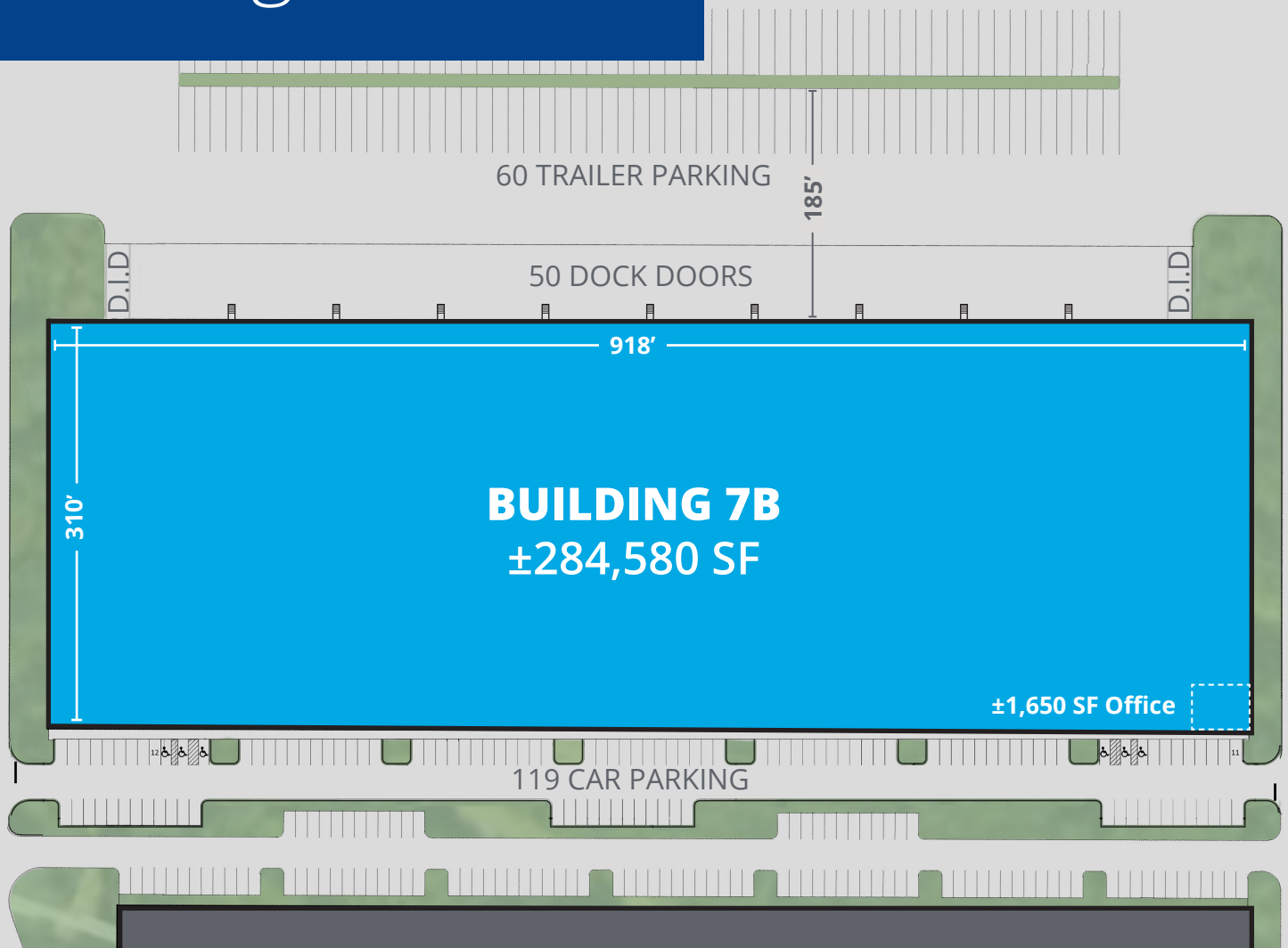
36'  
Clear Height



169  
Auto Parking

## Building 7B

# Building Profile



## BUILDING 7B | WALL TILT UNDERWAY | DELIVERING Q1 2025



±284,580 SF  
Warehouse



50

Dock Doors

(Every other door will include:  
40,000 lb. Levelers, Dock Seals and  
LED Dock Lights)



2

Drive-in Doors



60

Trailer Parking



7" Thick  
Unreinforced Slab



1,650 SF  
Spec Office



36'  
Clear Height



119  
Auto Parking

# Business Friendly

## #1 State for Business

Georgia has achieved an unprecedented milestone: a full decade of business excellence, earning the **Number 1 ranking state for business from Area Development magazine for 11 consecutive years**. No other state in the nation has achieved this benchmark.

Georgia earned a **Number 1 ranking for the 14th year in a row for its nationally recognized workforce development program - Georgia Quick Start**

## Military Zone

Building is located in Military Zone. If a company created 100 qualifying new jobs, then they would receive **100 qualifying new jobs x \$3,500 x 5 years = \$1,750,000 in tax credits**.

### Tax Credit Incentives

- The maximum Job Tax Credit allowed under law - \$3,500 per job created (x5 years)
- Use of Job Tax Credits against 100% of income tax liability and withholding taxes

## U.S. Foreign-Trade Zone 104

### Cost Benefits

#### Duty Deferral

Customs duties deferred on imports improves cash flow

#### Duty Elimination

No duty or quota charges on re-exports. No duty on waste, scrap or defective parts

#### Inverted Tariff

Duty paid at the lower tariff rate of the imported component or finished product

#### Weekly Entry

Reductions in merchandise processing fees due to weekly entry

#### Tax Savings

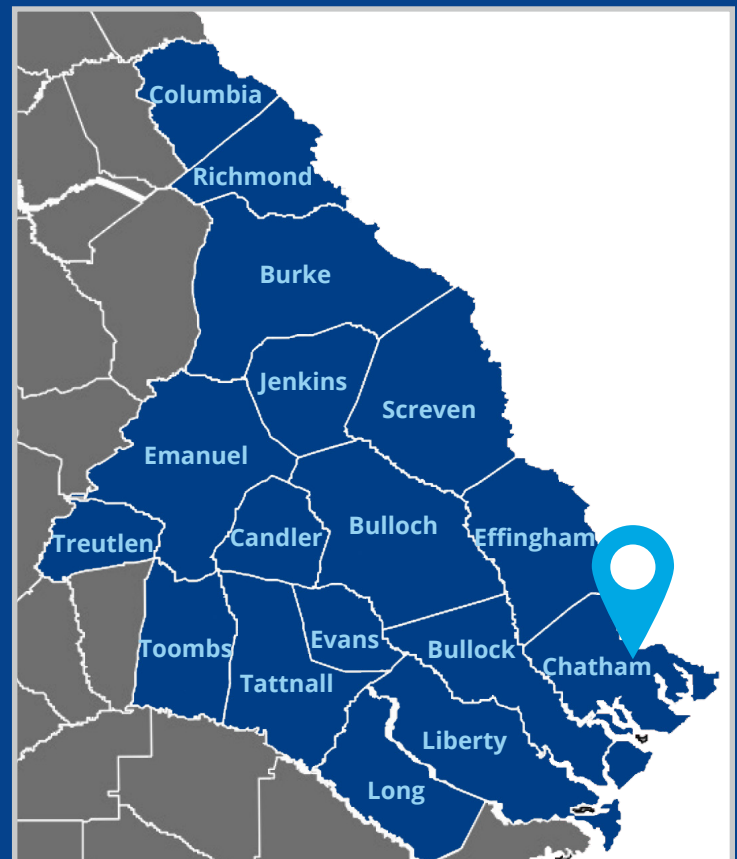
Inventory may be exempt from local and state inventory taxes

### Additional Benefits

- Domestic and international merchandise can be warehoused together
- No time limit for storage
- Tighter inventory controls may eliminate year-end inventory loss adjustments
- Zone to zone transfers
- Direct delivery potential

### Foreign-Trade Zone 104 ASF Service Area

*\* Not all parts of Burke County are included*



# Port of Savannah

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah
- 4-hour drive to major markets: Atlanta, Orlando & Charlotte



## TEUs Moved by Georgia Ports Authority Each Year



### 2023 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach 16,648,349 TEUs
2. NY/New Jersey 7,810,005 TEUs
- 3. Savannah 4,927,654 TEUs**
4. Houston 3,824,600 TEUs
5. Virginia 3,287,546 TEUs



### CONTACT:

**Hilary Shipley, SIOR**  
Principal  
+1 912 662 8013  
hilary.shipley@colliers.com

**Danny Chase, SIOR**  
Principal  
+1 912 662 8012  
danny.chase@colliers.com

### DEVELOPED BY:



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.