



CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

111 LANDMARK BOULEVARD W
SAVANNAH, GA 31405

AVAILABLE NOW

Colliers

CAPITAL
DEVELOPMENT PARTNERS



**FOR
LEASE**

BUILDING 4: ±168,480 SF
CLASS A WAREHOUSE WITH PORT PROXIMITY - DELIVERED DEC. 2025



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

AVAILABILITY

BUILDING 4 ±168,480 SF AVAILABLE NOW



Master Plan

Over ±5.1 Million SF

Destinations

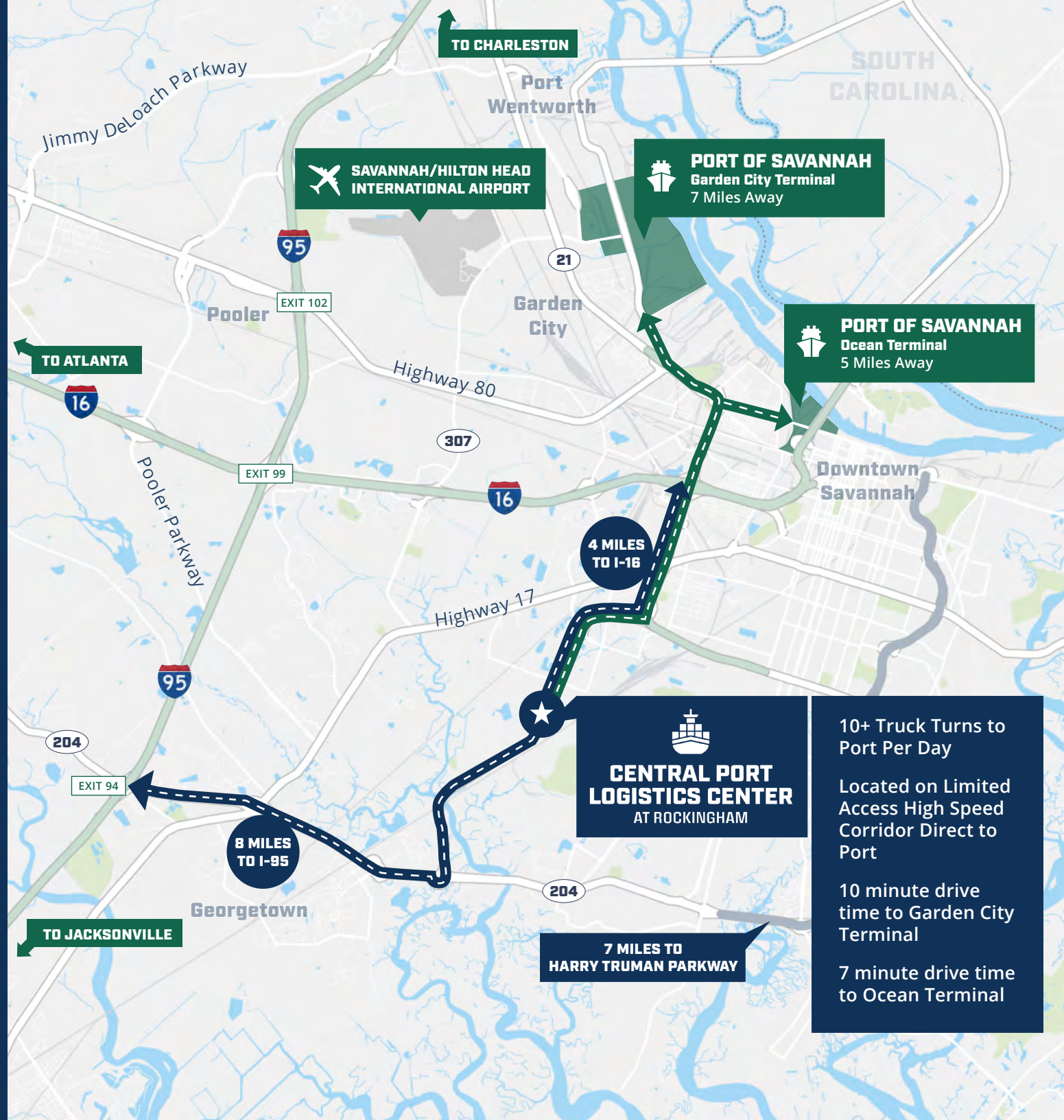
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyundai Metplant	30 Miles

Major Roadways

Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4 Miles
Interstate 95	8 Miles

Cities

Pooler, GA	8 Miles
Charleston, SC	113 Miles
Jacksonville, FL	135 Miles
Atlanta, GA	250 Miles



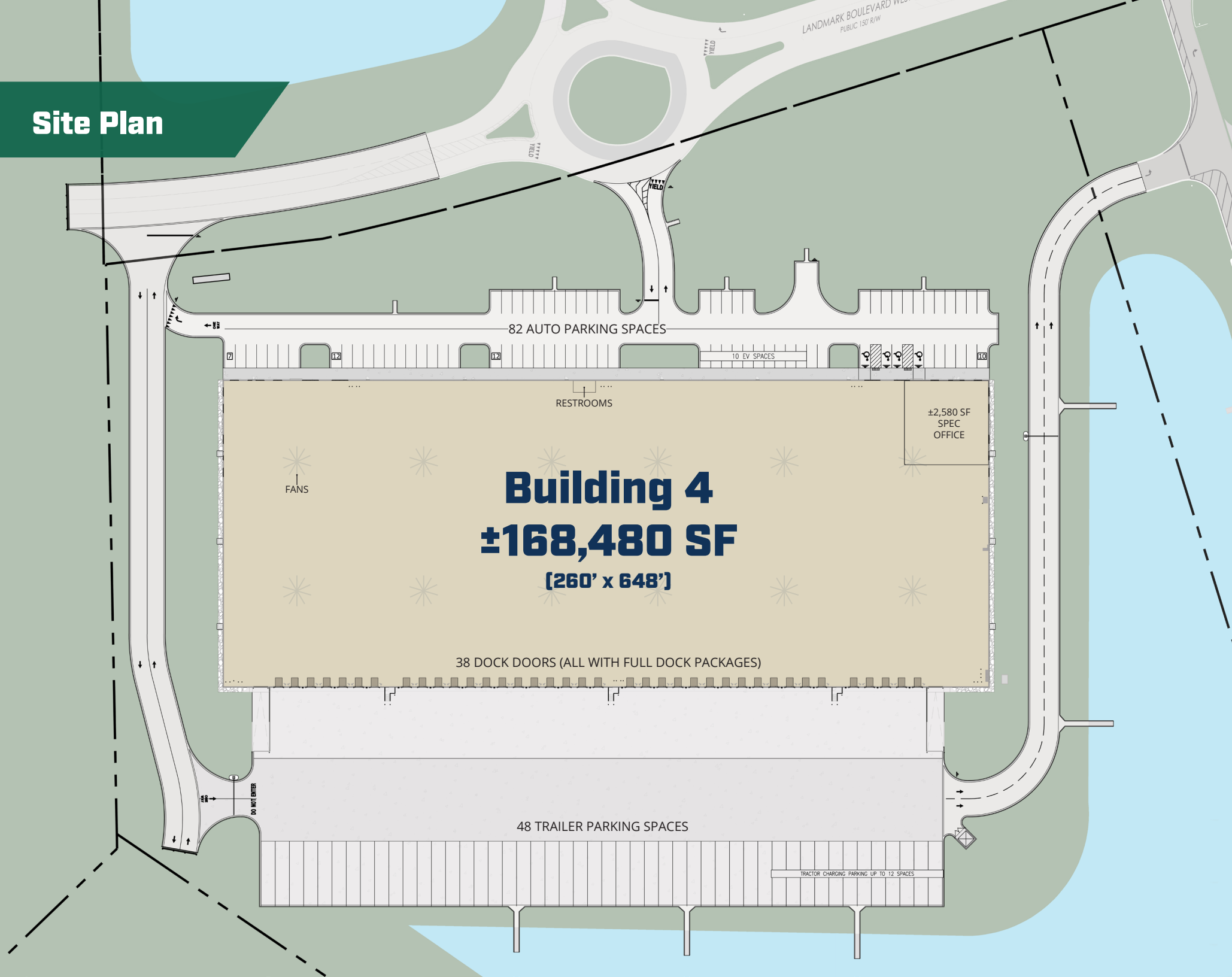
Building 4 // Available Now

Specifications

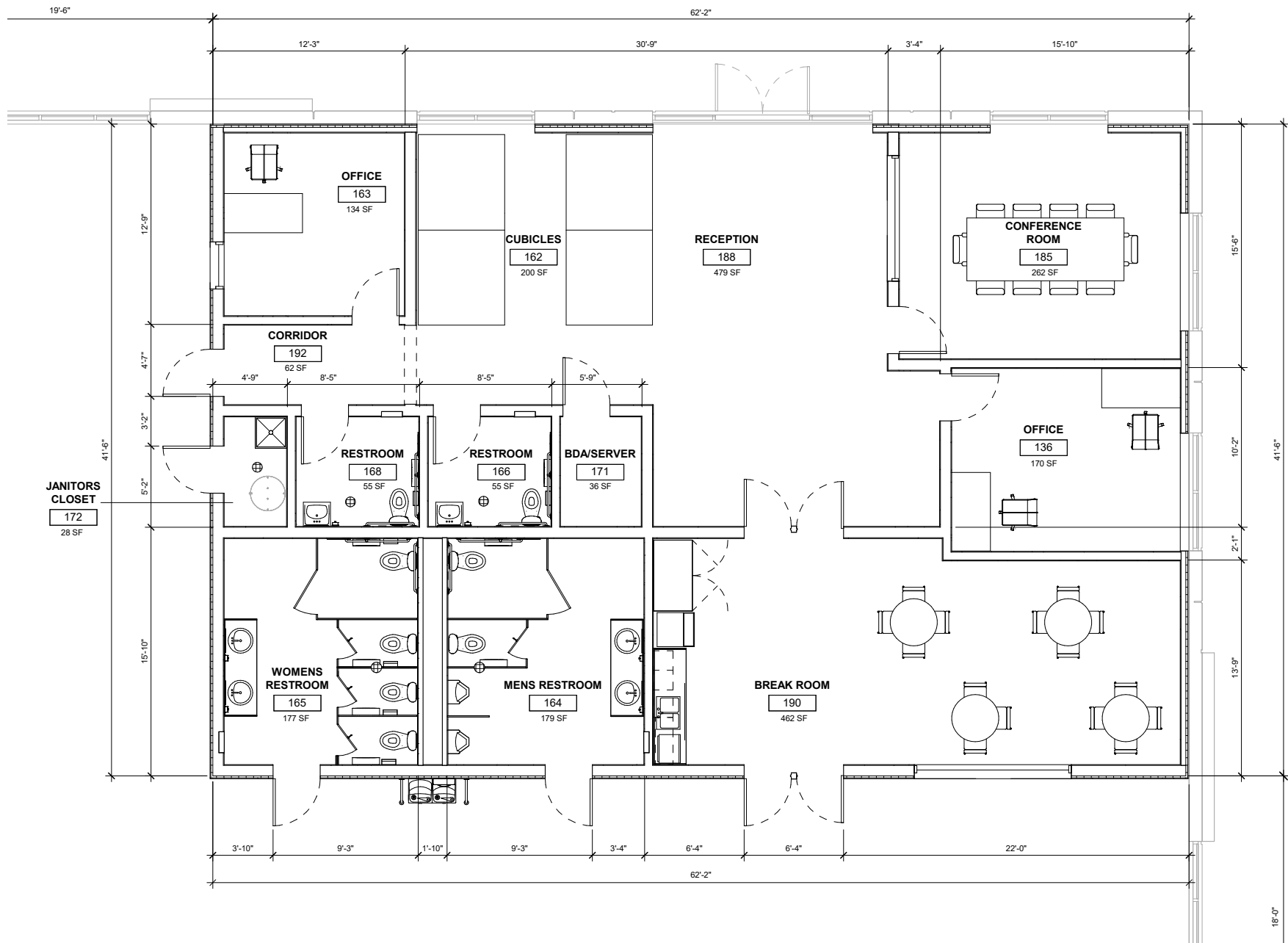
Building Size	±168,480 SF
Divisible	Yes - ±50,000 SF
Building Dimensions	260' x 648'
Configuration	Rear-Load
Column Spacing	54' x 50'
Clear Height	32'
Spec Office	±2,580 SF
Dock Doors	38 (full dock packages)
Dock Packages	Levelers, Lights/Fans
Levelers	45,000 lbs.
Drive-in Doors	2 (12' x 16')
Auto Parking	82 Spaces
Trailer Parking	48 Spaces
Sprinkler	ESFR
Electrical	2,000 Amps, 480/277 Volt
Floor	7" Thick, 4,000 PSI
Delivered	December 2025



Site Plan



Spec Office Plan ±2,580 SF



Logistics & Distribution Hub

Port of Savannah

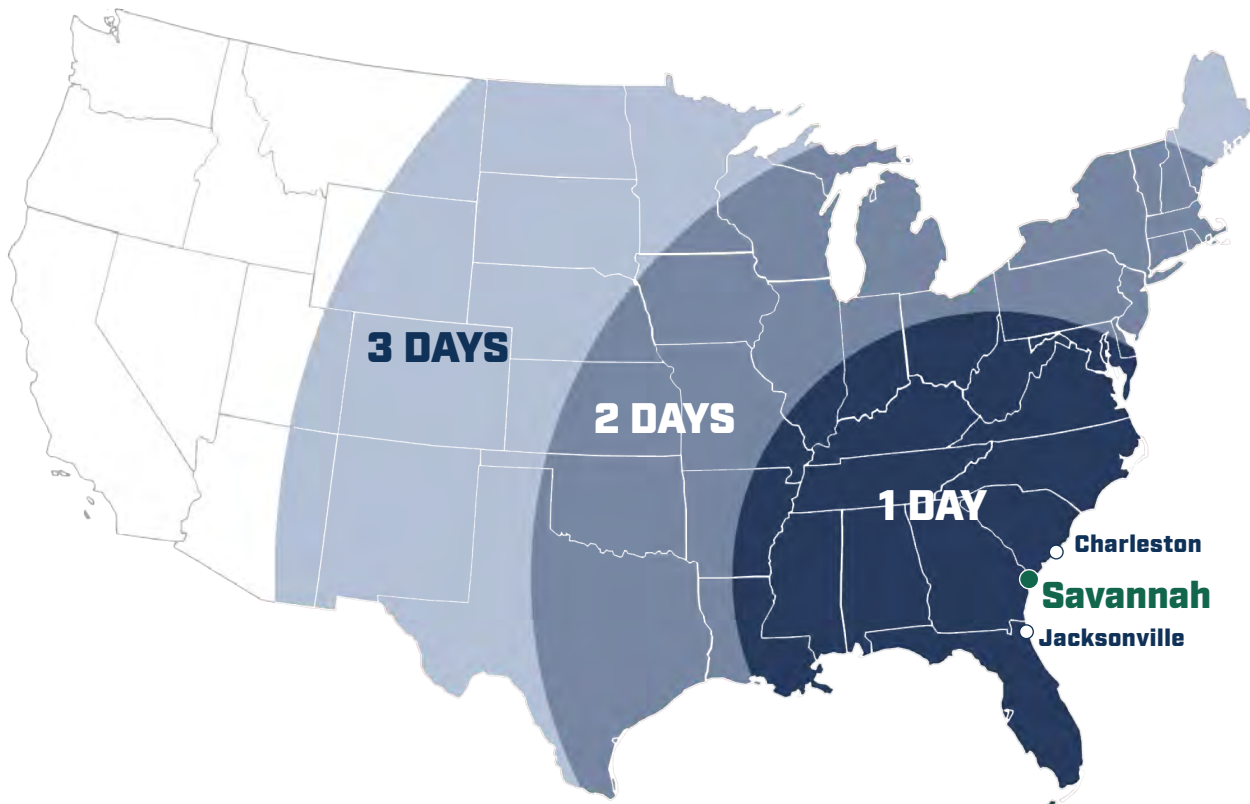
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

Transport Connectivity

Linked to the vast network of transportation routes in the United States, I-95 grants Savannah entry to the entirety of the Eastern Seaboard, while I-16 seamlessly connects it to the Atlanta market.

Strategic Location

Savannah benefits from overnight service to the entire Southeast and direct connectivity to over 80% of the U.S. population within a two-day drive.



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

- Customs duties deferred on imports improves cash flow
- No duty or quota charges on re-exports. No duty on waste, scrap or defective parts
- Duty paid at the lower tariff rate of the imported component or finished product
- Reductions in merchandise processing fees due to weekly entry
- Inventory may be exempt from local and state inventory taxes

FOR LEASE // NEW CLASS A WAREHOUSE



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

CAPITAL
DEVELOPMENT PARTNERS

Colliers

CONTACT US:

Sebastian Findlay SIOR

Principal | Savannah
+1 912 483 6160
sebastian.findlay@colliers.com

George Brown

Associate | Savannah
+1 912 307 2277
george.brown@colliers.com

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). ©2025. All rights reserved.