



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

111 LANDMARK BOULEVARD W
SAVANNAH, GA 31405

UNDER CONSTRUCTION

Colliers

CAPITAL
DEVELOPMENT PARTNERS



**FOR
LEASE**

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



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

AVAILABILITY

BUILDING 4 ±168,480 SF DEC 2025



VETERANS PARKWAY (23,700 VPD)

BUILDING 1

BUILDING 2

±9 AC AVAILABLE FOR
OUTDOOR STORAGE

Master Plan

Over ±5.1 Million SF

Destinations

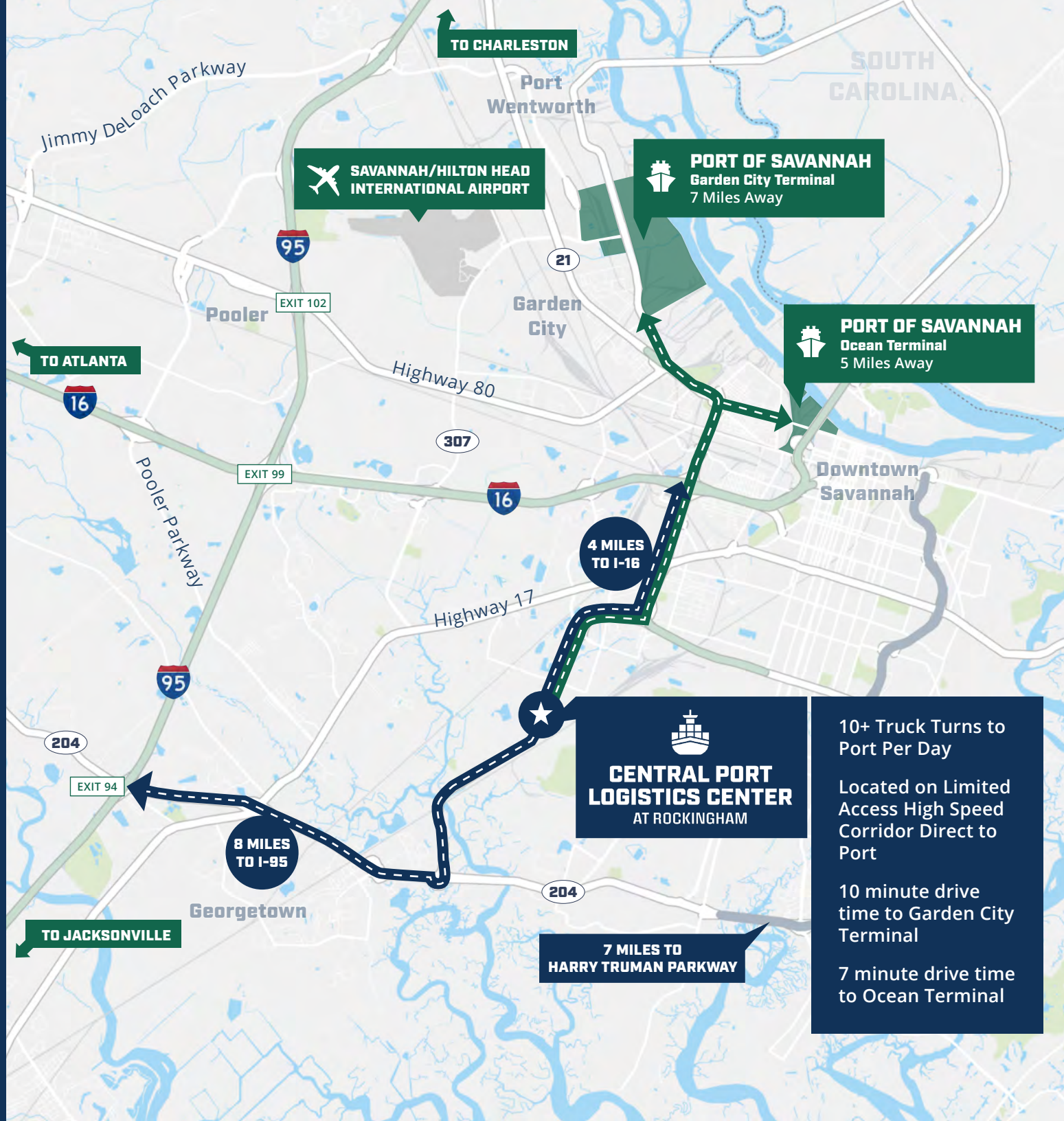
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyunda EV Plant	30 Miles

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



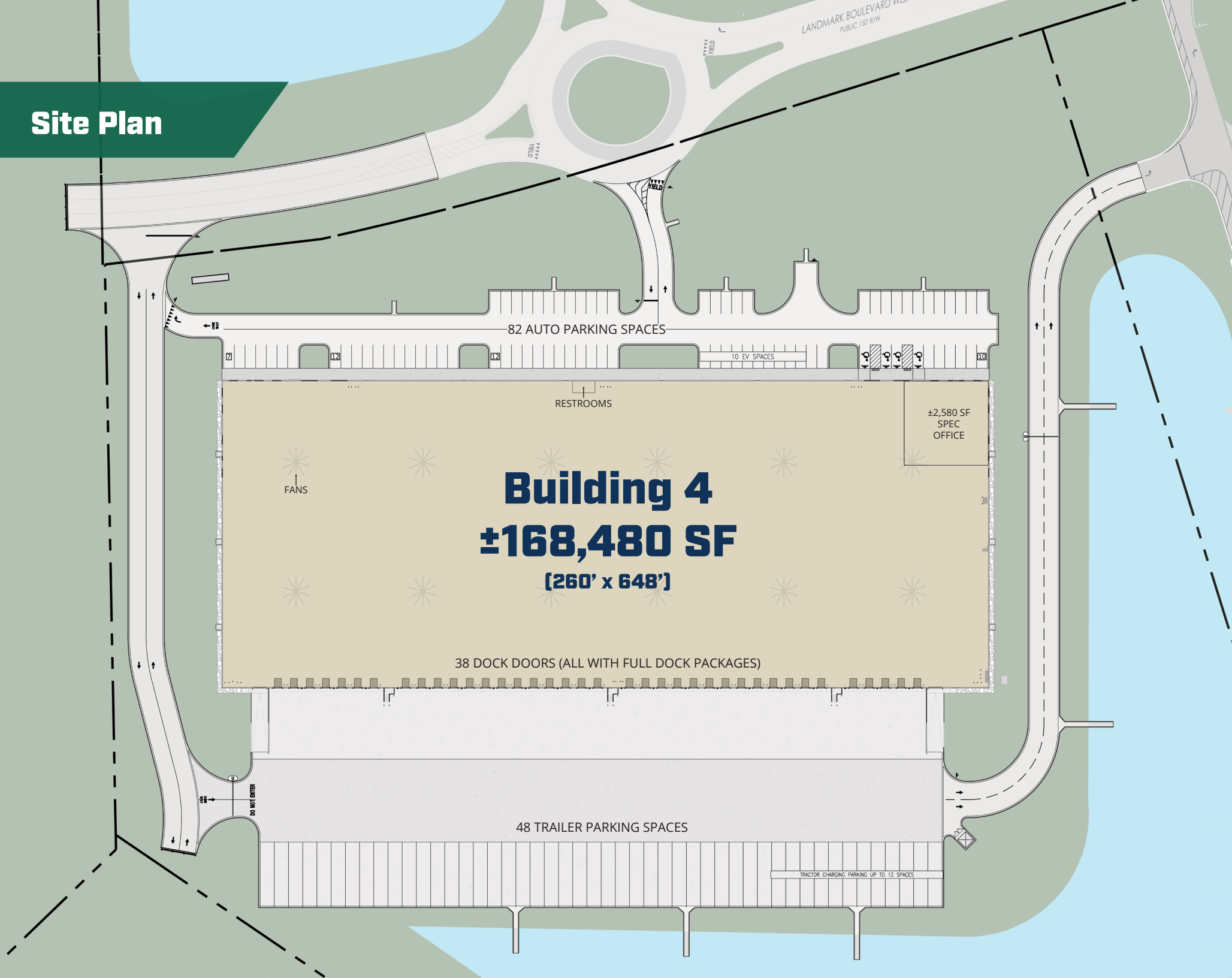
Building 4 // Under Construction

Specifications

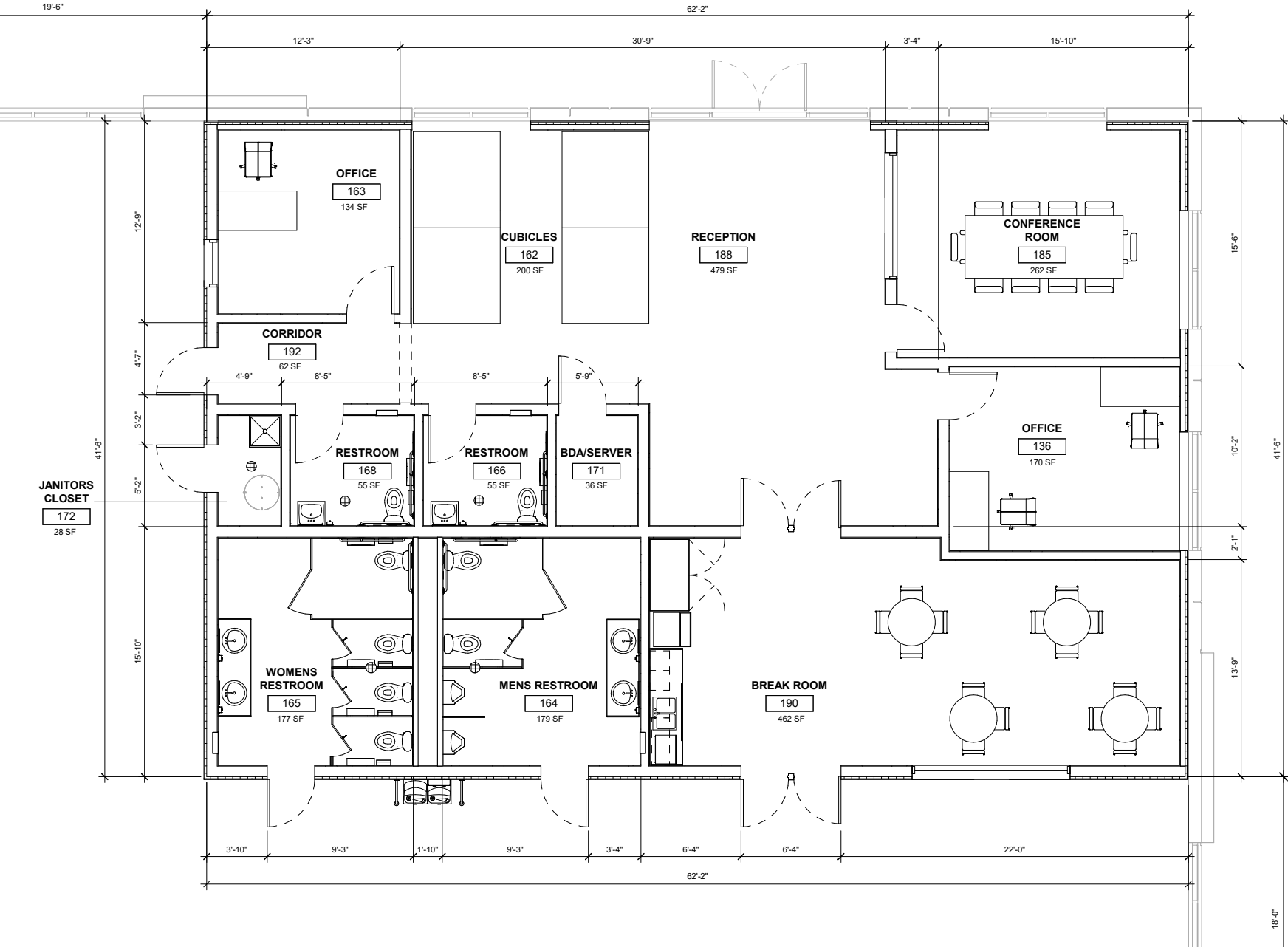
Building Size	±168,480 SF
Divisible	Yes - ±50,000 SF
Building Dimensions	260' x 648'
Configuration	Rear-Load
Column Spacing	54' x 50'
Clear Height	32'
Spec Office	±2,580 SF
Dock Doors	38 (full dock packages)
Dock Packages	Levelers, Lights/Fans
Levelers	45,000 lbs.
Drive-in Doors	2 (12' x 16')
Auto Parking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



Site Plan



Spec Office Plan ±2,580 SF



Logistics & Distribution Hub

Port of Savannah

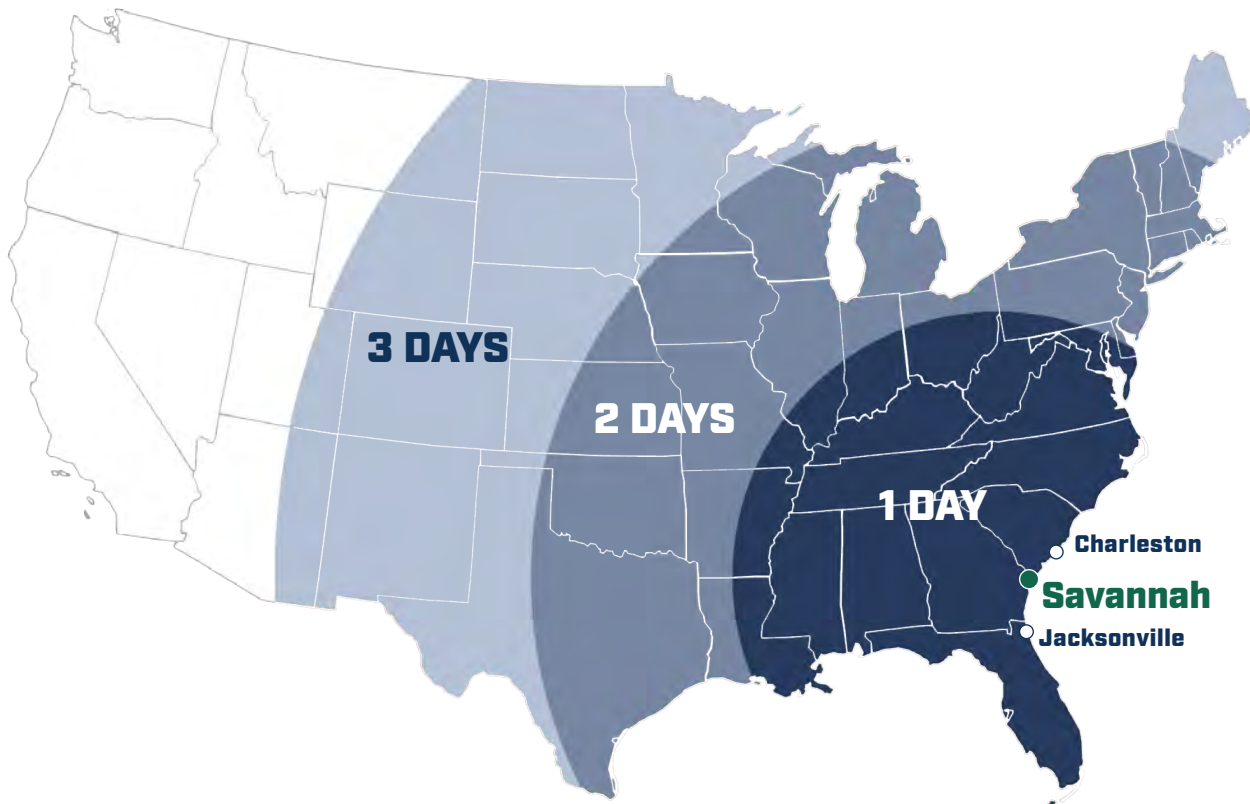
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

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



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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

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