



Port of Savannah
Garden City Terminal
(Only 1.7 Miles Away)

Building B
±332,450 SF
Available Now!

Building A
±106,250 SF
Available Now!



CROSSGATE INDUSTRIAL PARK

National Drive, Port Wentworth, GA

Two New Class A Buildings

Crossgate Industrial Park features two new, state of the art warehouse buildings and offers unparalleled proximity to the Georgia Ports Authority's Garden City Terminal and easy access to Interstate 95.



Building A:
±106,250 SF

Building B:
±332,450 SF



**Closest Available
Warehouse Buildings to the
Georgia Ports Authority
(1.7 Miles)**



Less than
4 miles from
Interstate 95
(Exit 109)

Leasing By:

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AVAILABLE NOW



BUILDING A

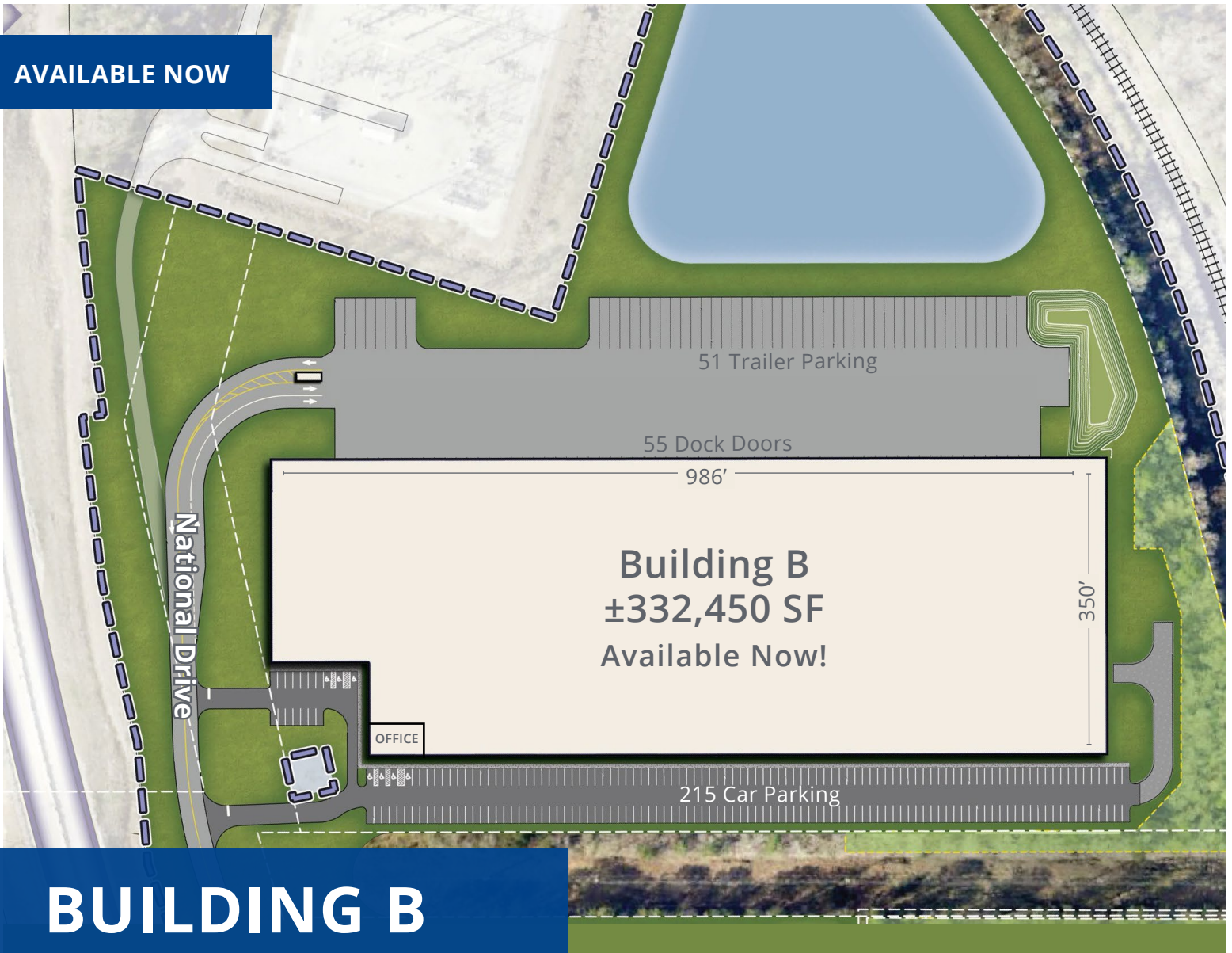
54A National Drive

Available SF	±106,250 SF
Dock Doors	20
Clear Height	36'
Trailer Parking	32
Car Parking	94
Building Dimensions	425' x 250'
Drive-in Doors	2 (12' x 14')
Truck Court	130'
Interior Bay	52' x 47'6"
Dock Bay	52' x 60'
Spec Office	Size TBD

Building Features

- Dock Equipment: (20) 40,000 lb mechanical dock levelers with shelters
- Fire Protection: ESFR system with K-22.2 heads
- Lighting: LED lighting w/ motion sensors. 30 fc @ 36" APF based on 80% open / 20% racked.
- Quad outlets at every other dock door
- Electric: 2000A 277/480V 3-phase service
- HVAC: (2) HVLS Fans (1) Roof mounted MAU

AVAILABLE NOW



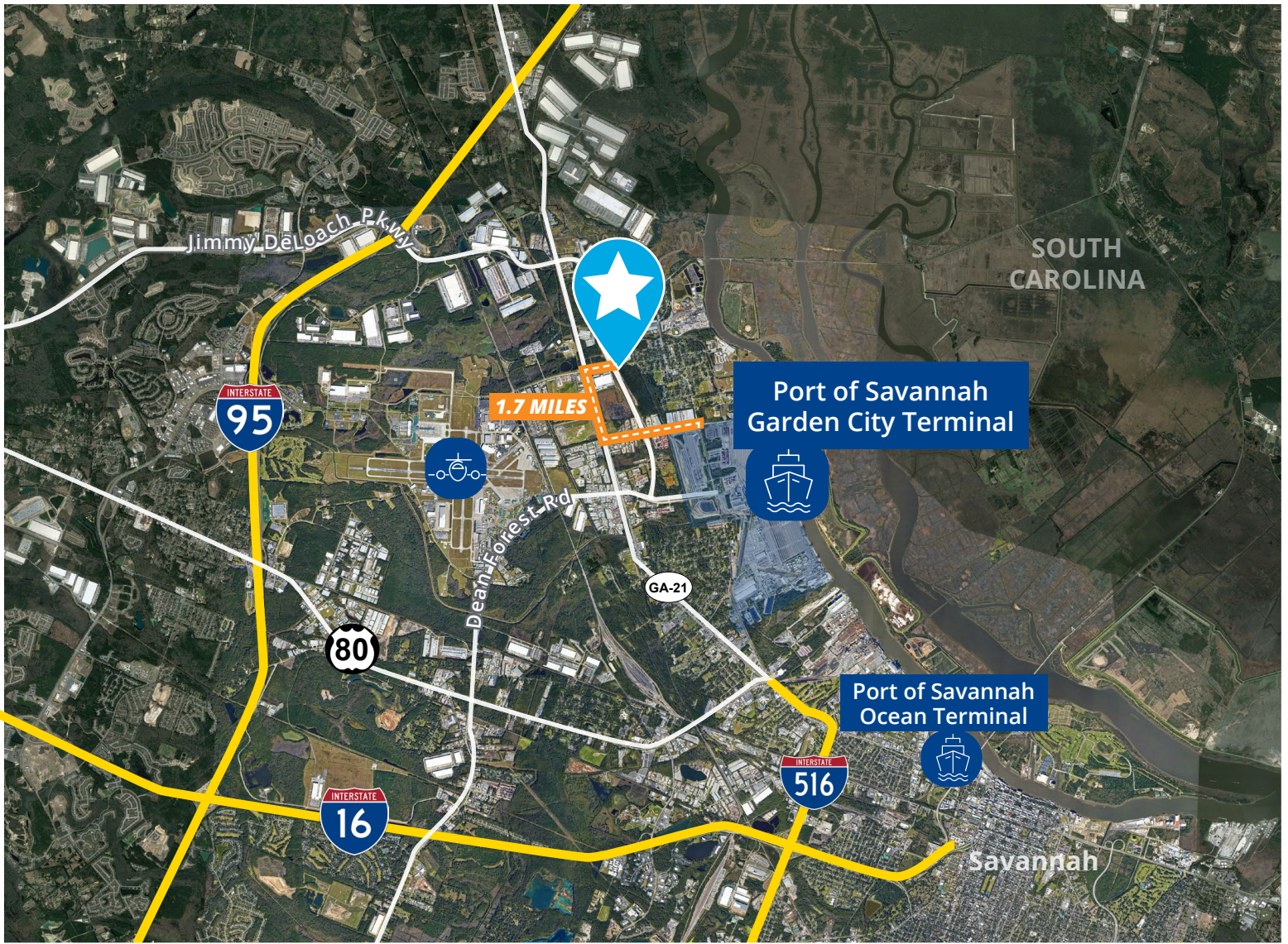
BUILDING B

54B National Drive




Available SF	±332,450 SF
Dock Doors	55
Clear Height	36'
Trailer Parking	51
Car Parking	215
Building Dimensions	986' x 350'
Drive-in Doors	2 (12' x 14')
Truck Court	130'
Interior Bay	52' x 45'
Dock Bay	52 x 60'
Spec Office	2,500 SF

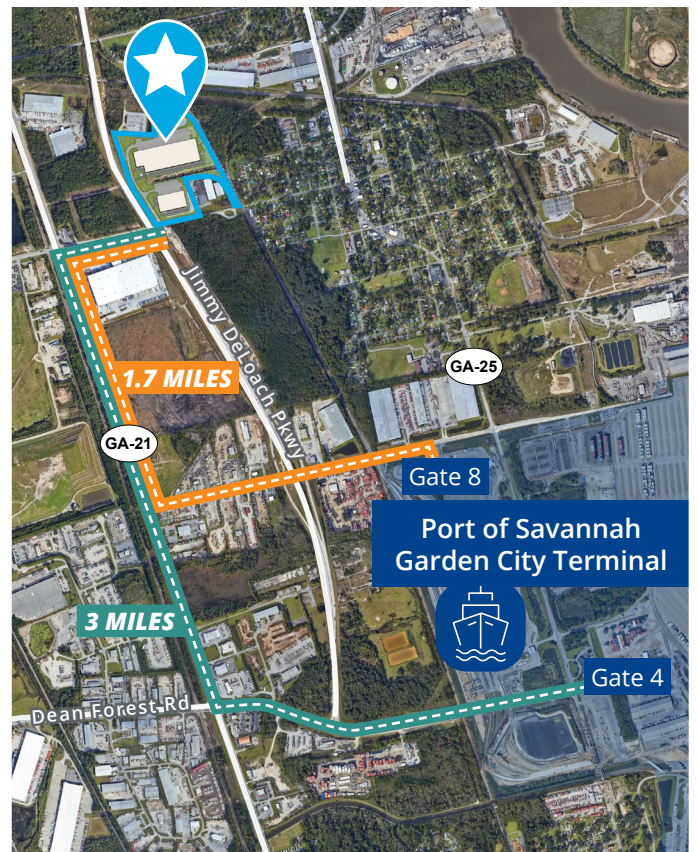
Building Features

- Dock Equipment: (55) 40,000 lb mechanical dock levelers with shelters
- Fire Protection: ESFR system with K-22.2 heads
- Lighting: LED lighting w/ motion sensors. 30 fc @ 36" APF based on 80% open / 20% racked.
- Quad outlets at every other dock door
- Electric: 3000A 277/480V 3-phase service
- HVAC: (6) HVLS fans, (4) roof mounted MAU



LOCATION

	Garden City Terminal	1.7 Miles
	Ocean Terminal	7.3 Miles
	Interstate 95	3.8 Miles
	Interstate 16	6.5 Miles
	SAV/HH Airport	3.6 Miles



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 and Charlotte




CROSSGATE INDUSTRIAL PARK



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

CROSSGATE INDUSTRIAL PARK

National Drive, Port Wentworth, GA



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