



SAVANNAH GATEWAY

INDUSTRIAL HUB

**273,600 SF
AVAILABLE**

**1009 GATEWAY PARKWAY,
BUILDING 1H, RINCON, GA 31326**



JLL



TERRACAP

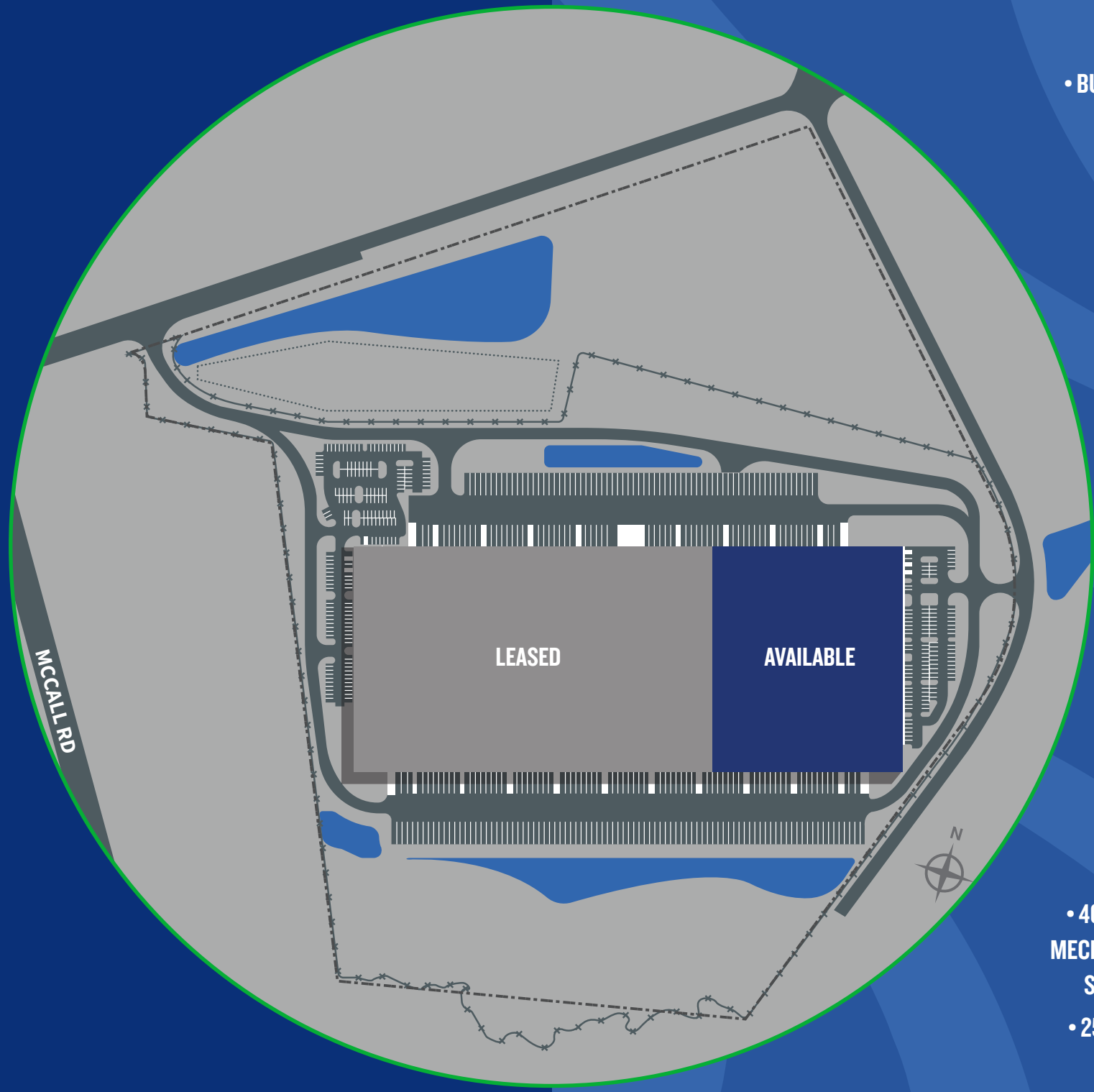
MCCALL RD
1.6 MILES TO
HIGHWAY 21

**AVAILABLE
BUILDING 1H**
273,600 SF

**EXCELLENT ACCESS TO
I-95, HIGHWAY 21 &
EFFINGHAM PARKWAY**

**12 MILES TO
PORT OF
SAVANNAH**

**9 MILES TO THE
SAVANNAH/HILTON HEAD
INTERNATIONAL AIRPORT**

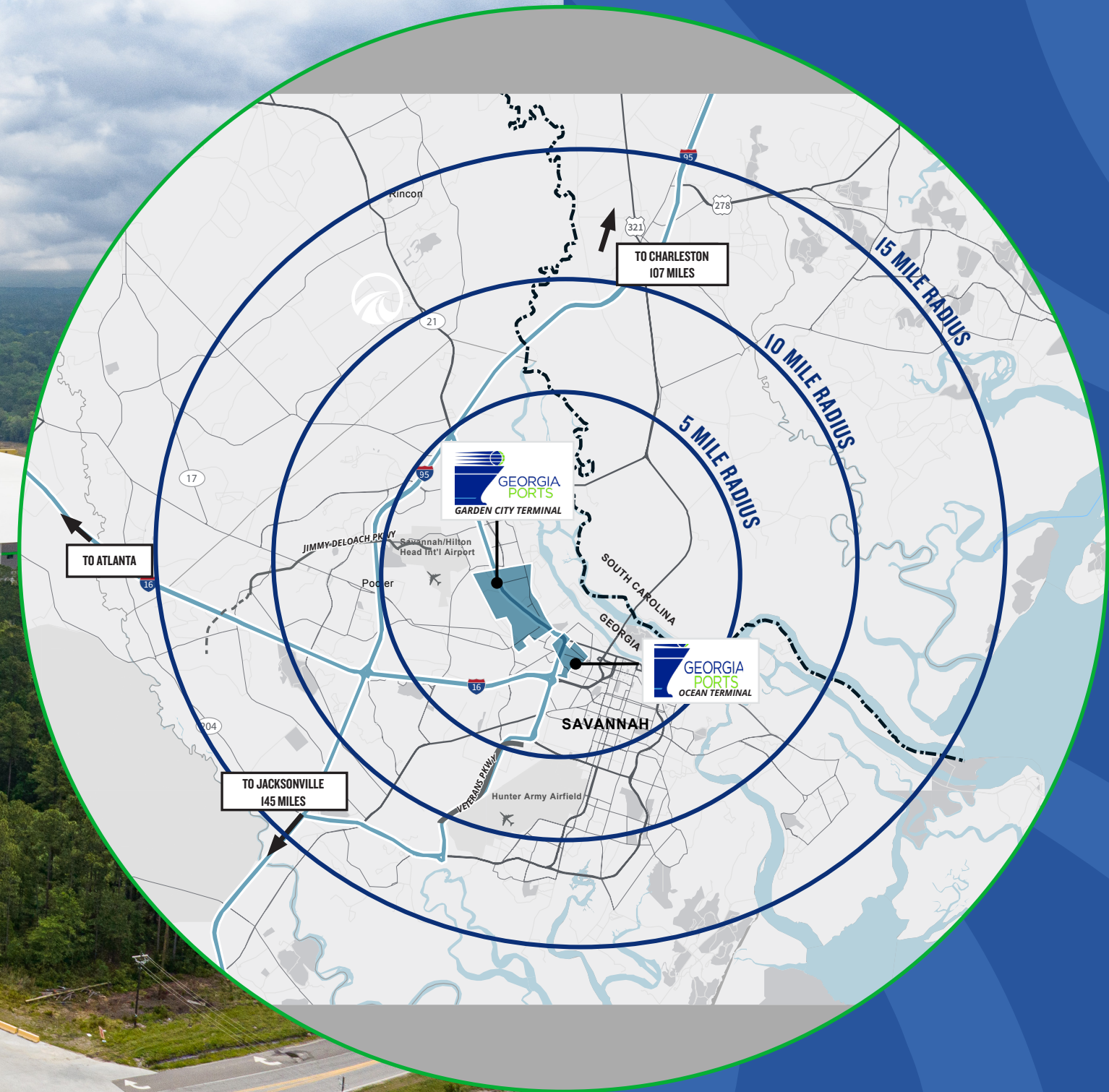


- **BUILDING SIZE: 273,600 SF**
- **BUILDING DIMENSIONS: 570' X 1,386'**
- **CLEAR HEIGHT: 36'**
- **DRIVE-IN DOORS: 2**
- **TRAILER SPACES: 49**
- **PARKING STALLS: 117**



FLOOR PLAN BUILDING 1H

- **CROSSDOCK CONFIGURATION**
- **4,560 SF OFFICE POD FINISHED
WITH RESTROOMS**
- **40 DOORS OUTFITTED WITH 40K LBS
MECHANICAL LEVELERS, BUMPERS AND
SEALS WITH 40 FAN/LIGHT COMBOS**
- **25-FOOT CANDLES LED LIGHTING ON
MOTION SENSORS**



LOCATION
BUILDING 1H



SITE PLAN
BUILDING 1H





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**SAVANNAH
GATEWAY**
INDUSTRIAL HUB



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