

FOR LEASE/SALE

CROSSROADS BUSINESS PARK | 189 KNOWLTON WAY, SAVANNAH, GA



48 DOCK DOORS / 25 WITH 35K LBS
MECHANICAL LEVELERS



32 TRAILER PARKS



109 AUTO PARKS



7.0 MILES FROM THE PORT OF SAVANNAH



LEASE RATE: PLEASE INQUIRE



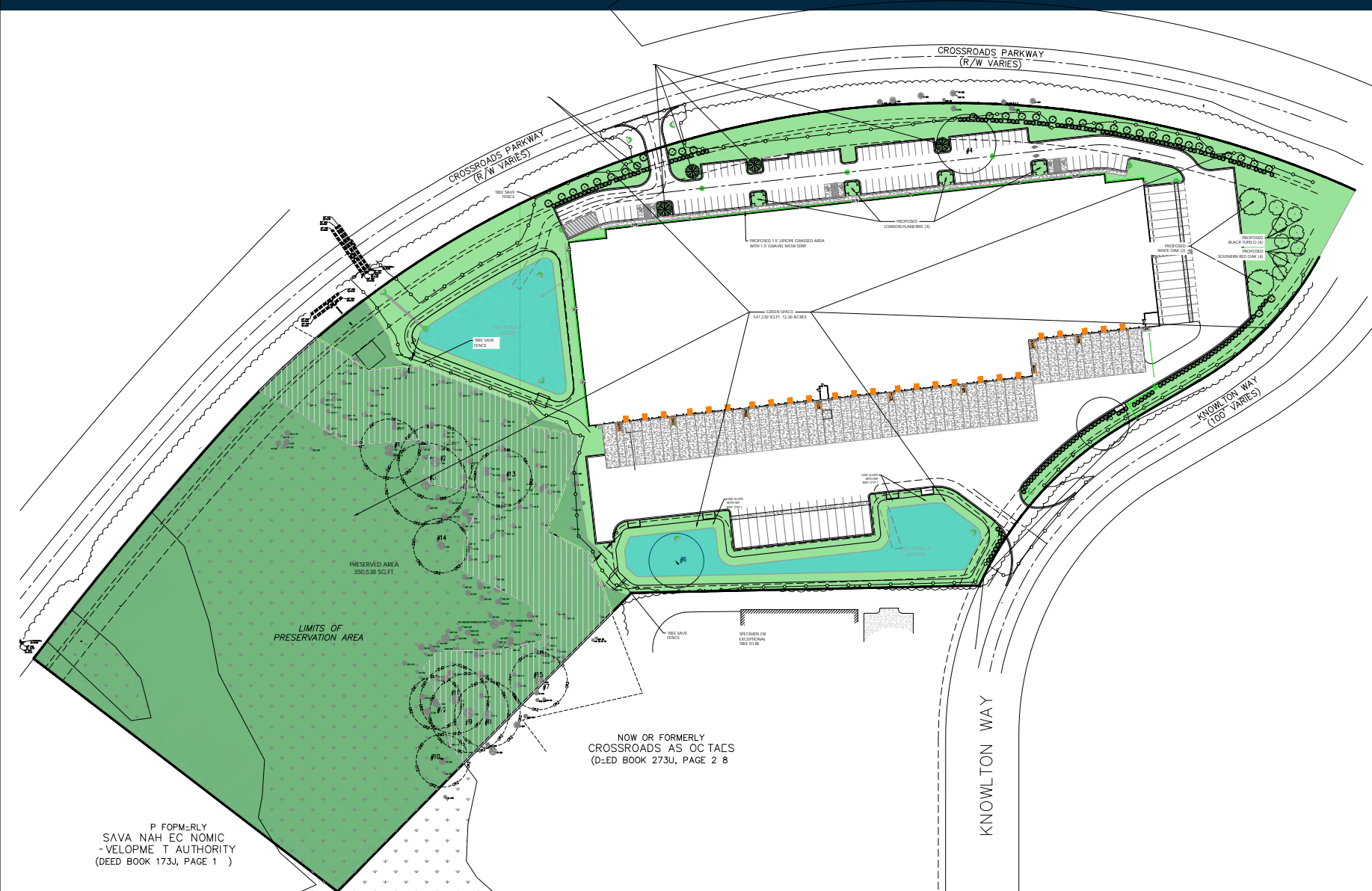
199,565 SINGLE-LOAD WAREHOUSE
(265' DEEP)



CBRE

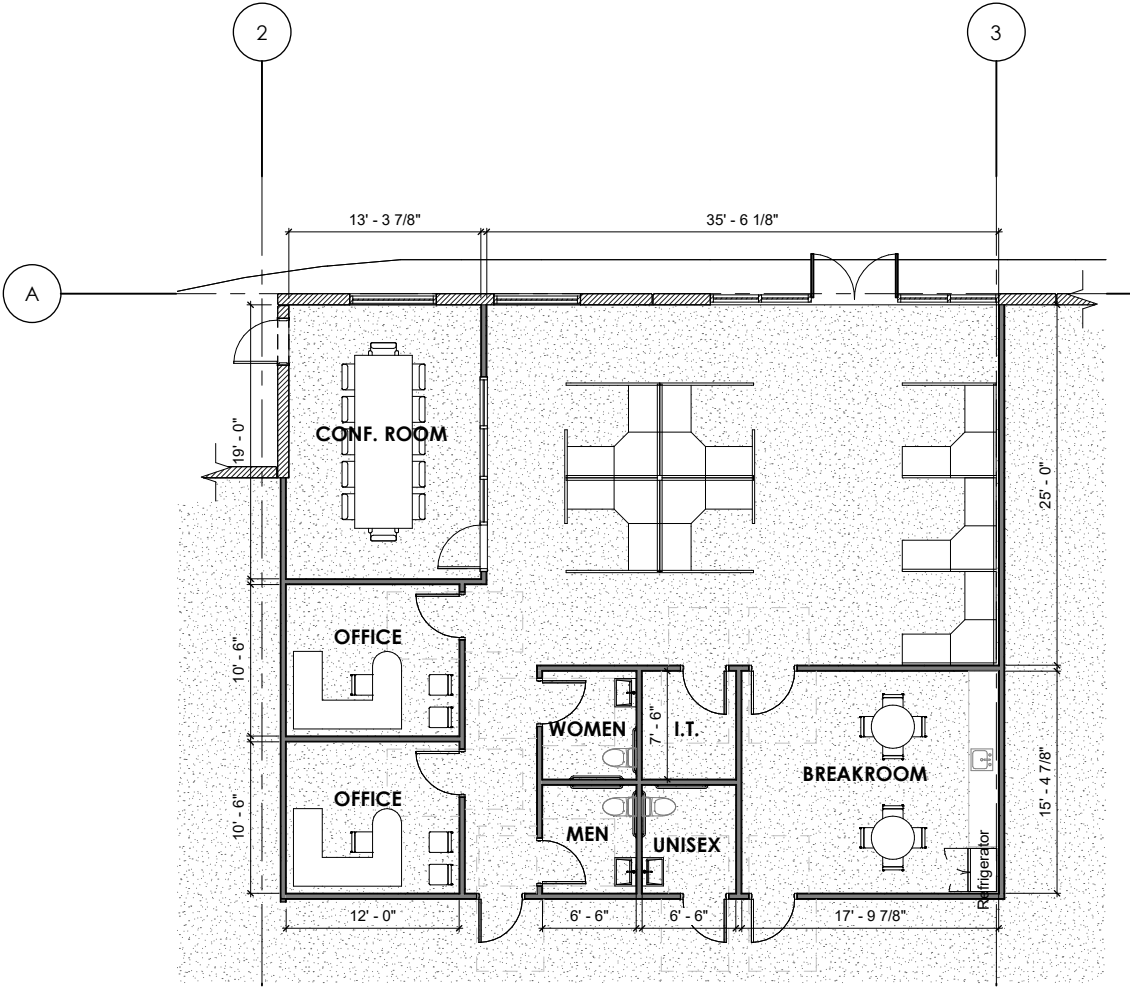
SITE OVERVIEW

- 199,565 Single-Load Warehouse (265' Deep)
- 48 Dock Doors
- 25 with 35k lbs mechanical levelers
- 109 Auto Parks
- 32 Trailer Parks
- 32' Clear
- 50' x 52' Column Spacing



P FOPM-RLY
 SAVA NAH EC NOMIC
 -VELOPME T AUTHORITY
 (DEED BOOK 173J, PAGE 1)

SPEC OFFICE PLAN

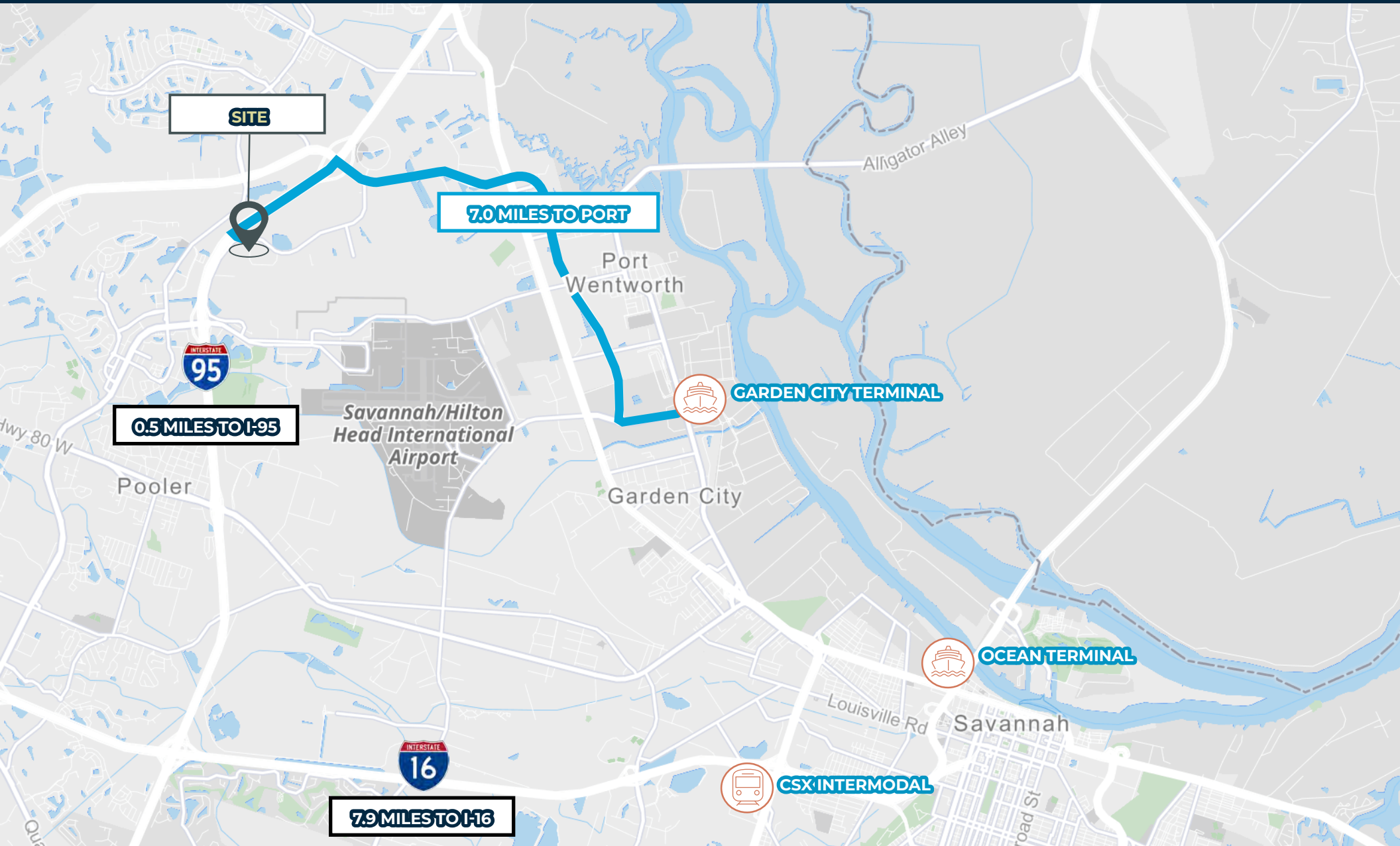


AVAILABLE NOW

CROSSROADS BUSINESS PARK | 189 KNOWLTON WAY, SAVANNAH, GA



LOCATION



STRATEGIC DISTRIBUTION HUB

- Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- Located on the I-95 corridor with direct access to the Florida markets, Eastern seaboard, and Atlanta population center via I-16
- Largest concentration of break bulk import distribution centers on the East coast
- Home to Fort Stewart, the largest U.S. Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor

PORT OF SAVANNAH

- The 4th largest port and the fastest-growing container port by TEU's in the U.S.
- The Port's Garden City Terminal is the largest single container terminal in North America
- The Georgia Ports Authority and Governor Brian Kemp announced the completion of the Savannah River deepening in early April which will allow ships to carry an additional 1,000 containers worth of cargo. This increases the capacity of an already highly efficient port
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- Ocean Terminal's renovation project includes a new 1,200-foot-long berth, a 20-acre container yard expansion, a new rail spur, cargo handling equipment and sustainability features. Phase I will be complete in mid-2027. Phase II will be complete in mid-2028.
- The expansion of the Garden City Terminal will add 1.5 million TEUs of capacity, bringing the total capacity to 3.2 million TEUs per year. The project includes the construction of a new 1,200-foot-long berth, a 50-acre container yard, and a 10,000-foot-long rail spur.

SAVANNAH GEORGIA

THE MOST LOGISTICS FRIENDLY CITY IN THE NATION

Named “the most logistics friendly city in the nation” by Logistics Today, Savannah is internationally recognized as a superior transportation hub. Only a four-hour drive to major markets such as Atlanta, Orlando and Charlotte, Savannah’s infrastructure is anchored by the Port of Savannah, the fourth-largest US port in terms of TEU volume, handling nearly 4.9 TEUs in CY2024.

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Overall, The Port of Savannah is investing over \$1.5 billion in terminal expansion and improvement projects to enhance its cargo handling capabilities, improve efficiency, and reduce costs increasing overall capacity by 60% over the next three years.

GEORGIA PORT AUTHORITY: AN ECONOMIC ENGINE

600,000+

FULL AND PART-TIME JOBS

\$171 BILLION

IN SALES (12% OF STATE TOTAL SALES)

\$72 BILLION

IN STATE GDP (9% OF GA TOTAL GDP)

\$40 BILLION

IN INCOME (6% OF GA TOTAL PERSONAL INCOME)

11.4%

OF U.S. CONTAINERIZED TRADE

12.3%

OF U.S. CONTAINERIZED EXPORTS

20%

OF U.S. EAST COAST CONTAINERIZED TRADE

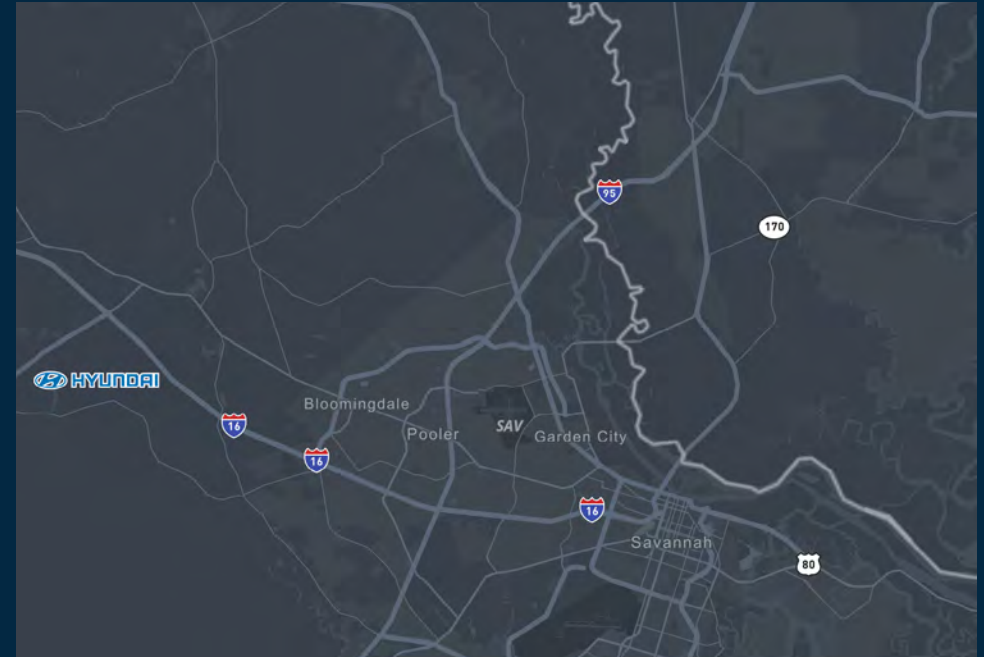
STATE OF GA

NATIONWIDE

HYUNDAI METAPLANT

SAVANNAH, GA

- Hyundai Motor Group is underway on the construction of a \$5.5 billion manufacturing facility in Bryan County, roughly 27 miles outside of Savannah
- Largest economic development project in Georgia history, creating 8,100 direct jobs
- The 3,000 acre "Megasite" will include approximately 17 million square feet of space between its electric vehicle assembly plant and electric vehicle battery plant
- The assembly facility is expected to come online in January 2025 and will be Hyundai's first exclusively electric vehicle in the U.S. with the capacity to manufacture 300,00 vehicles per year
- Hyundai will generate thousands of indirect jobs as suppliers start to construct manufacturing operations in the area
- At least five suppliers (Ecoplastic Corp., Aspen Aerogels, Joon Georgia Inc., Seoyon E-HWA, & Hyundai Mobis) have already announced plans for production plants
- Investment figures total \$1.9B, creating 3,400+ additional jobs



HIGHLIGHTS

- Hyundai EV Plant is the largest economic development the state has ever seen - a \$5.5B investment creating 8,100 jobs
- Five suppliers have announced plans to create manufacturing facilities to support operations at the Hyundai EV Plant - total investment figures are nearly \$1.8B, creating 2,800 additional jobs
- New suppliers will produce significant increases in tenant demand, further limiting today's historically low vacancy rate in the future

189 KNOWLTON WAY, SAVANNAH, GA 31407

189 KNOWLTON WAY



OUR TEAM

William Lattimore, SIOR

Executive Vice President
+1 912 596 7019
william.lattimore@cbre.com

Preston Andrews

First Vice President
+1 912 484 1510
preston.andrews@cbre.com

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