

# CenterPoint Industrial City Gardens

**STRATEGIC. LOGISTICAL. ADVANTAGE.**

Only 2 Miles from the Georgia Ports Authority's Garden City Terminal

Commercial Frontage on Dean Forest Road (Highway 307) | Garden City, GA



# CenterPoint Industrial City Gardens

CenterPoint Properties is proud to present Industrial City Gardens, Savannah's newest Class A Industrial Park located just 2 miles from the Georgia Ports Authority.

Industrial City Gardens will be the new generation of high velocity distribution solutions with state of the art building and traffic design, and logistical advantages unmatched in the Savannah Market.





**Truck Routes**

2.0 miles

4.8 miles

5.0 miles

6.2 miles

**Railroads**

Norfolk Southern

Georgia Central

CSX

# CenterPoint Industrial City Gardens

**Superior Location in the Market**



**Georgia Ports Authority**

2.0 miles to Garden City Terminal (4 minutes)  
6.2 miles to Ocean Terminal (12 minutes)



**Interstate 16**

3.6 miles (6 minutes)

**Interstate 95**

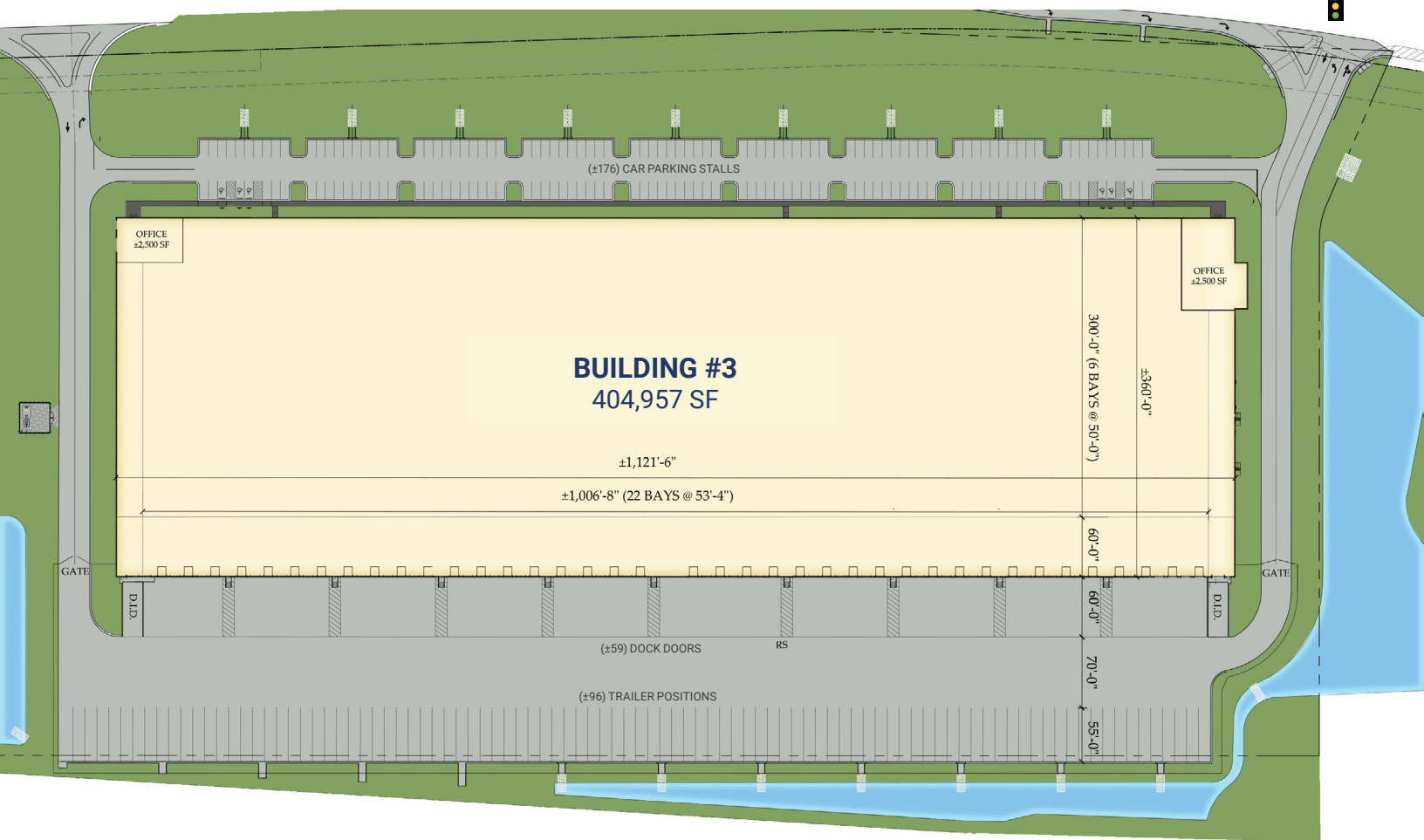
6.2 miles (10 minutes)



**Savannah/Hilton Head Int'l Airport**

3.6 miles (7 minutes)

## DEAN FOREST (16,200 vehicles per day)



## CenterPoint Industrial City Gardens

Pad Work Underway

### Building #3 Summary | Available Q4 2025

- + Building Type: 404,957 SF, Rear Load Distribution Facility
- + Commercial visibility on Dean Forest Road (16,200 vehicles per day)
- + Building Dimensions: 1,121'-6" x 360'
- + Column Spacing: 53'4" x 50' (60' at dock bay)
- + Office Space: 5,000 SF
- + Clear-height: 36'
- + Structure: Concrete Tilt-Up
- + Floor Slab: 7" thick, fiber reinforced slab, 4,000 PSI
- + Loading Docks: (68) 9' x 10' doors
- + Dock Equipment: (34) 40,000# Mechanical Dock Levelers
- + Drive-in Doors: (2) 12' x 14' doors
- + Trailer Storage: 96 spaces
- + Car Parking: 176 spaces
- + Fire Protection: ESFR



## About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible— that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve.

Owned and Developed By



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