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For Lease & Build-to-Suit

PORT 21 INDUSTRIAL PARK

Old Augusta Road, Rincon (Savannah), Georgia 31326

Leasing By:



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New Class A
Industrial Development



2 Buildings for a total of
±297,163 SF



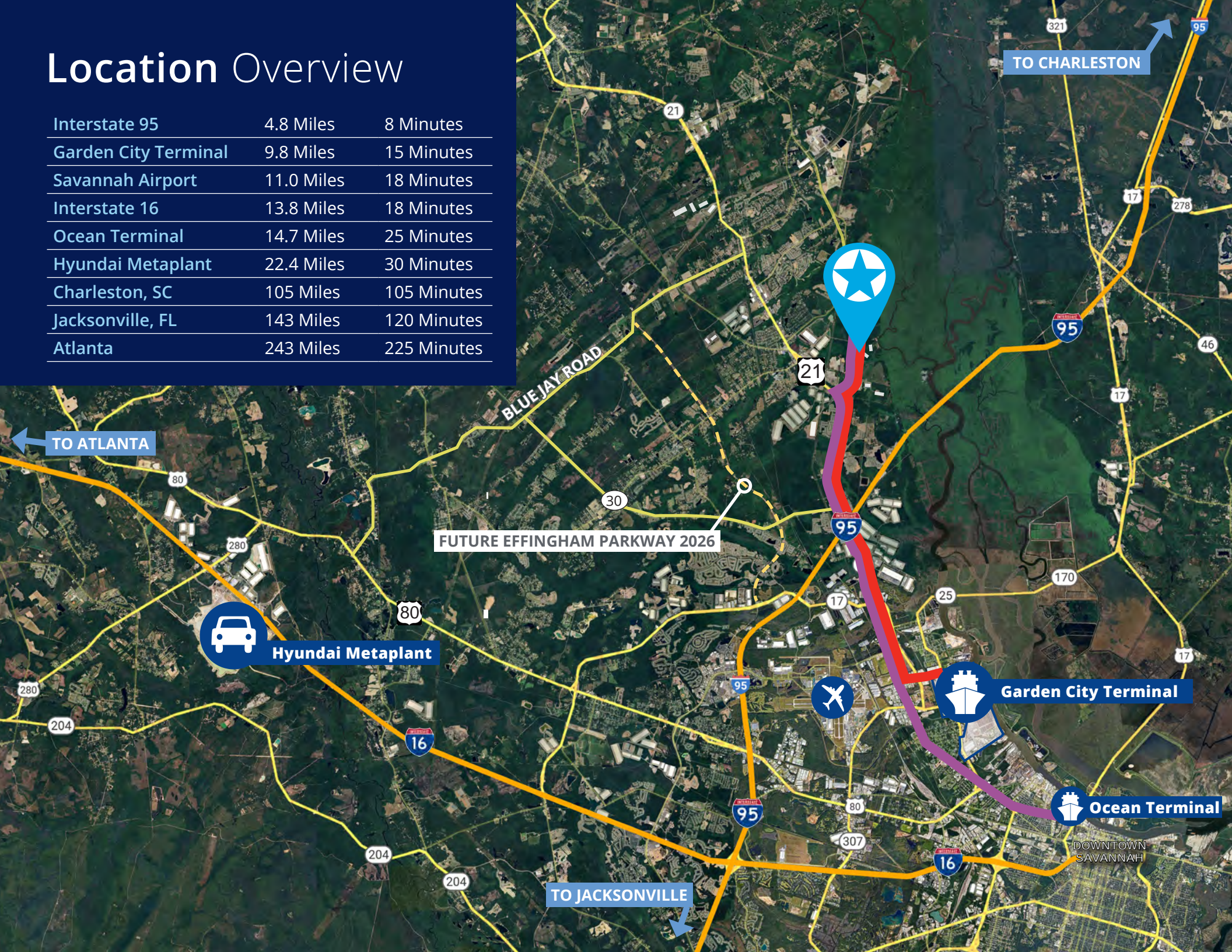
±9.8 Miles (15 Minutes)
from Port of Savannah



Easy Access to
Highway 21 & I-95

Location Overview

Interstate 95	4.8 Miles	8 Minutes
Garden City Terminal	9.8 Miles	15 Minutes
Savannah Airport	11.0 Miles	18 Minutes
Interstate 16	13.8 Miles	18 Minutes
Ocean Terminal	14.7 Miles	25 Minutes
Hyundai Metaplant	22.4 Miles	30 Minutes
Charleston, SC	105 Miles	105 Minutes
Jacksonville, FL	143 Miles	120 Minutes
Atlanta	243 Miles	225 Minutes

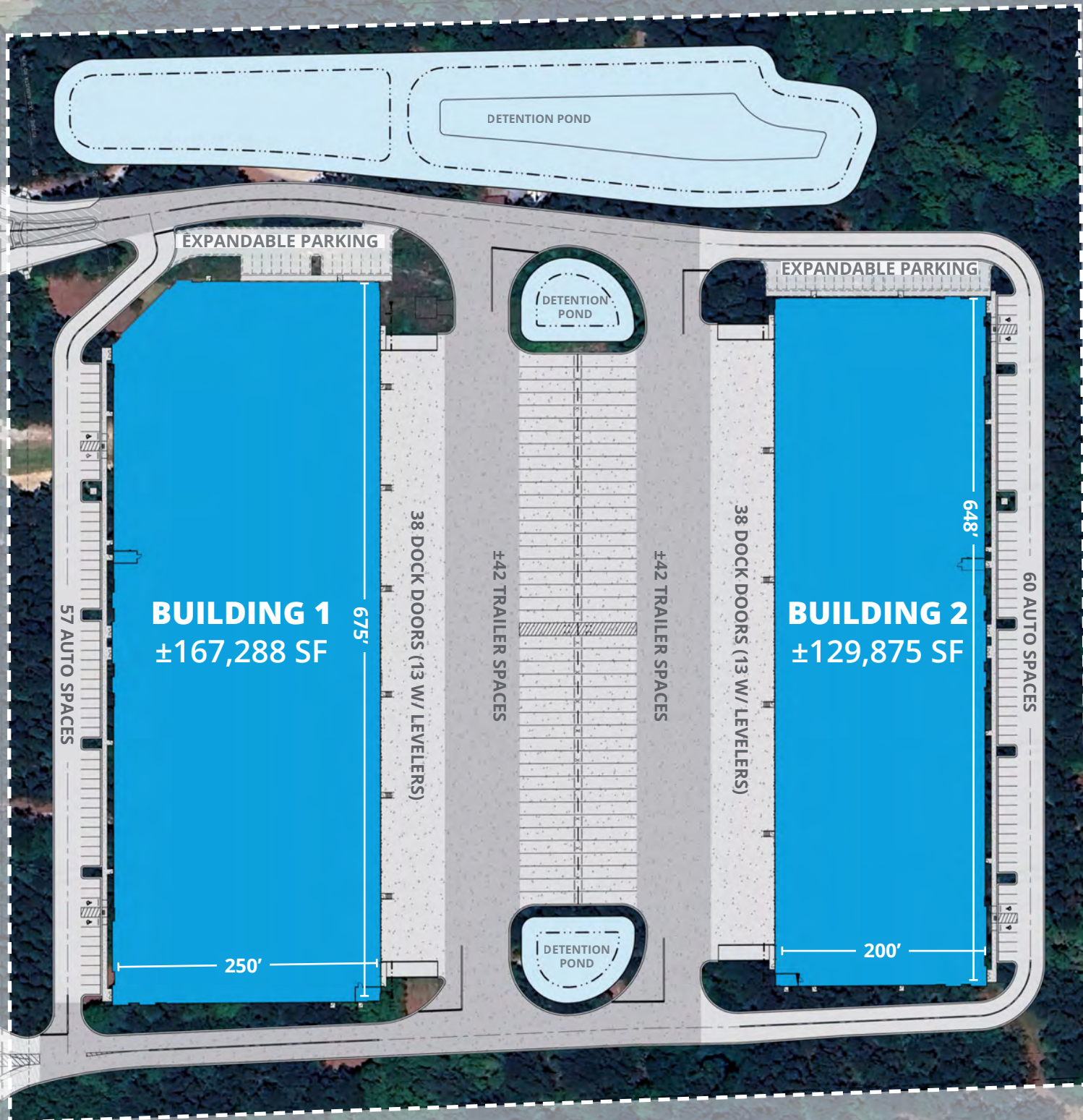


LOGISTICS
PARKWAY

Concept Plan

OLD AUGUSTA ROAD

15 Minutes
9.8 Miles





Building 1 Specifications

Building Size	±167,288 SF
Divisible	Yes; ±50,000 SF
Building Dimensions	675' x 250'
Column Spacing	47'-6" x 54'
Clear Height	32'
Spec Office	±1,780 SF
Drive-in Doors	2 (12' x 16')

Dock Doors	38
Levelers	13
Auto Parking	57 (Expandable to 71)
Trailer Parking	42
Sprinkler	ESFR
Electrical	2,000 Amps
Floor	6" Slab, 4,000 PSI



Building 2 Specifications

Building Size	±129,875 SF
Divisible	Yes; ±30,000 SF
Building Dimensions	648' x 200'
Column Spacing	47'-8" x 54'
Clear Height	32'
Spec Office	±1,750 SF
Drive-in Doors	2 (12' x 16')

Dock Doors	38
Levelers	13
Auto Parking	60 (Expandable to 82)
Trailer Parking	42
Sprinkler	ESFR
Electrical	2,000 Amps
Floor	6" Slab, 4,000 PSI

Neighboring Industrial Tenants



Surrounding Area

Demographics (10 Miles)

Population	92,162
No. of Households	33,901
Daytime Employees	35,923
Total Businesses	2,585

Within 10 Miles from the Property



83 hotels



231 restaurants/fast food



2,641 housing units available



Logistical Advantage

Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

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