



HORIZON 16

INDUSTRIAL PARK

EXPAND YOUR HORIZON.
ACCELERATE YOUR DISTRIBUTION.

BARINGS
CBRE



HORIZON 16 INDUSTRIAL PARK

Building 1



HRZN HRZN HRZN HRZN
NHRZN NHRZN NHRZN NHRZN

HORIZON 16 INDUSTRIAL PARK

Building 3

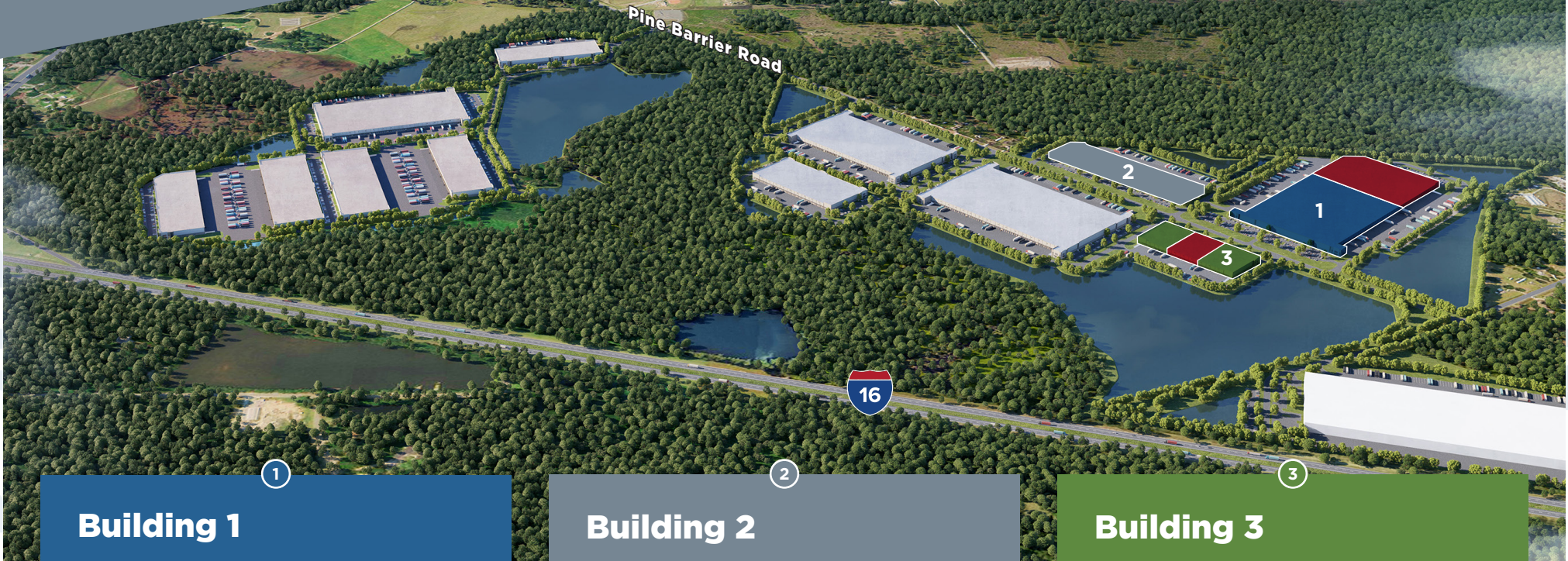


RZN HRZN H
N HRZN HRZN H

PHASE ONE

Ready for Immediate Occupancy

Available



Building 1

- + 243,100 SF Cross-Dock Remaining
- + 36' Clear
- + 44 Dock Doors
(15 with 40k lbs pit levelers)
- + 44 Trailer Parks
- + 144 Auto Parks
- + 2 Drive-Ins (12' x 14')
- + 2,891 SF spec office
- + 50' x 54' Column Spacing
- + 185' Truck Courts
- + 7" Unreinforced, 4,000 PSI Slab
- + ESRF

Building 2

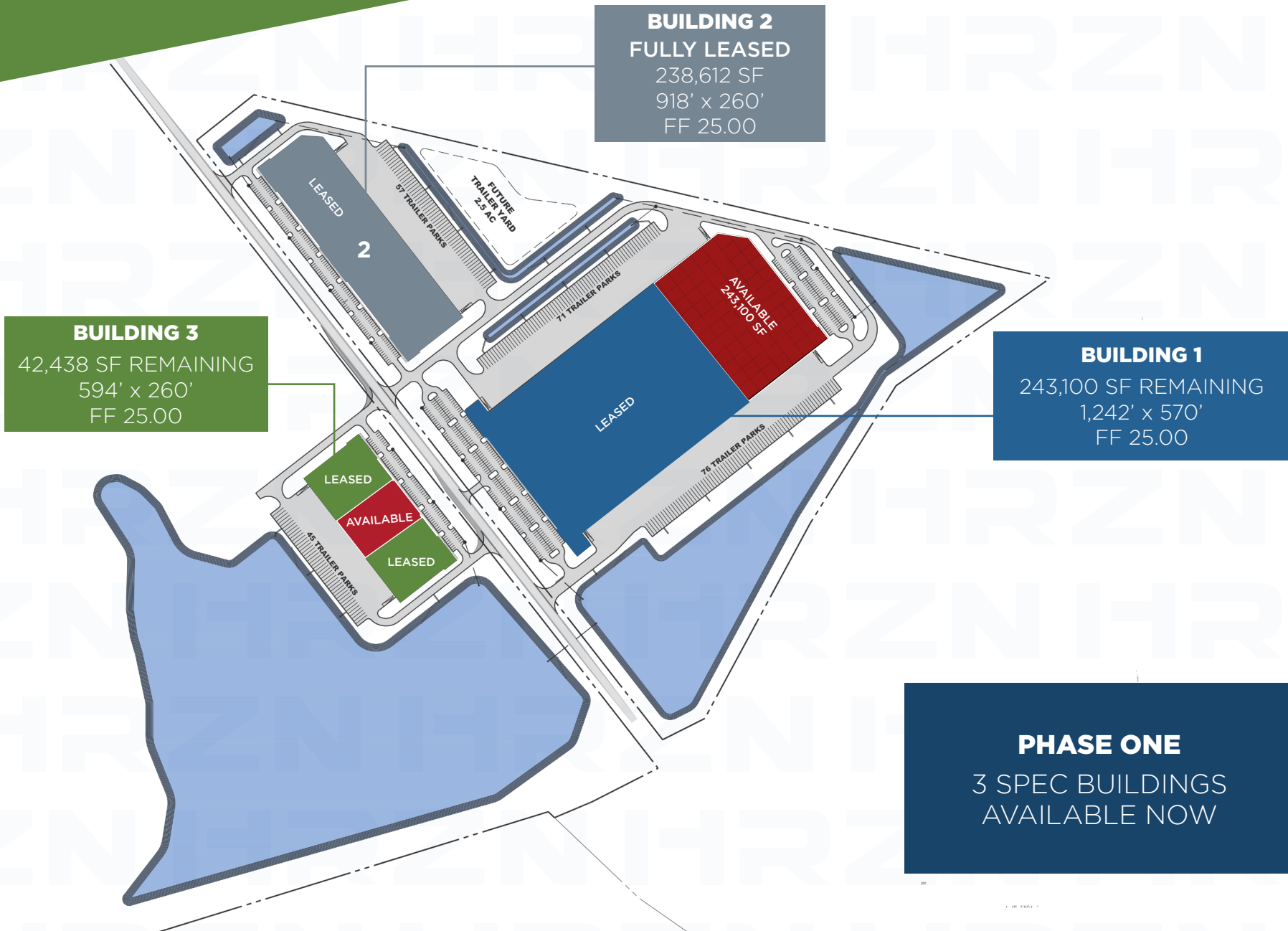
- + 100% Leased
- + 238,612 SF Rear Load (918' x 260')
- + 32' Clear
- + 62 Trailer Parks
- + 168 Auto Parks
- + 49 Dock Doors
- + 2 Drive-Ins (12' x 14')
- + 50' x 54' Column Spacing
- + 7" Unreinforced, 4,000 PSI Slab
- + ESRF

Building 3

- + 42,438 SF Remaining
- + 1,920 SF spec office
- + 32' Clear
- + 10 Trailer Parks
- + 104 Auto Parks
- + 10 Dock Doors
(3 with 40k lbs pit levelers)
- + 50' x 54' Column Spacing
- + 7" Unreinforced, 4,000 PSI Slab
- + ESRF

PHASE ONE

Site Plan



PHASE ONE

Location and Access Map



Jimmy DeLoach Parkway
Extension to I-16

H
HORIZON 16
INDUSTRIAL PARK

**SAVANNAH
HILTON HEAD
INTERNATIONAL**

**PORT OF
SAVANNAH**

DRIVE TIMES



0.5
MILES



7.5
MILES



7.0
MILES



14.0
MILES

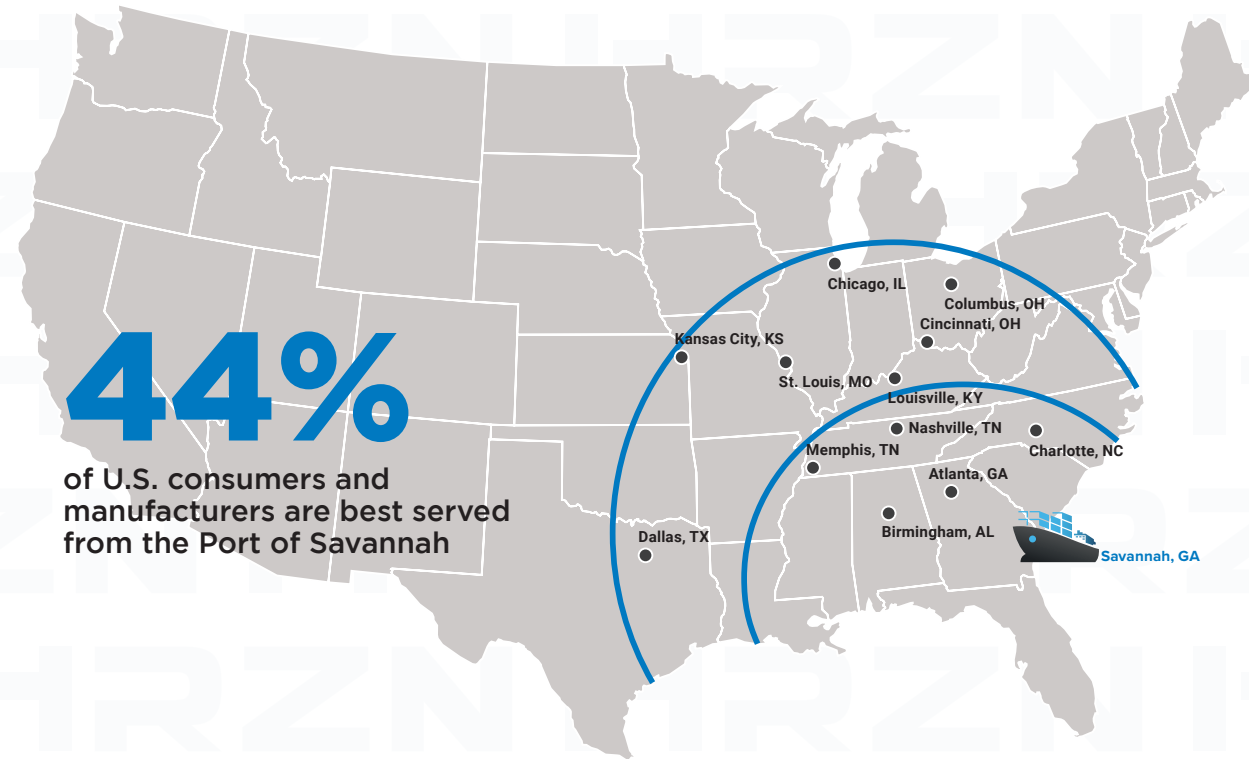
DIRECT ACCESS
TO I-16, I-95 AND THE PORT OF SAVANNAH
VIA JIMMY DELOACH PARKWAY

PORT OF Savannah Fundamentals

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 US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force

Savannah: Gateway to American Commerce



Port of Savannah

- The fourth largest container volume 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 Terminal covers 1,200 acres with 9,700 ft of contiguous berthing space and 30 container cranes with six additional Neo-Panamax cranes arriving by 2020, the facility will be able to move nearly 1,300 containers per hour
- The \$1.4 billion Savannah Harbor Expansion Project (SHEP) is underway to deepen its navigation channel from 42 feet to 47 feet, enabling larger and heavier vessels to call on the port with projected completion in 2021
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- The Mason Mega Rail project will deliver the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEU's per year with an expected completion date of 2020
- 2020 Throughput: 4.7 million TEU's
- 2021 Throughput: 5.15 million TEU's (9% annual increase)



1	2	3	4	5	6	7	8	9	10	11	12
Building 1 711,975 SF	Building 2 238,342 SF	Building 3 155,992 SF	Building 4 600,180 SF	Building 5 446,820 SF	Building 6 213,040 SF	Building 7 181,993 SF	Building 8 439,270 SF	Building 9 195,593 SF	Building 10 249,413 SF	Building 11 249,413 SF	Building 12 194,195 SF



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CONTACT INFORMATION

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