

FOR SUBLEASE

1.8-Acre Trailer Yard

401-B Telfair Road, Savannah, GA 31415

RATE: \$6,500 PER ACRE/MONTH (NNN)

MORE INFORMATION:

STEPHEN EZELLE, SIOR

Partner

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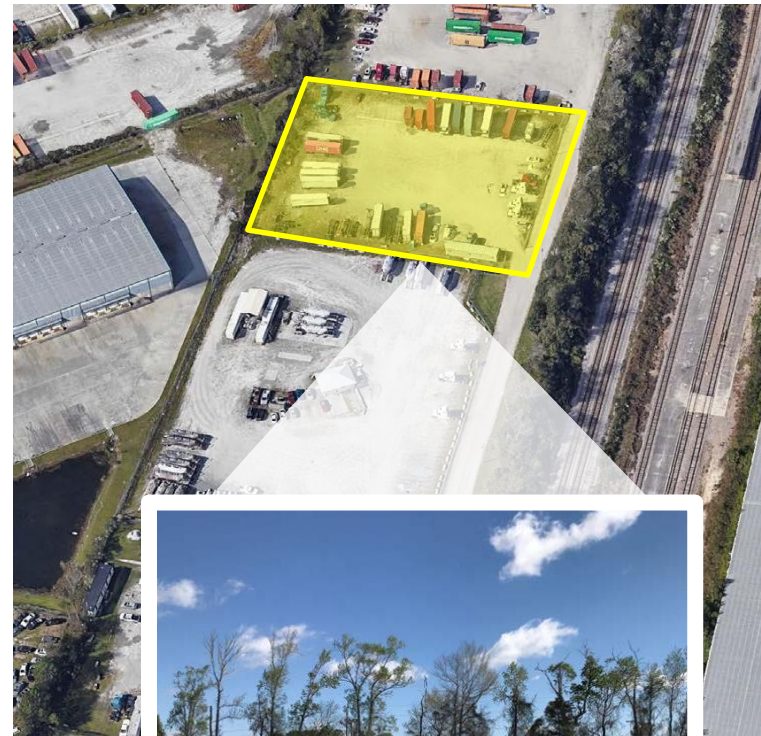
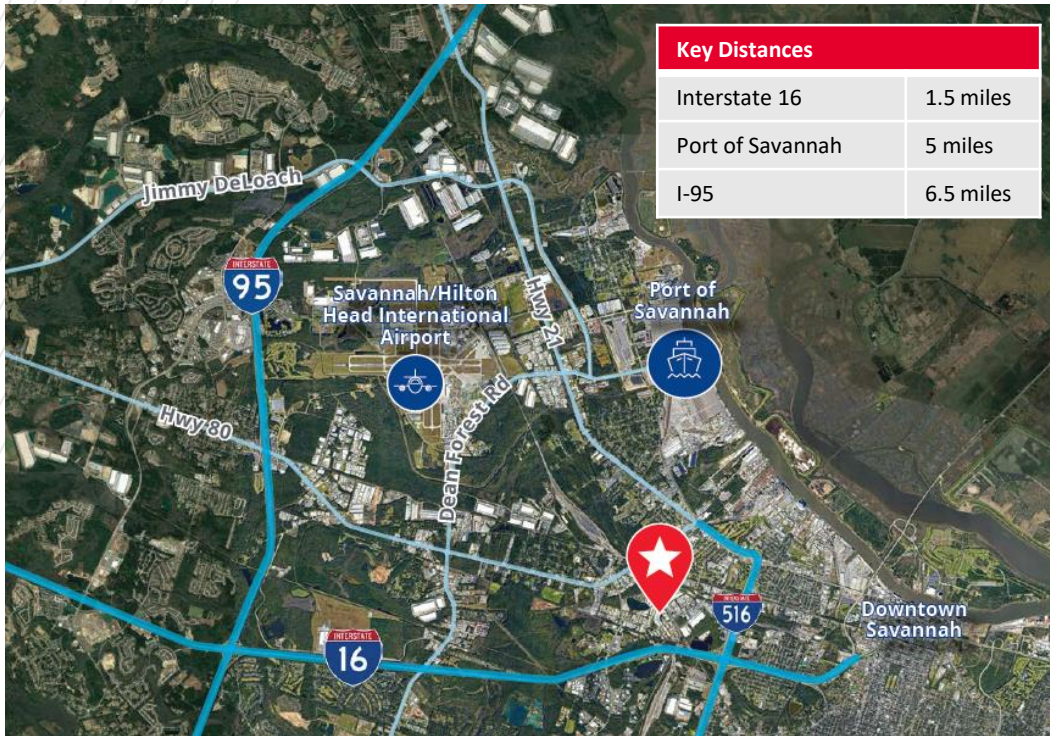
TELFAIR ROAD



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

401-B Telfair Rd



- Industrial yard for sublease: ± 1.8 acres
- Fenced with utilities available
- Yard in excellent condition with maintained gravel and concrete dolly pads
- Located within 5 miles from the Garden City Terminal
- **AVAILABLE IMMEDIATELY**

EXPONENTIAL PORT GROWTH CONTINUES

RECORD-SETTING PORT OF SAVANNAH

- #1 tightest industrial market in the U.S. with overall vacancy of 0.6% remaining historically low through 2022
- #1 fastest growing container port in the U.S. processing 5.6 million TEU's in CY 2021, a 20% YOY increase and the highest annual total in the port's history
- #1 largest single-terminal container facility and #1 concentration of import distribution centers on the East Coast

PORT CONTINUING RAPID EXPANSION

- The \$1 billion Savannah Harbor expansion project was completed in March 2022 and deepens the river from 42' to 47' to make room for the largest generation of Post Panamax cargo ships
- The \$220 million Mason Mega Rail project delivers 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 TEUs per year
- Georgia Port Authority recently commenced construction on the first phase of the \$1.8 billion second container port on Hutchinson Island; with a projected 2026 or 2027 completion, the new 200-acre expansion will add an additional 2.5 million TEU's to Savannah's capacity
- Garden City Terminal will receive eight additional ship-to-shore cranes by 2023, bringing its fleet to 36, more than any other terminal in North America
- Georgia Ports Authority is also planning a berth realignment will add 1.4 million TEU's of berth capacity, while the Garden City Terminal West project will add another 1 million TEUs of container yard capacity in phases during 2023 and 2024



20%

of U.S. population & Industry is best served
by the Port of Savannah



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