



# SAVANNAH GATEWAY

INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

Multimodal Logistics Park  
Near Port of Savannah

- Able to accommodate over 18 Million SF for industrial warehousing, distribution and manufacturing
- Dual rail access to CSX & Norfolk Southern via OmniTRAX
- Direct Road & Rail access to the Port of Savannah and major U.S. markets
- Active development underway and various site configurations for build-to-suit opportunities
- Proximity to Hyundai Metaplant, I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

## Key Advantages



### Multimodal Logistics Park

- 2,600-acre master planned park in Effingham County, Georgia
- Dual rail service two (2) Class 1 railroads—CSX & Norfolk Southern provided by OmniTRAX
- Onsite rail switching that provides dedicated and flexible switching for the park



### Excellent Access

- Short drayage to the Port of Savannah — 12 miles & Hyundai Metaplant — 15 miles
- Access to major transportation routes including I-95, I-16, Highway 21 & Effingham Parkway (Est. Q2 2026 Completion)



### Top Location

- Current tenants include Aertssen, DHL, Quantix, Lion Brand Yarn, Weida Freight System, Kyungshin and eLogistics with a site sold to Knight-Swift Transportation
- Available rail and non-rail sites for development of complementary logistics facilities

## Introduction

Savannah Gateway Industrial Hub (SGIH) is Georgia's state-of-the-art multimodal logistic hub, with active development underway and build to suit opportunities ranging from 75,000 - 2,000,000 SF. SGIH offers close proximity to the Port of Savannah, Hyundai Metaplant plus dual rail service utilizing both CSX and Norfolk Southern with rail and switching operations provided by OmniTRAX, a division of The Broe Group. As a part of the Georgia Ready for Accelerated Development (GRAD) Program, Savannah Gateway Industrial Hub offers sites of various sizes and configurations that are fast-tracked for construction.

### Broker Contact:



#### David Sink, SIOR

Colliers | Savannah  
+1 912 662 8010  
david.sink@colliers.com

#### Hilary Shipley, SIOR

Colliers | Savannah  
+1 912 662 8013  
hilary.shipley@colliers.com

### Developer Contact:



#### Kevin Caille

Broe Real Estate Group  
+1 770 827 8385  
kcaille@broe realestate.com

#### Scott Rogers

Broe Real Estate Group  
+1 843 621 0826  
srogers@broe realestate.com



## Current Lease Availabilities

±322,844 SF

Industrial Warehouse with  
Rail-Served Option  
Completed & Ready for Occupancy



**Building 2G**  
2010 Branch Road, Rincon, GA

- Option for dual rail-service (CSX & Norfolk Southern)
- 45 Dock Doors
- 2 Drive-in Doors
- Up to 51 Trailer Parking Spaces
- 32' Clear Height



[Property Website](#)

±584,820 SF

Crossdock with Dual Rail-Served Option  
& Expansion Potential  
Under Construction



**Building 2F**  
105 Tall Tree Road, Rincon, GA

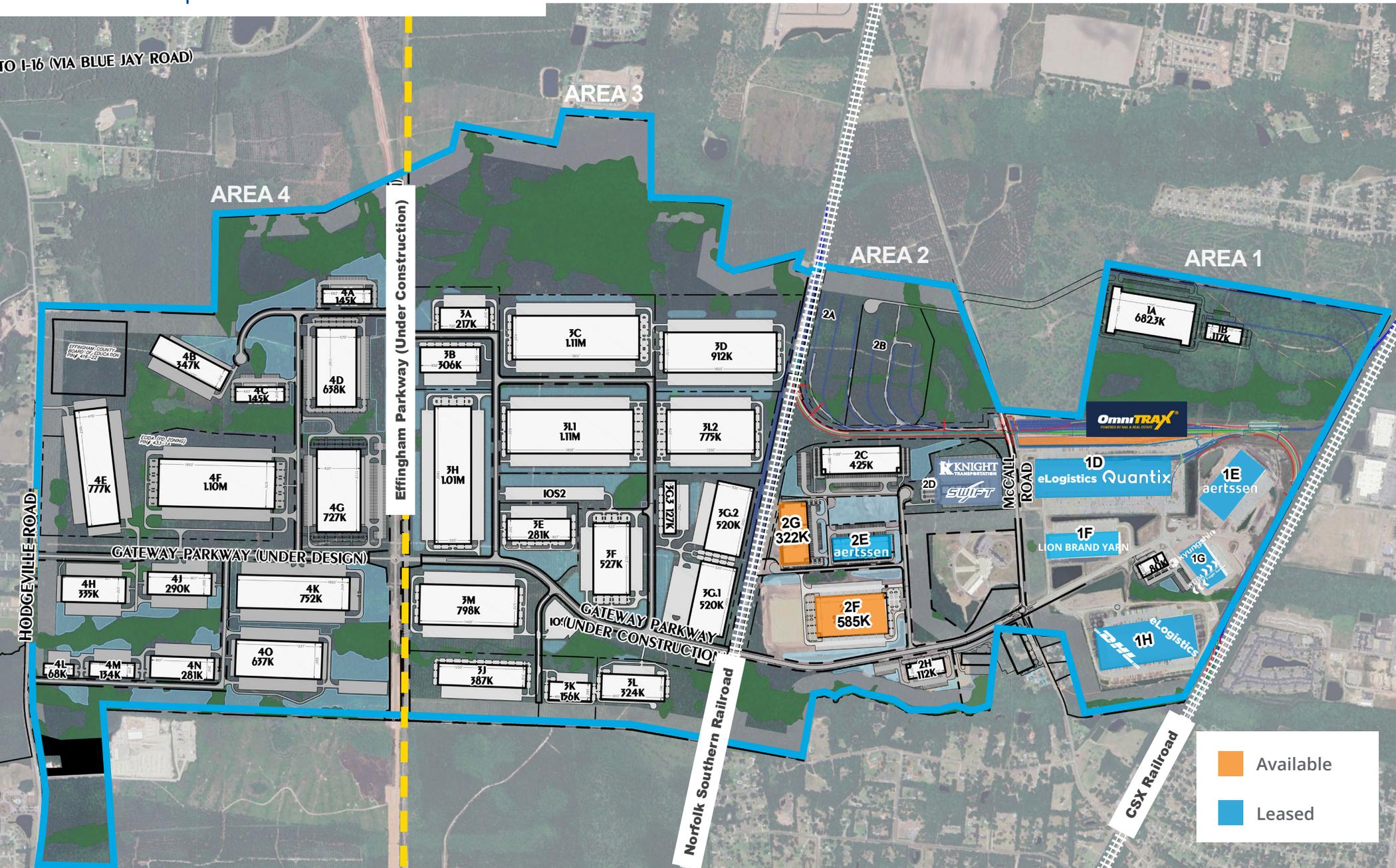
- Delivering May 2026
- Potential to expand to ±942,678 SF
- 116 Dock Doors, 4 Drive-in Doors
- 164 Trailer Parking Spaces
- 40' Clear Height



[Property Website](#)



# Conceptual Master Plan







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srogers@broerealestate.com



**Colliers | Savannah**  
545 E York Street  
Savannah, Georgia 31401  
912 233 7111



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