

— FOR LEASE: BUILDING 5

SAVANNAH, GEORGIA

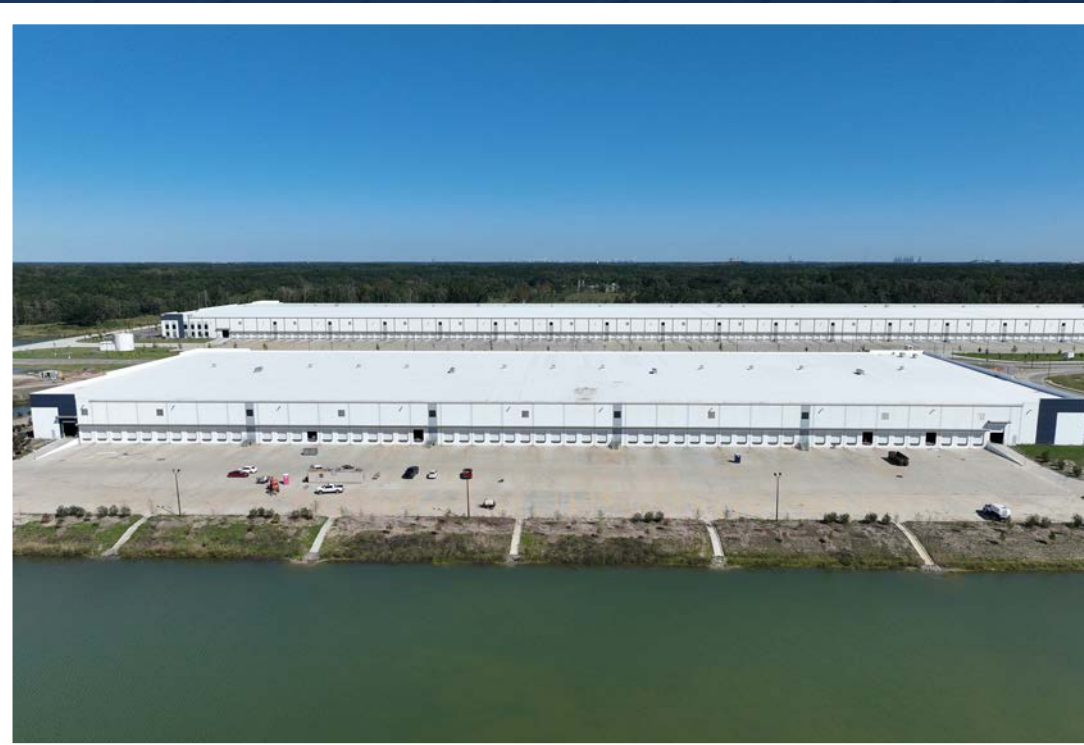
284,580 SF REAR-LOAD

DELIVERING DECEMBER

1ST 2025



**CENTRAL PORT
LOGISTICS CENTER**
AT ROCKINGHAM

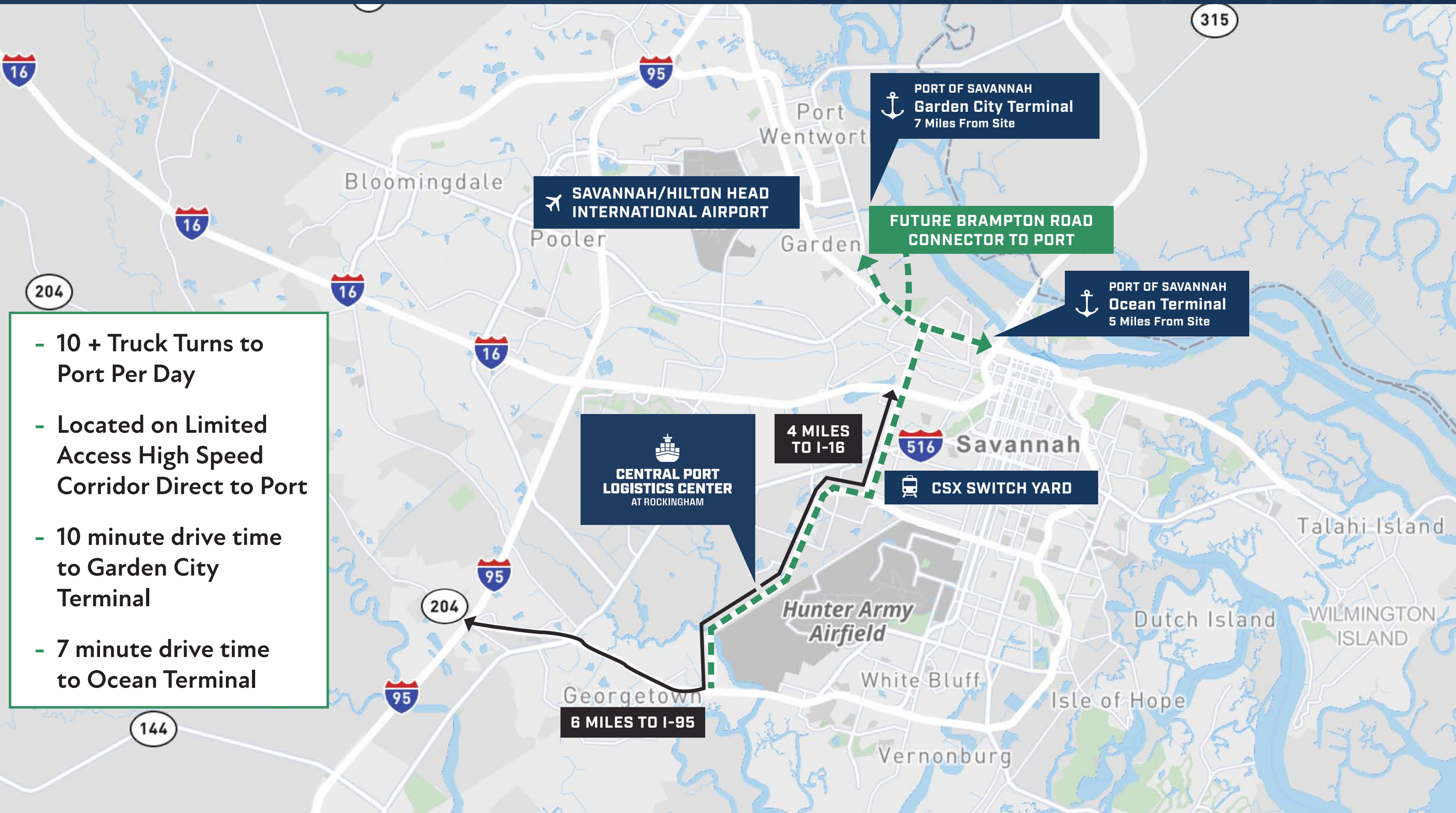


CBRE

CAPITAL
DEVELOPMENT PARTNERS



CENTRAL PORT LOCATION OVERVIEW



- 10 + Truck Turns to Port Per Day
- Located on Limited Access High Speed Corridor Direct to Port
- 10 minute drive time to Garden City Terminal
- 7 minute drive time to Ocean Terminal

PROJECT OVERVIEW



PHASE ONE

Building 1 - 1,456,000 SF
Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

PHASE TWO

Building 4 - 168,480 SF
Building 5 - 284,580 SF
Building 6 - 769,500 SF

PHASE THREE

Building 3 - 1,190,800 SF



BUILDING 5

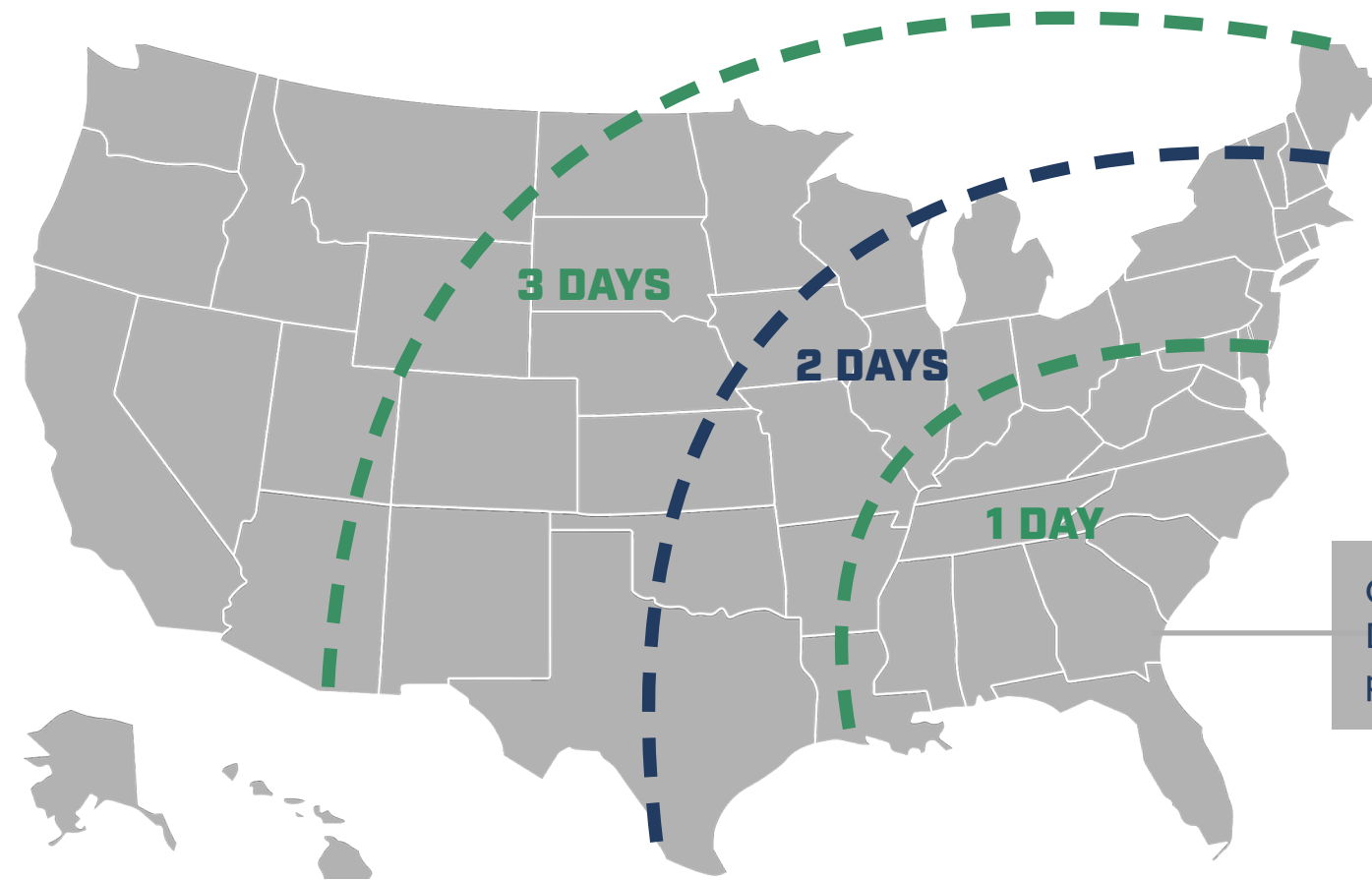
Site Size	18 Acres	Dock Doors	55 (12' x 16')	Trailer Storage	67	Air Changes	Building Management System	Electrical	4,000 amp
Building 5	284,580 SF	Levelers	45,000 lb on Every Door	Auto Parking	144	Sprinkler	ESFR		
Type	Rear-Load	Drive-In Doors	Two (12' x 16')	Column Spacing	54' W x 50' Spacing	Roof	20 year 45 Mil		
Clear Height	32'	Truck Court	185'	Floor	7" Thick; 4,000 PSI	Office	(2) 2,580 SF Spec Office		

284,580 SF Rear-Load - Delivering December 2025

LOGISTICS AND DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.

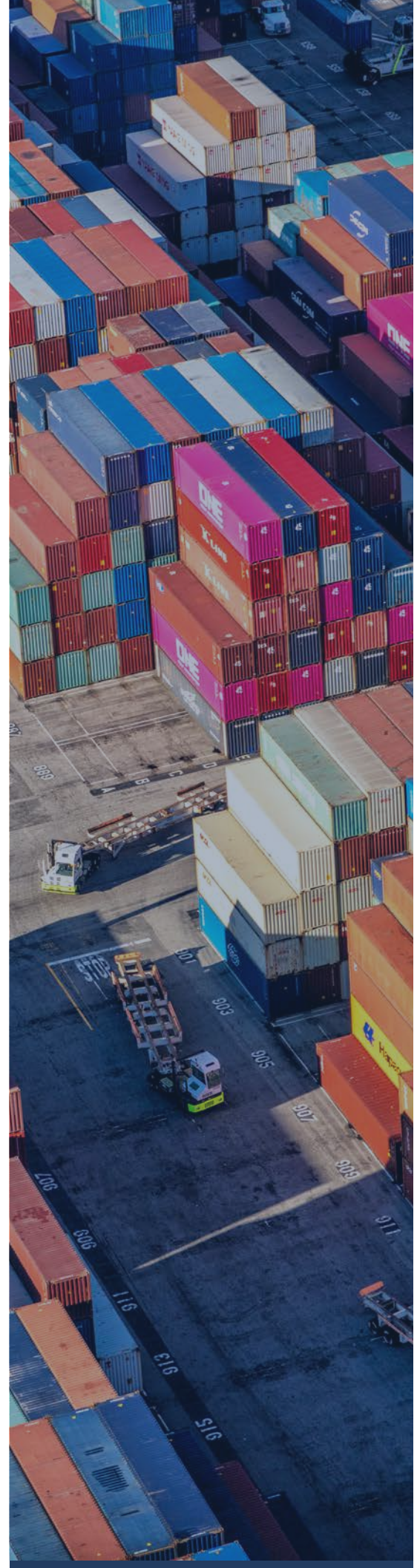


TAX CREDIT INCENTIVES

- *Maximum Job Tax Credit - \$3,500 per job created*
- *Use of Job Tax Credits against 100% of income tax liability*

U.S. Foreign-Trade Zone 104

- *Customs duties deferred on imports improves cash flow*
- *No duty or quota charges on re-exports*
- *Duty paid at the lower tariff rate of the imported component or finished product*
- *Reductions in merchandise processing fees due to weekly entry*



PORT OF SAVANNAH IS THE #1 PORT IN THE U.S.

- » **Two Class 1 Railroads:** CSX & Norfolk Southern; on-dock rail and line haul services
- » **Two Terminals:** Ocean & Garden City Terminal; modern & deep water
- » **Neopanamax Vessels:** 60% of all vessels calling on Savannah are Neopanamax
- » **Access to Interstates:** I-16 E/W & I-95 N/S; Immediate access

**LARGEST
SINGLE
CONTAINER**

Terminal in North America

**FAST GROWING
& THIRD
LARGEST**

Port in the Nation

**20% OF U.S.
POPULATION**

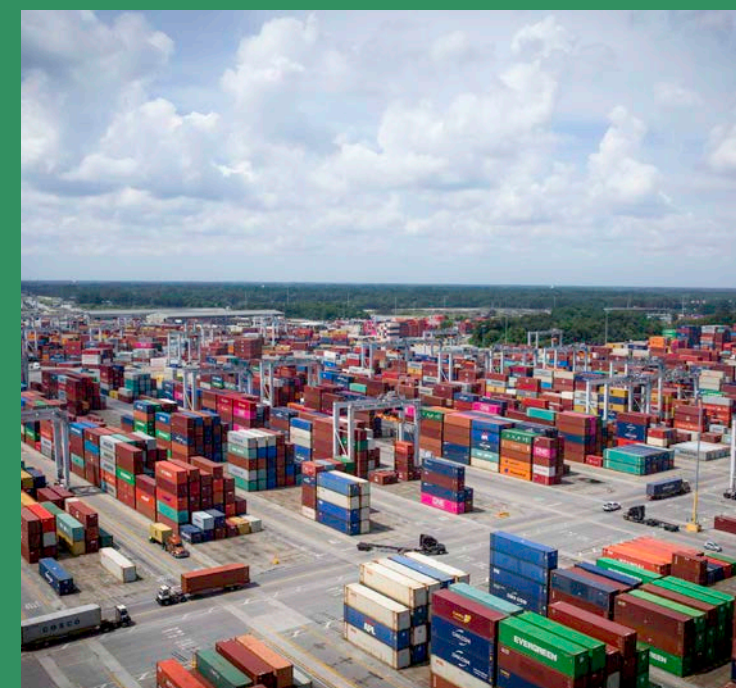
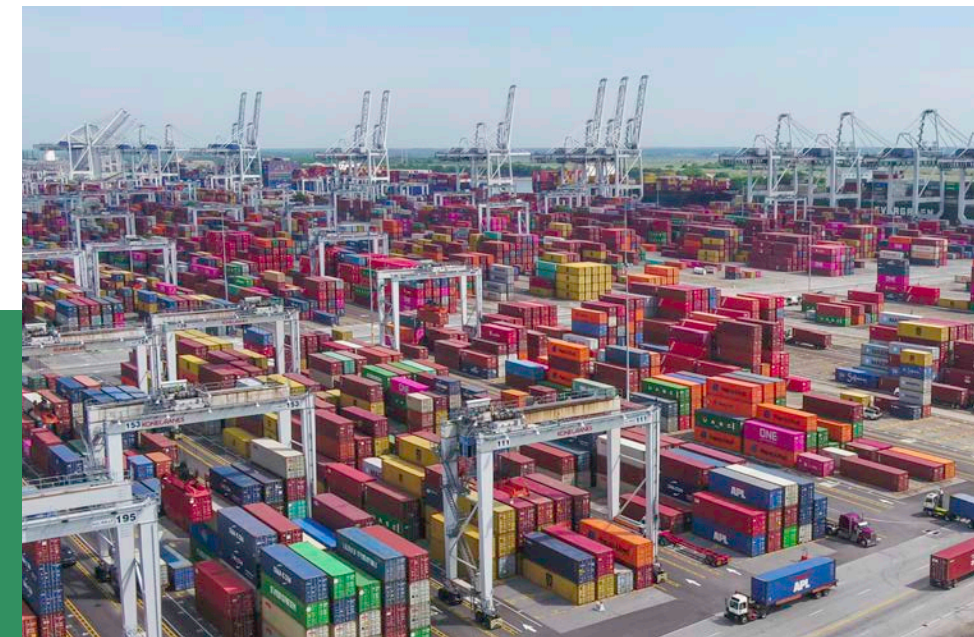
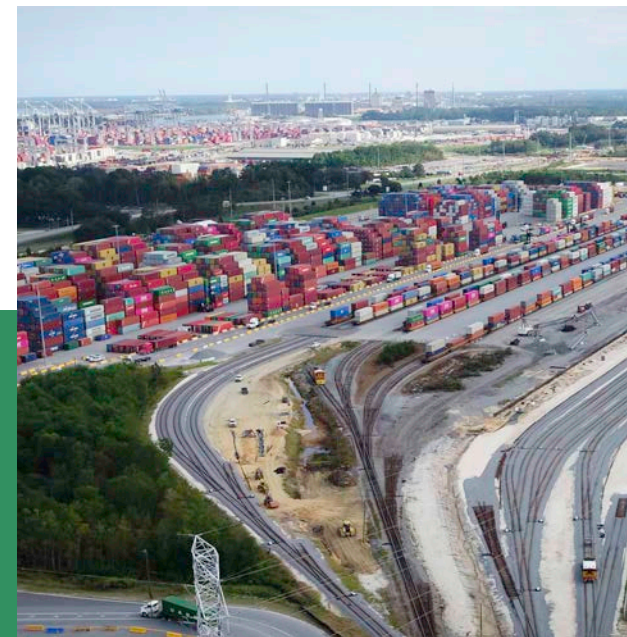
*Served by
the Port of Savannah*

**FOUR HOUR
DRIVE**

*to Major Markets:
Atlanta, Orlando, Charleston, Charlotte*

SPECIALIZES IN

Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo





CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

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