



LIVE OAK
LOGISTICS CENTER

SAVANNAH'S PREMIER CLASS A INDUSTRIAL PARK

FEATURING

Build-to-Suit and Speculative Warehouses
ranging from 252,000 to 1,381,000 SF

**SAVANNAH
HILTON HEAD**
INTERNATIONAL

**GEORGIA
PORTS**


LIVE OAK
LOGISTICS CENTER

LIVE OAK LOGISTICS CENTER is Savannah's newest Class A Industrial Park consisting of 287 acres within 6 miles of the Georgia Ports Authority Garden City Terminal - the Nation's 3rd largest and fastest growing container terminal. Live Oak is fully entitled to accommodate over 3 MSF of Class A distribution and manufacturing warehouse space.

The development of Live Oak is a partnership between Seefried and Affinius Capital - a premier partnership on the area's best in class infill development parcel.



287-ACRE CLASS A INDUSTRIAL PARK



BUILDING SIZE RANGES FROM 252,000 SF - 1.3 MSF



SPEC AND BUILD-TO-SUIT WAREHOUSE SPACE



DIRECT ACCESS TO INTERSTATES 16 AND 95



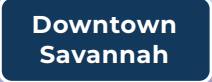
WITHIN 6 MILES OF THE PORT OF SAVANNAH



MILITARY ZONE - STATE JOB TAX CREDIT OF \$3,500 PER JOB FOR 5 YEARS



EXCELLENT ACCESS TO I-16, I-95, & SAVANNAH PORT



HIGHWAY 80

DEAN FOREST RD



Improved I-95/I-16 Interchange



ALL SITES ARE CLEARED AND GRADED

BUILDINGS CAN BE DELIVERED WITHIN 10 MONTHS OF LEASE AGREEMENT



BUILDINGS

- BUILDING A: 1,032,000 SF
- BUILDING B: 611,442 SF
- BUILDING C: 669,760 SF
- BUILDING D: 1,381,000 SF
- BUILDING E: 477,360 SF



BUILDING SPECIFICATIONS

	Building A	Building B	Building C	Building D	Building E
Availability	Pad ready build-to-suit	Under Construction	100% Leased	Pad ready build-to-suit	Pad ready build-to-suit
Total Square Feet	1,032,000 SF	611,442 SF	669,760 SF	1,381,000 SF	477,360 SF
Minimum Clear Height	40' First bay in	40' First bay in	40' First bay in	40' First bay in	40' First bay in
Building Dimensions	520' X 1,985'	520' X 1,176'	520' X 1,188'	620' X 2,227'	520' X 918'
Truck Court Depth	185'	185'	185'	185'	185'
Dock Doors	230 - 9' X 10' OH doors	123 - 9' X 10' OH doors	137 - 9' X 10' OH doors	257 - 9' X 10' OH doors	106 - 9' X 10' OH doors
Oversize Doors	4 - 12' X 14' with ramp	4 - 12' X 14' with ramp	4 - 12' X 14' with ramp	4 - 12' X 14' with ramp	4 - 12' X 14' with ramp
Auto Parking	285	181	184	380	131
Trailer Parking	295	176	172	330	180
Building Slab	8" on GAB or soil cement	8" on GAB or soil cement	8" on GAB or soil cement	8" on GAB or soil cement	8" on GAB or soil cement
Roof	60 mil TPO 15 year warranty	60 mil TPO 15 year warranty	60 mil TPO 15 year warranty	60 mil TPO 15 year warranty	60 mil TPO 15 year warranty
Construction	Site-cast concrete tilt wall	Site-cast concrete tilt wall	Site-cast concrete tilt wall	Site-cast concrete tilt wall	Site-cast concrete tilt wall
Configuration	Cross dock	Cross dock	Cross dock	Cross dock	Cross dock
Fire Protection	ESFR	ESFR	ESFR	ESFR	ESFR
Lighting	LED	LED	LED	LED	LED
Office	Build to suit	Build to suit	Build to suit	Build to suit	Build to suit



← to Atlanta



KEY DISTANCES

6.7 miles
Port of Savannah

110 miles
Charleston

135 miles
Jacksonville

245 miles
Atlanta



Savannah

5 MILES

10 MILES



to Jacksonville

SAVANNAH, A THRIVING INDUSTRIAL MARKET

A Booming Economy & Workforce

- Home to Fort Stewart and Hunter Army Airfield, which make up one of coastal Georgia's largest employers with more than 22,000 military and 5,773 civilians.
- Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast, employs nearly 10,000 workers locally.
- With the largest concentration of import distribution centers on the east coast, Savannah has attracted a host of major corporate retailers which occupy major footprints, like Shaw (3.4 MSF), Target (3 MSF), Home Depot (3 MSF), Wayfair (1.2 MSF), and more.
- The tourism industry continues as a major economic driver attracting over 9.7million overnight visitors in 2022who spent just over of \$4.4 billion.
- \$5.5 Billion Hyundai EV Plant with 8,100 employees is scheduled to open Q2 2025 in in Savannah just 15 miles west of Live Oak Logistics Center.
- Georgia Ports Authority supports more than 561,000 jobs throughout the state annually and contribute \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy.

Quick Facts - Port of Savannah

- Savannah is the #3 Port Gateway in the U.S. with 4.6 million TEUs.
- The second largest port on the east coast.
- With Class-1 rail service from CSX & Norfolk Southern, the port offers the fastest east coast connections between TN, AL, LA, TX and GA.
- Immediate access to two major interstates: I-16 and I-95.
- Four-hour drive to major markets like Atlanta, Orlando, and Charlotte.
- 70% of the U.S. population is within a two-day drive.
- The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

#1

fastest-growing
container port in
the U.S.

#1

concentration of
import distribution
centers on the
East Coast

#1

largest
single-terminal
container facility

#2

largest
East Coast
port



LIVE OAK

LOGISTICS CENTER

LIVEOAKLOGISTICSCENTER.COM

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