



EFFINGHAM BUSINESS CENTER

Building 1: 2101 Old Augusta Rd South, Rincon, Georgia 31326

Building 2: 2105 Old Augusta Rd South, Rincon, Georgia 31326

- › 2 brand new class A buildings delivering Q1 2025
- › Less than 9.5 miles from Georgia Ports Authority, Garden City Terminal
- › Great interstate access - 5 miles to I-95 & 14.3 miles to I-16

CBRE

LEASING AGENT



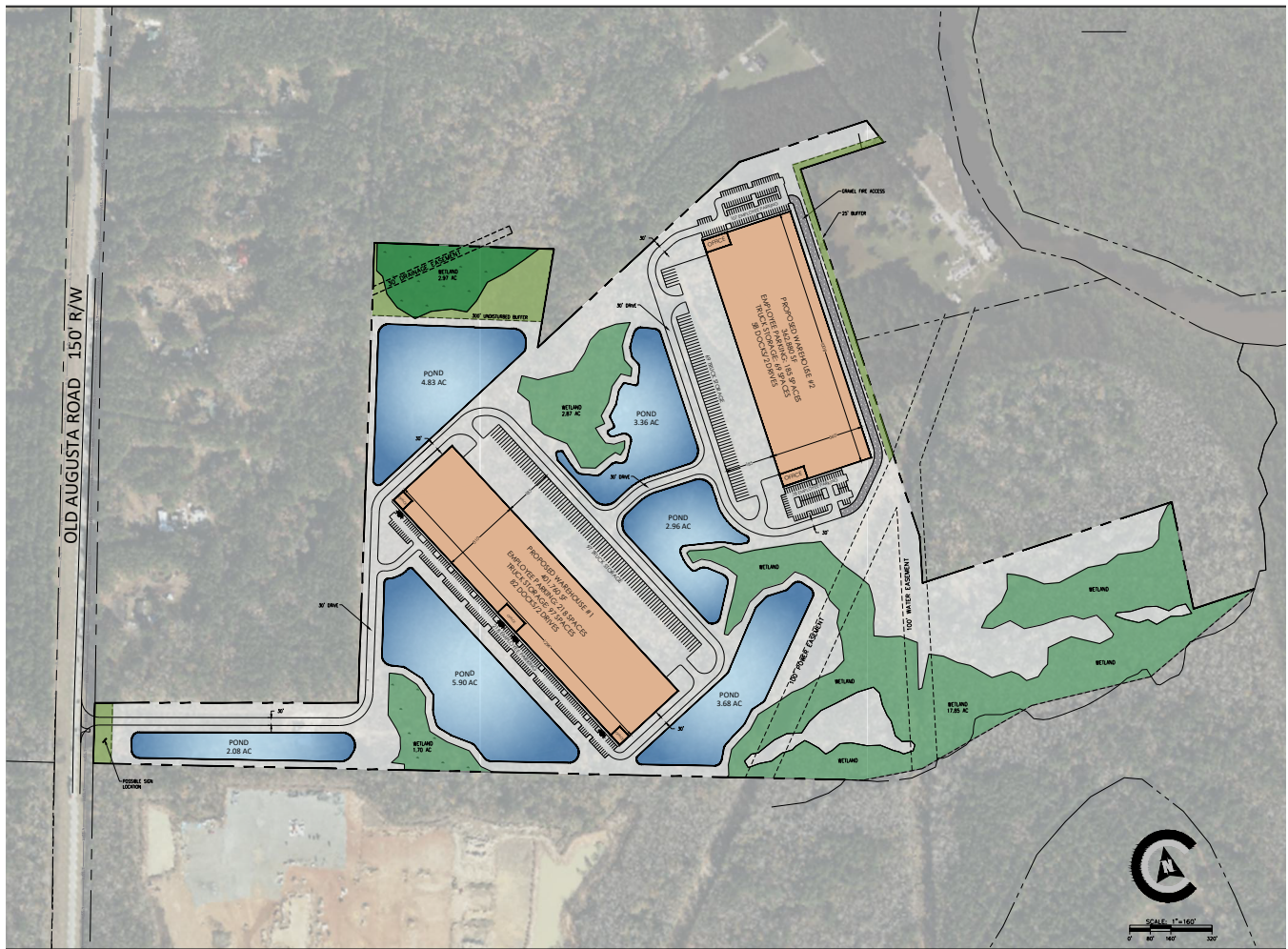
DEVELOPER

EFFINGHAM BUSINESS CENTER

Old Augusta Road, Rincon, Georgia 31326

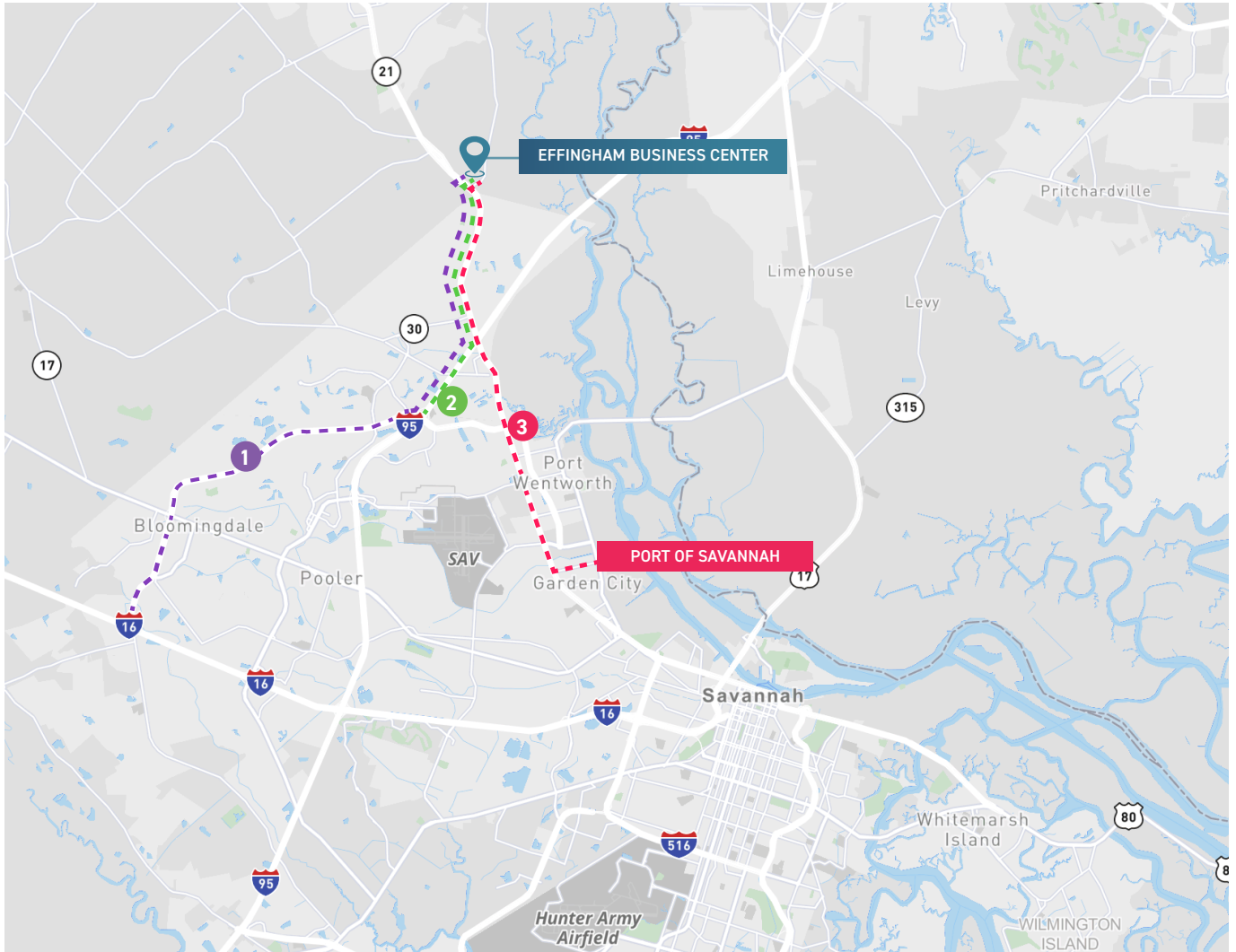
Effingham Business Center is located on Old Augusta Road (GA Hwy 21) in business friendly Rincon, GA. The 95.6 acre park is strategically positioned less than 9.5 miles from Georgia Ports Authority's Garden City Terminal with great proximity to major interstates, I-95 and I-16.

The park is currently under construction and features a 401,760 SF rear load building and a 362,880 SF front load building. Each building boasts a 36' clear height, ample auto parking and 185' truck courts. The buildings are divisible and can accommodate a wide range of users. Please inquire for additional information.



SUPERIOR LOCATION

Old Augusta Road, Rincon, Georgia 31326



14.5 MILES

TO DOWNTOWN SAVANNAH

9.5 MILES

TO GARDEN CITY TERMINAL

1

INTERSTATE 16
14.3 MILES

3

OCEAN TERMINAL
14 MILES

2

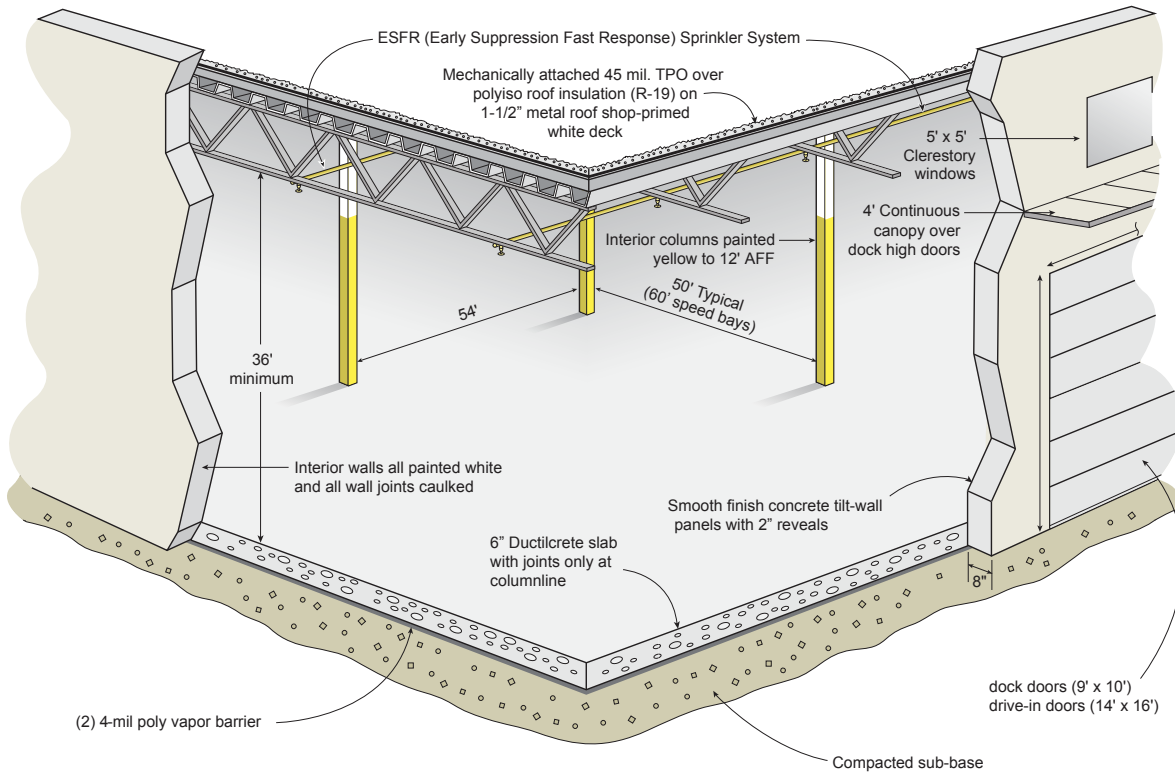
INTERSTATE 95
5 MILES

PORT OF SAVANNAH

3rd Busiest Container Port in the U.S.

- › The 3rd largest port 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 Georgia Ports Authority and Governor Brian Kemp announced the completion of the Savannah River deepening in early April which will allow ships to carry an additional 1,000 containers worth of cargo. This increases the capacity of an already highly efficient port
- › Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- › Savannah Harbor Expansion Project completed in March 2022
- › From the GPA January 2023 - Renovations to Berth 1 at Garden City Terminal are nearing completion. The project will give Savannah four berths for vessels carrying 16,00+ twenty-foot equivalent container units, and three additional berths. The improvements will increase the port's annual berth capacity by 25 percent



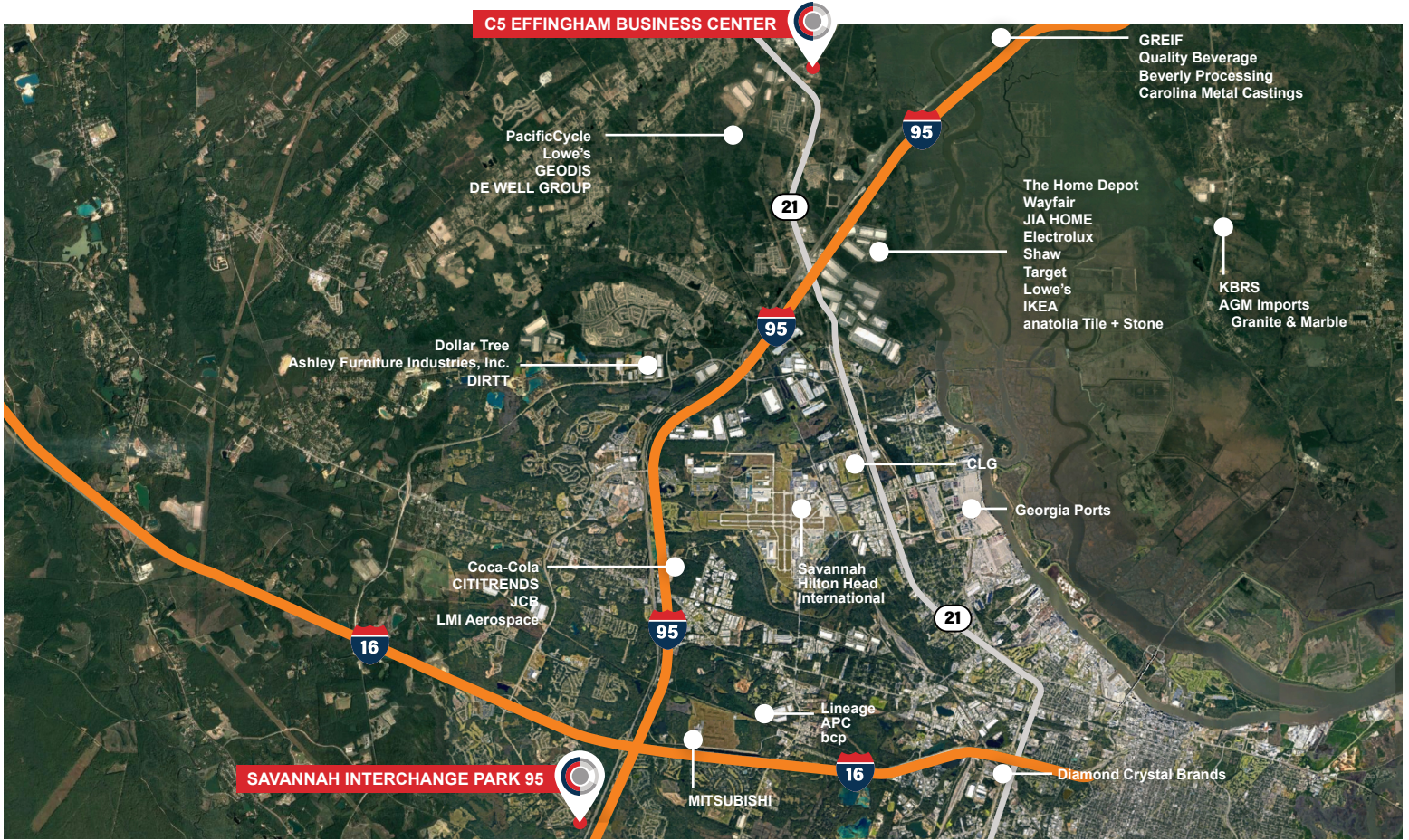


BUILDING 1

Square Footage	401,760 SF
Site Area	+/- 50.23 acres
Configuration	Rear-load
Column Spacing	54' W x 50' D with 60' speed bays
Construction	Tilt up
Clear Height	36' measured first column in from dock walls
Dock High Doors	82 – 9' x 10' insulated
Drive-In Doors	2 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	218 auto spaces
Trailer Parking	97 trailer storage spaces
Sprinkler System	ESFR
Roof	45-mil TPO with R-19 insulation
Dimensions	1,296' x 310'
Power	(2) 500 KVA transformers, one at each end

BUILDING 2

Square Footage	362,880 SF
Site Area	+/- 45.37 acres
Configuration	Front-load
Column Spacing	56' W x 50' D with 60' speed bays
Construction	Tilt up
Clear Height	36' measured first column in from dock walls
Dock High Doors	58 – 9' x 10' insulated
Drive-In Doors	2 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	185 auto spaces
Trailer Parking	69 trailer storage spaces
Sprinkler System	ESFR
Roof	45-mil TPO with R-19 insulation
Dimensions	1,008' x 360'
Power	(2) 500 KVA transformers, one at each end



I-95	5 miles
Jimmy Deloach Parkway	7 miles
Georgia Ports Authority - Garden City Terminal	9.5 miles
Savannah/Hilton Head International Airport	11 miles
I-16	14.3 miles
Georgia Port Authority - Ocean Terminal	15 miles
Downtown Savannah	15.5 miles
Hyundai EV Assembly Plant	24.6 miles
Atlanta	240 miles



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