



Building 1

868,293 SF Graded & expandable to 1.5MSF

3 Miles from Hyundai Metaplant in Savannah, GA.
I16 exit 143 at GA 280 in Bryan County & 25 miles
from GPA Container gate in Garden City

Developer



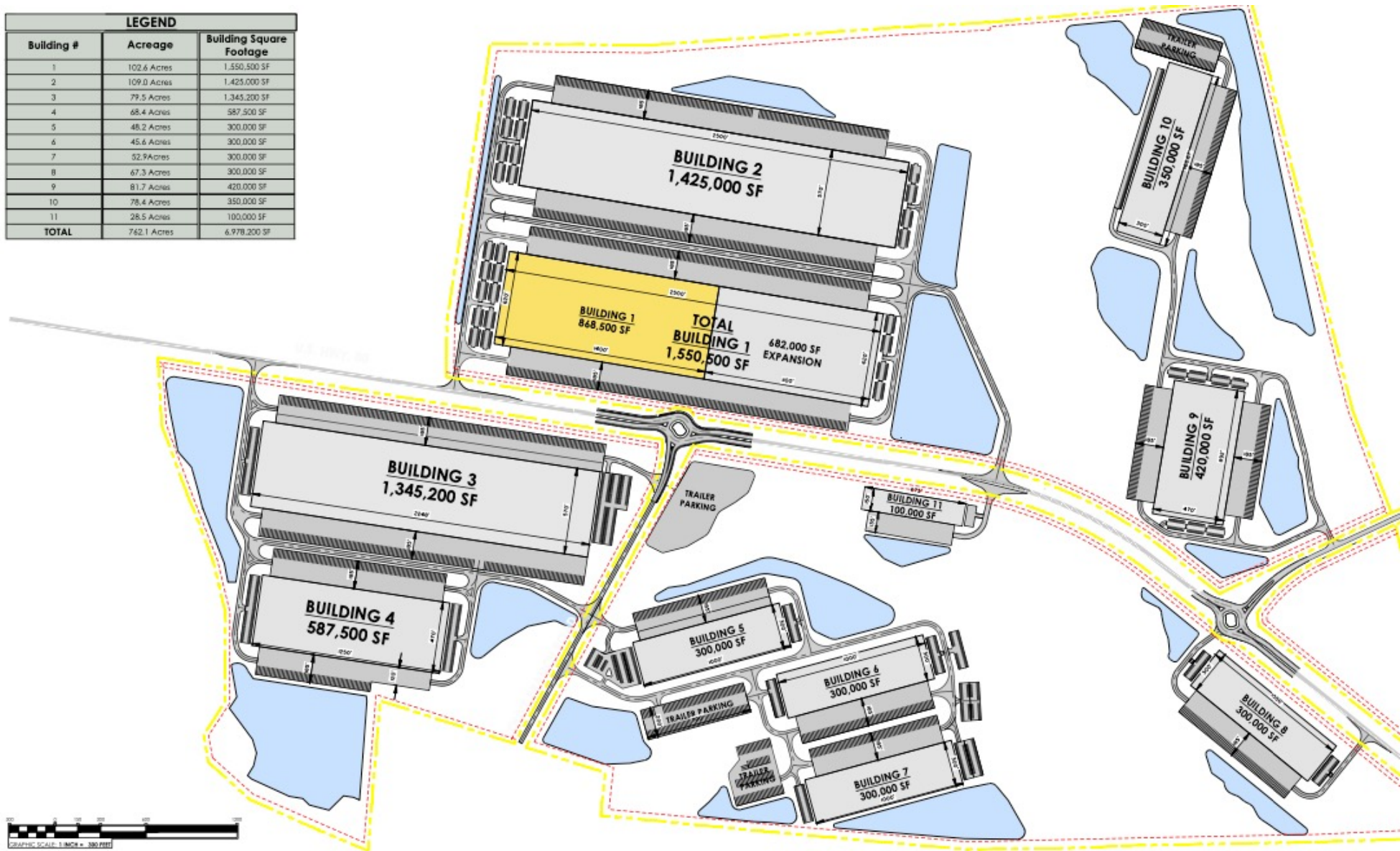
Marketing Partner

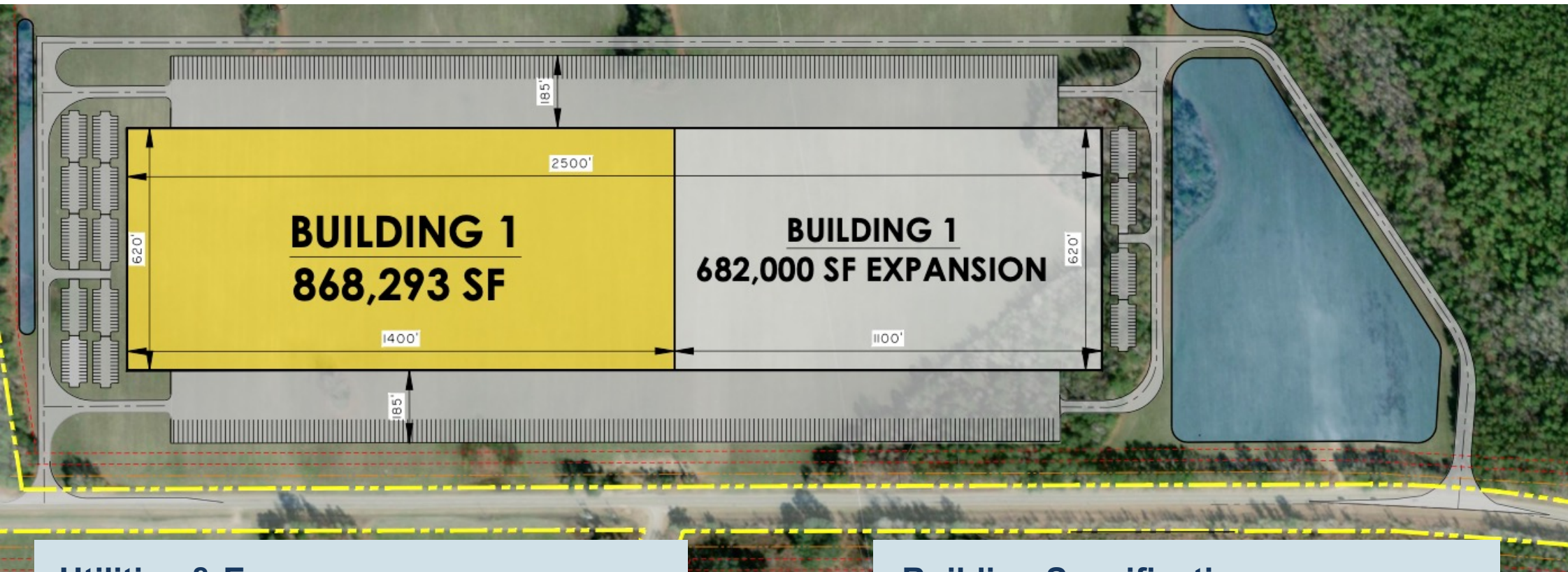




Building 1 Site

LEGEND		
Building #	Acreage	Building Square Footage
1	102.6 Acres	1,550,500 SF
2	109.0 Acres	1,425,000 SF
3	79.5 Acres	1,345,200 SF
4	68.4 Acres	587,500 SF
5	48.2 Acres	300,000 SF
6	45.6 Acres	300,000 SF
7	52.9 Acres	300,000 SF
8	67.3 Acres	300,000 SF
9	81.7 Acres	420,000 SF
10	78.4 Acres	350,000 SF
11	28.5 Acres	100,000 SF
TOTAL	762.1 Acres	6,978,200 SF





Utilities & Expenses

119 acre site graded with detention, Zoned HI
 Taxes, Ins CAM \$1.25 est. Fully assessed 2025.
 Water/Sewer: 24" main/ 8" Sewer.
 Georgia Power served. 300MGW sub 3.3 miles. Dual feed possible.
 Claxton Gas/Atlanta Gas: 8".

Building Specifications

Building Size	868,293 SF expandable to 1,600,000 SF
Clear Height	40 foot clear
Building Depth	620 feet
Configuration	Cross-dock
Sprinkler	ESFR
Auto Parking	100 spaces (expandable)
Trailer Parking	215 spaces (expandable)
Truck Court Depth	185 feet
Spec Office	3000 feet
Spec Dock Equipment	Twenty (20) 40k LB pit levelers





Google Earth

Location

The Port of Savannah Garden City Terminal	25 miles
Jimmy DeLoach Parkway	12 miles
Interstate 16 Exit 137	3.3 miles
Interstate 16 Exit 143	4.7 miles
Hyundai Electric Vehicle & Battery Plant	3.5 miles

