

FOR LEASE

±326,400 SF WAREHOUSE



PORT OF SAVANNAH IS THE
3RD BUSIEST CONTAINER
PORT IN THE U.S.

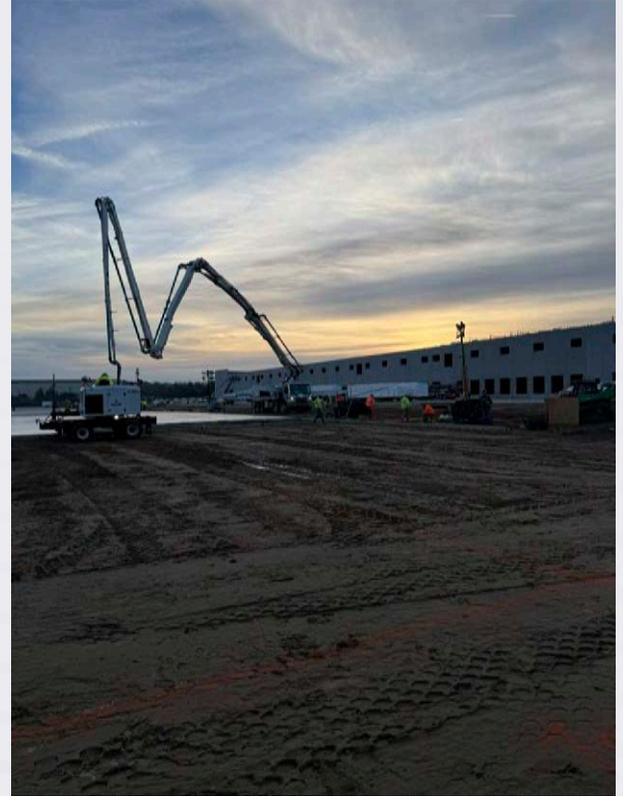
7.6 MILES FROM PORT OF
SAVANNAH

LOCATED 4 MILES FROM I-16
AND 8 MILES FROM I-95

**4704 OGEECHEE ROAD
SAVANNAH, GA 31405**

CBRE  PANATTONI®

CONSTRUCTION PROGRESS



LOCATION OVERVIEW



BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building Size:	±326,400 SF
Dimensions:	907' x 360'
Clear Height:	36'
Trailer Positions:	210
Drive-Ins:	2
Auto-Parks:	±120
Future Auto-Parks:	98
Bay Size:	53'4" x 50' (typical bays) 53'4" x 60' (dock bays)
Slab:	7" 4000 psi unreinforced with 10-mil vapor barrier
Power:	1,600 amp Main Distribution Switch Board
Roof:	45-mil TPO over R-20 polysio insula- tion
Fire Protection:	K-17 & K-22 ESFR System



SUPERIOR LOGISTICS LOCATION

SAVANNAH
HILTON HEAD
INTERNATIONAL

GEORGIA
PORTS

NS INTERMODAL

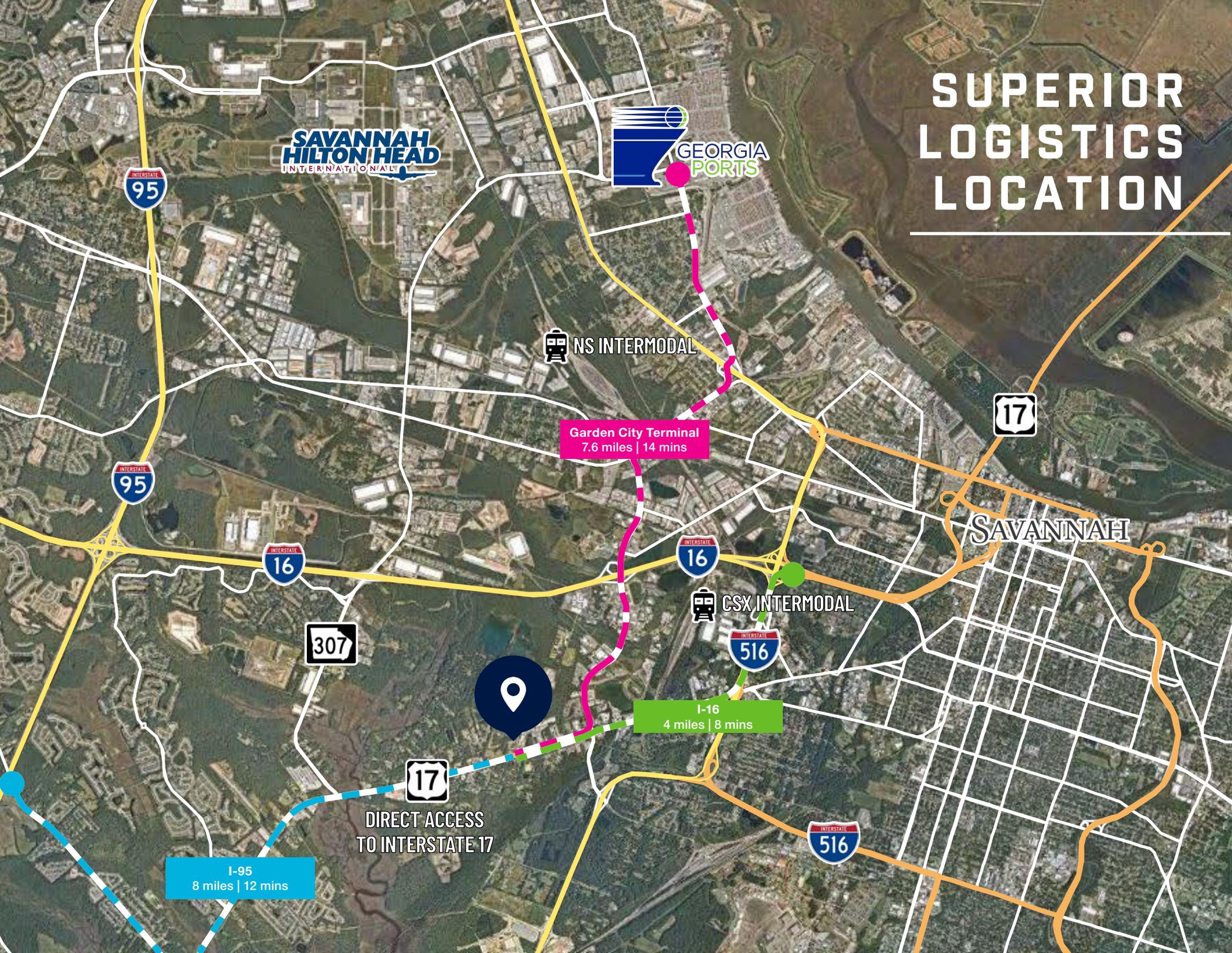
Garden City Terminal
7.6 miles | 14 mins

CSX INTERMODAL

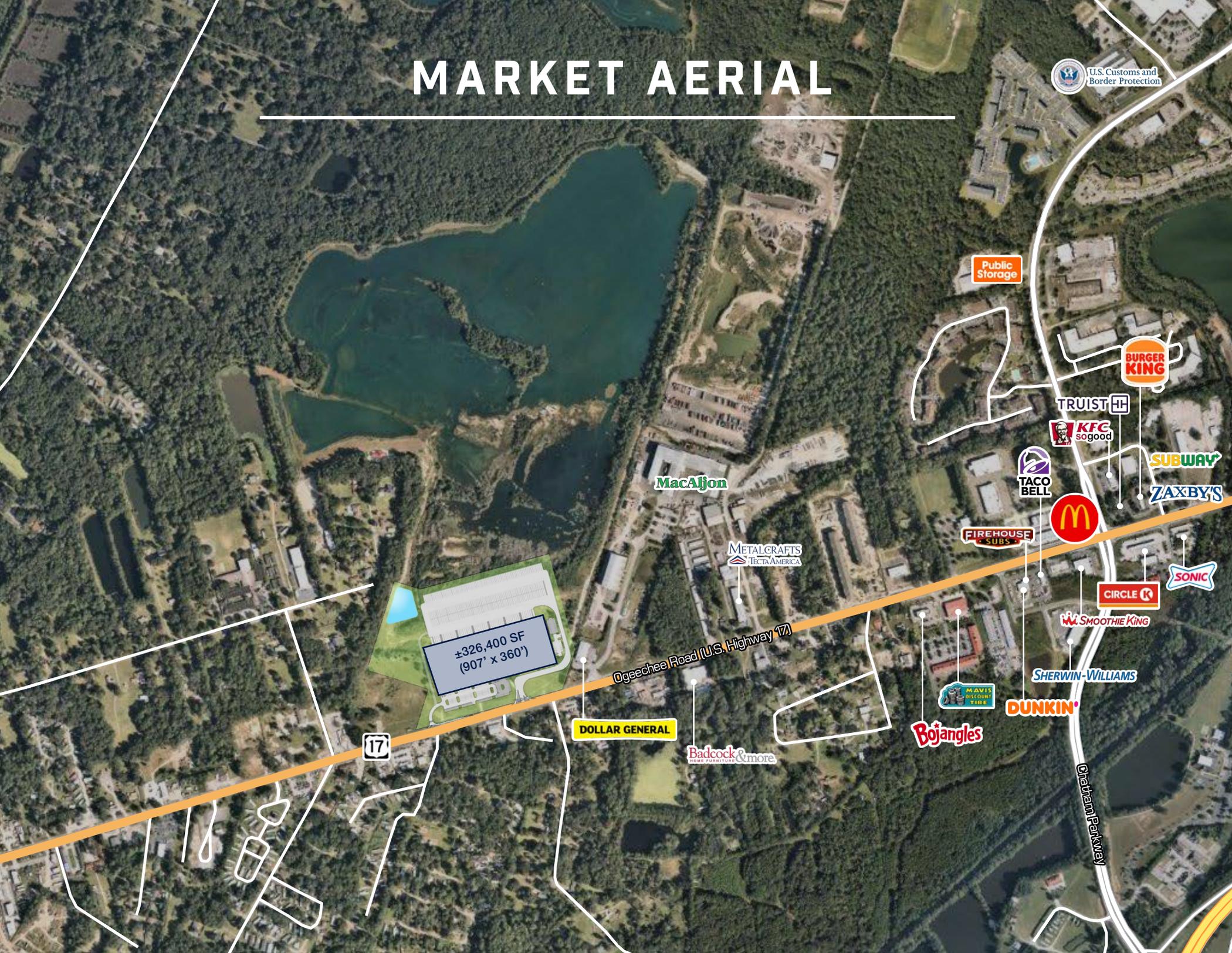
I-16
4 miles | 8 mins

DIRECT ACCESS
TO INTERSTATE 17

I-95
8 miles | 12 mins



MARKET AERIAL



±326,400 SF
(907' x 360')

Ogeechee Road (U.S. Highway 17)

Chatham Parkway

MacAljon

METALCRAFTS
TR. TA. AMERICA

DOLLAR GENERAL

Badcock & more
HOME FURNITURE & more

Bojangles

MAVIS
DISCOUNT
TIRE

FIREHOUSE
SUBS



CIRCLE K

SMOOTHIE KING

SHERWIN-WILLIAMS

DUNKIN'

SONIC

ZAXBY'S

SUBWAY

KFC
sogood

TACO BELL

TRUIST

BURGER KING

Public Storage



STRATEGIC DISTRIBUTION HUB

- Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- Located on the I-95 corridor with direct access to the Florida markets, the Carolinas, Eastern seaboard and Atlanta population center via I-16
- Largest concentration of break bulk import distribution centers on the East coast
- Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force
- Skilled workforce of more than 453,000 within a 60-mile radius, fueled in part by Georgia Southern University, nearby Fort Stewart and Hunter Army Airfield, and other colleges, universities, and industry ecosystems such as aerospace

PORT OF SAVANNAH

- 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
- Immediate access to I-16 and I-95 offering a one to two-day drive to key cities and manufacturing points throughout the Southeast and Midwest
- The new Mason Mega Rail delivers the largest intermodal rail facility for a port authority in North America
- The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs
- Two Class I on-terminal rail facilities to allow more choices to reach your inland markets
- Ocean Terminal renovation projected completion in 2028 will transform the current three berth facility into two big ship berths
- \$29 Million Exit Ramp for truckers direct to the highway
- Talmadge River Bridge to be heightened by 2028 allowing larger container ships into the port

SAVANNAH: GATEWAY TO AMERICAN COMMERCE



44% of U.S. consumers and manufacturers are best served from the Port of Savannah



SAVANNAH

GEORGIA

THE MOST LOGISTICS-FRIENDLY CITY IN THE NATION

Named “the most logistics friendly city in the nation” by Logistics Today, Savannah is internationally recognized as a superior transportation hub. Only a four-hour drive to major markets such as Atlanta, Orlando and Charlotte, Savannah’s infrastructure is anchored by the Port of Savannah, the third-busiest container gateway in the U.S., providing direct links to I-95, I-16, and on-terminal rail.

As one of the fastest growing ports in the nation, the Port of Savannah’s efficiency, coupled with entitled industrial land in close proximity to GPA (within 25 miles), gives Savannah edge over Charleston and other competing markets. Every major carrier calls on Port of Savannah - 37 weekly calls (the most on the east coast). And with CSX Transportation and Norfolk Southern on terminal, the Port of Savannah’s Garden City Terminal offers the fastest East Coast connections to/from Atlanta, Tennessee, Alabama, Louisiana, and Texas.

STATE OF GEORGIA

NATIONWIDE

GEORGIA PORT AUTHORITY: AN ECONOMIC ENGINE

651,000
FULL AND PART-TIME JOBS

\$174 BILLION
IN SALES (11% OF STATE TOTAL SALES)

\$77 BILLION
IN STATE GDP (9% OF GA TOTAL GDP)

\$43 BILLION
IN INCOME (7% OF GA TOTAL PERSONAL INCOME)

12.3%
OF U.S. CONTAINERIZED EXPORTS (2024)

20%
OF U.S. EAST COAST CONTAINERIZED TRADE

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±326,400 SF WAREHOUSE



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