

MAIN GATE

LOGISTICS

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PROSPERITY DRIVE, GARDEN CITY, GA



BUILDING 4
505,902 SF CROSS-DOCK
100% LEASED

BUILDING 3
331,641 SF REAR LOAD
100% LEASED

BUILDING 2
213,880 SF REAR LOAD
Q1 2023 DELIVERY

BUILDING 1
221,215 SF REAR LOAD
100% LEASED

DOWNTOWN SAVANNAH

HUNTER ARMY AIRFIELD

PROPERTY HIGHLIGHTS



5.5 Miles from Port of Savannah



Signalized Access Road off Dean Forest



1,272,638 Total SF (4 buildings)



Cross-Dock and Single Load Configurations



0.8 Miles to I-16; 3.0 Miles to I-95



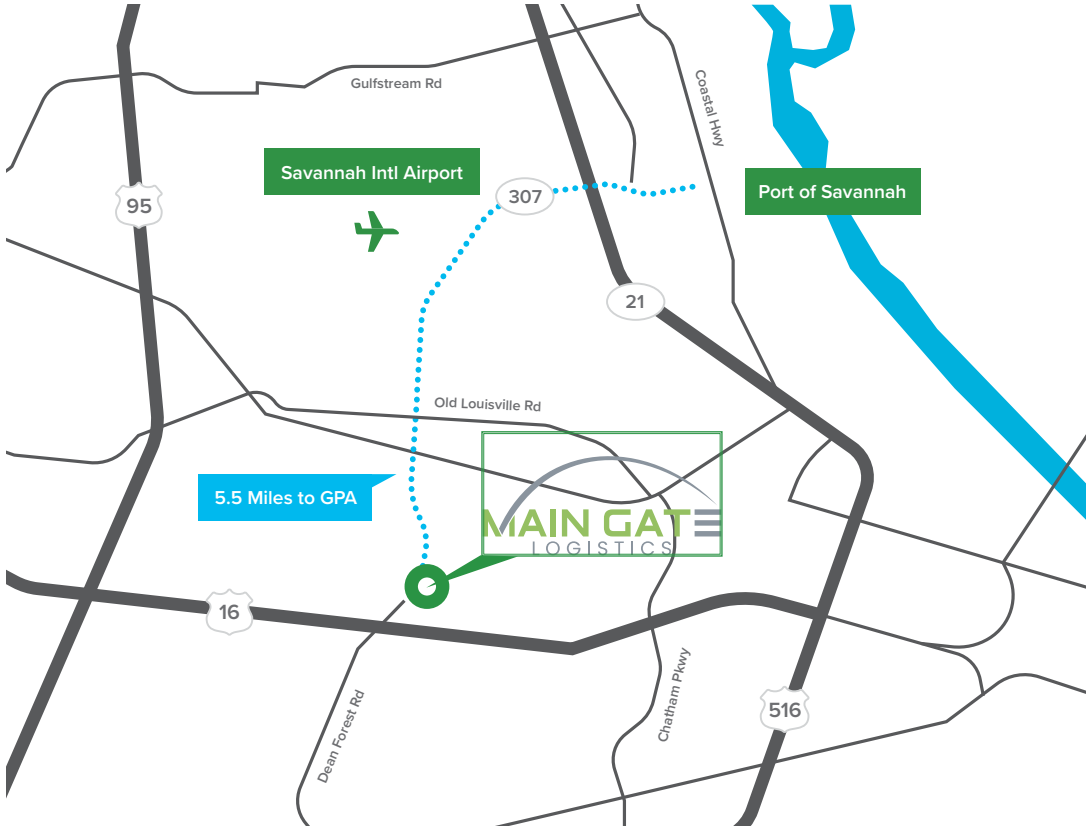
Additional Trailer Parking Available



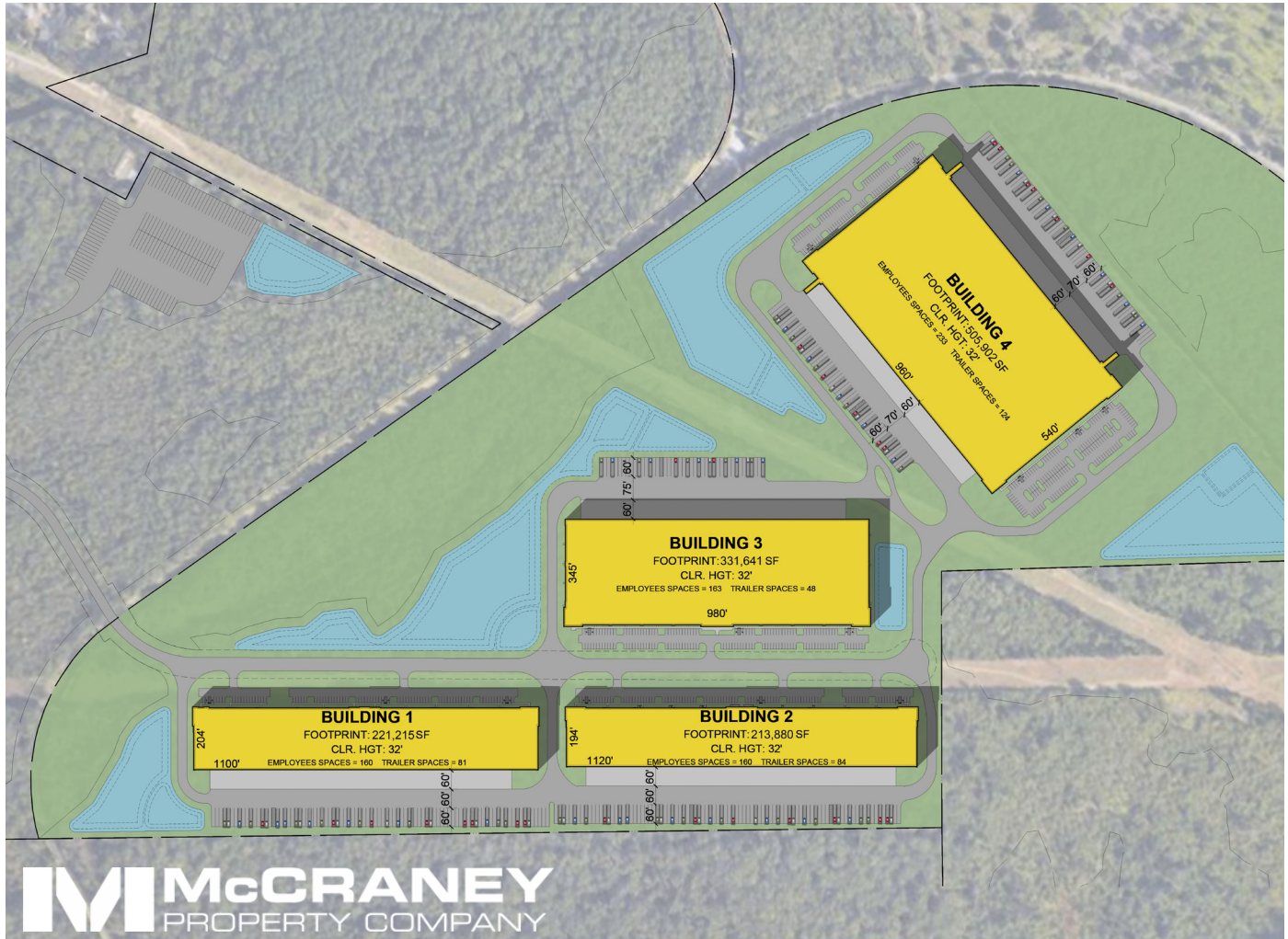
Q1 2023 Delivery



True Class A



BUILDING SPECIFICATIONS



BUILDING 01

- + 100% Leased
- + 221,215 SF Rear Load
- + Divisible to 50,000 SF
- + 1,110' x 204'
- + 61 Docks
- + 2 Drive-Ins
- + 81 Trailer Parks
- + 160 Auto Parks
- + 32' Clear
- + ESFR
- + LED Lighting
- + 180' Truck Court
- + Slab: 6", 4,000 psi

BUILDING 02

- + Q1 2023 Delivery
- + 213,880 SF Rear Load
- + Divisible to 50,000 SF
- + 1,120' x 194'
- + 66 Docks
- + 2 Drive-Ins
- + 84 Trailer Parks
- + 160 Auto Parks
- + 32' Clear
- + ESFR
- + LED Lighting
- + 180' Truck Court
- + Slab: 6", 4,000 psi

BUILDING 03

- + 100% Leased
- + 331,641 SF Rear Load
- + Divisible to 100,000 SF
- + 980'x345'
- + 54 Docks
- + 2 Drive-Ins
- + 48 Trailer Parks
- + 163 Auto Parks
- + 32' Clear
- + ESFR
- + LED Lighting
- + 195' Truck Court
- + Slab: 6", 4,000 psi

BUILDING 04

- + 100% Leased
- + 505,902 SF Cross-Dock
- + Divisible to 200,000 SF
- + 960' x 540'
- + 96 Docks
- + 4 Drive-Ins
- + 124 Trailer Parks
- + 233 Auto Parks
- + 36' Clear
- + ESFR
- + LED Lighting
- + 190' Truck Courts
- + Slab: 7", 4,000 psi



For more than 28 years, McCraney Property Company has been recognized as a responsive customer service-oriented team passionately focused on executing high-finish, best-in-class industrial product. Our expertise and in-depth market knowledge combined with our ability to be nimble as a private firm matches that of any national real estate company. Our success is measured by our clients' satisfaction and our commitment to these principles:

+ Building Relationships + Building Communities + Building Value + Driving Customer Service

A large, stylized graphic of a grey archway or bridge structure, positioned above the company name.

MAIN GATE

LOGISTICS

FOR LEASING INFORMATION, PLEASE CONTACT —

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