

INFILL INDUSTRIAL SALE

Port of Savannah

1926 W Gwinnett St Savannah, GA 31401

TOTAL IMPROVEMENTS - ±75,100 SF

A+ LOCATION

RAIL-SERVED WAREHOUSE WITH OUTDOOR STORAGE

PLEASE INQUIRE FOR ADDITIONAL DETAILS

PORT OF SAVANNAH
OCEAN TERMINAL

GEORGIA CENTRAL RAIL
(CSX & NORFOLK SOUTHERN CONNECTION)

ACTIVE RAIL SPUR

CBRE

Building Details

- ±62,000 SF rail-served warehouse with ±18,000 SF covered rail dock, (9) dock doors, and (1) drive-in
- ±9,000 SF three-sided storage building with ±3,000 SF lean-to and dock high loading platform equipped with edge of dock levelers
- 2,500 SF storage shed/maintenance shop
- 1,084 SF employee break room/restrooms
- 2,438 SF office
- 760 SF covered shed
- 576 SF carport/covered parking



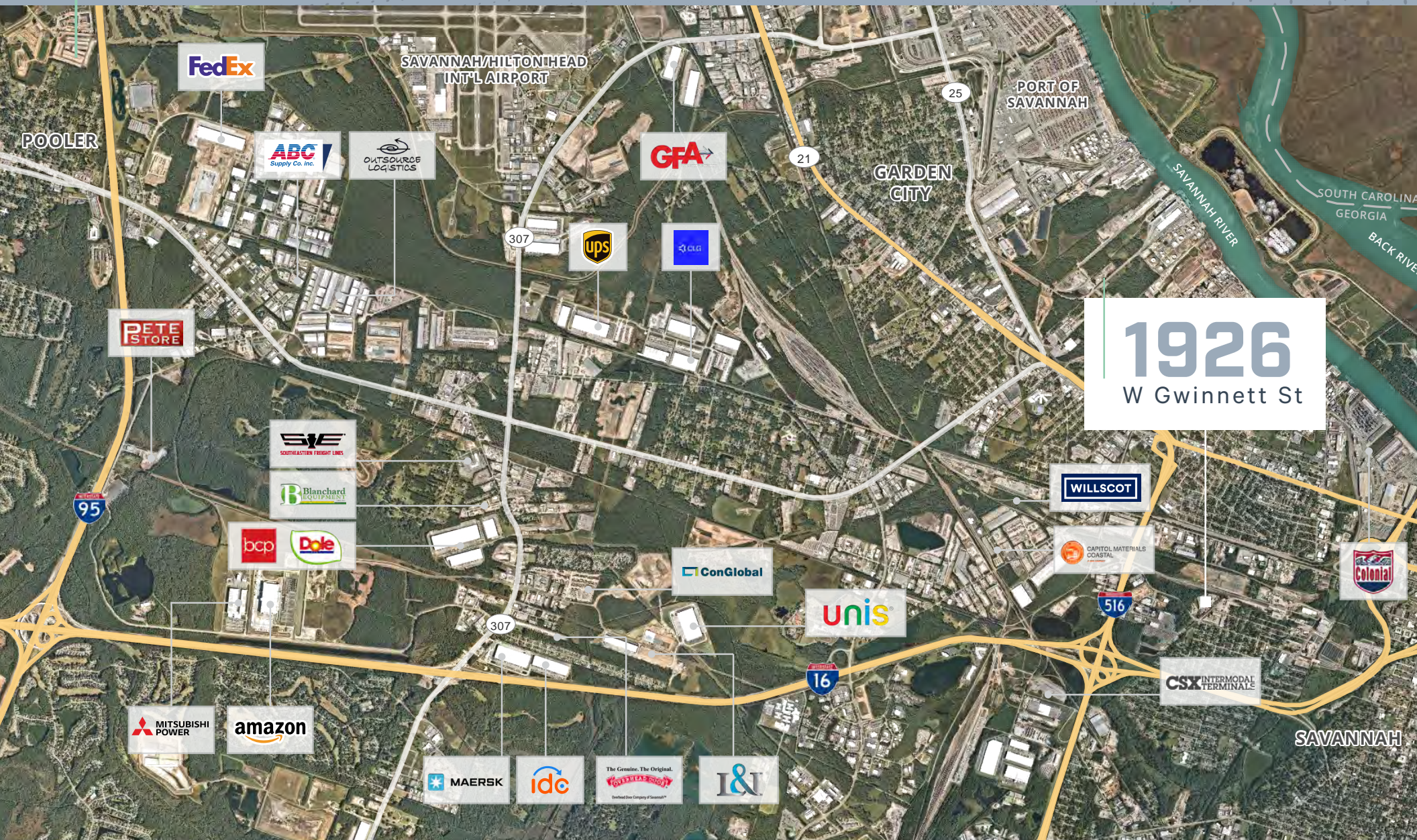
Other Features

- ±4.50 AC outdoor storage
- (2) truck scales
- ±675' rail spur with connection to CSX and Norfolk Southern
- Zoned Light Industrial
- Immediate proximity to I-16 via I-516

PROXIMITY TO PORT



LOCATION AERIAL



SAVANNAH MARKET OVERVIEW

155M SF

Total Market Size

9.5%

Vacancy

Market Drivers:



Port



Logistics



Manufacturing



Fort Stewart



Tourism

Georgia Ports Authority

\$1.2B

investment in its facilities in the last 10 years

\$4.2B

investment planned by 2035

2

Modern and deepwater terminals

12-13M

TEUs by 2032

\$122B

Annual economic impact

#1

Garden City
Terminal the single largest container terminal in North America

#1

Fastest growing container Port in the nation

#2

Largest East Coast Port

#3

Busiest port in the nation

Market Highlights

- Conveniently located at the intersection of I-95 and I-16, offering unparalleled access to all major southeast markets.
- Savannah MSA population has increased by 22% over the past 15 years with portions of the MSA being amongst the fastest growing regions in the nation.
- The Hyundai EV and battery plant, the largest investment ever in Georgia at \$5.5B, opened in Q1 2025, creating 8,100 jobs.
- The Georgia Port's Authority owns and operates all terminal facilities, creating unmatched flexibility and efficiency to meet the needs of customers.
- Savannah's location offers overnight truck service to the entire Southeast along with connectivity to over 80% of the US population within a two-day drive.
- Fort Stewart and Hunter Army Airfield are key employers, hosting over 28,000 defense personnel and retiring 3,500 soldiers into the civilian workforce on an annual basis.

1926

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