

Delivering Q2 2026
Building A: 538,775 SF
Building B: 740,375 SF

Port Wentworth Commerce Center

Savannah, GA

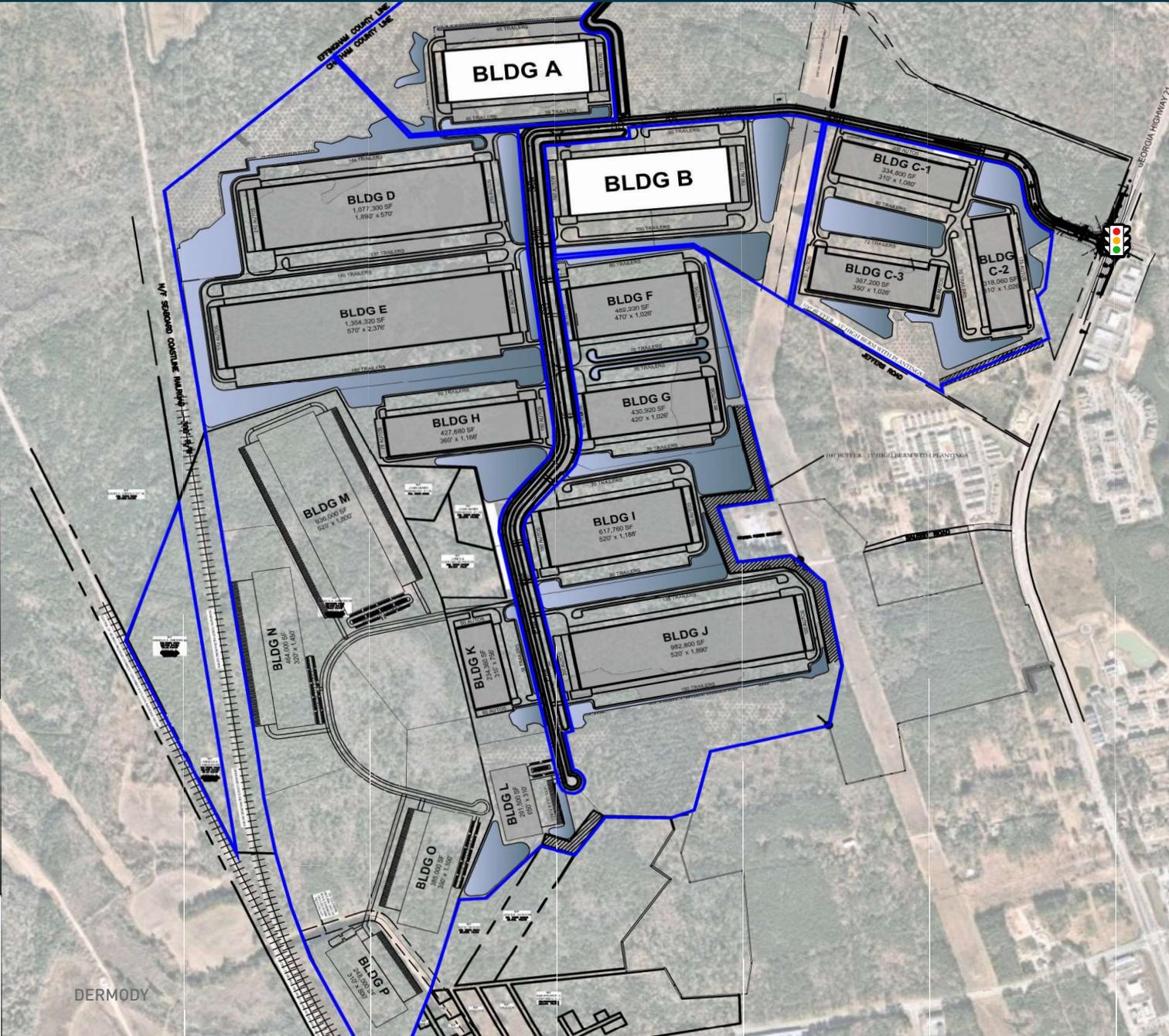
A multi-phase industrial development project with **18**
buildings totaling up to **10.25 Million SF**



Dermody.com

Project Overview

Port Wentworth Commerce Center



Master Planned Business Park Under Single Ownership

Delivering Q2 2026

- Building A: 538,775 SF
- Building B: 740,375 SF

Additional Buildings

- Building C-1: 334,800 SF
- Building C-2: 318,060 SF
- Building C-3: 367,200 SF
- Building D: 1,077,300 SF
- Building E: 1,354,320 SF
- Building F: 482,220 SF
- Building G: 430,920 SF
- Building H: 427,680 SF
- Building I: 617,760 SF
- Building J: 982,800 SF
- Building K: 234,360 SF
- Building L: 201,500 SF
- Building M: 936,000 SF
- Building N: 464,000 SF
- Building O: 385,000 SF
- Building P: 248,000 SF

All Buildings Available Now for Built-to-Suit

***Please inquire for more project details**

Location Aerial

Port Wentworth Commerce Center

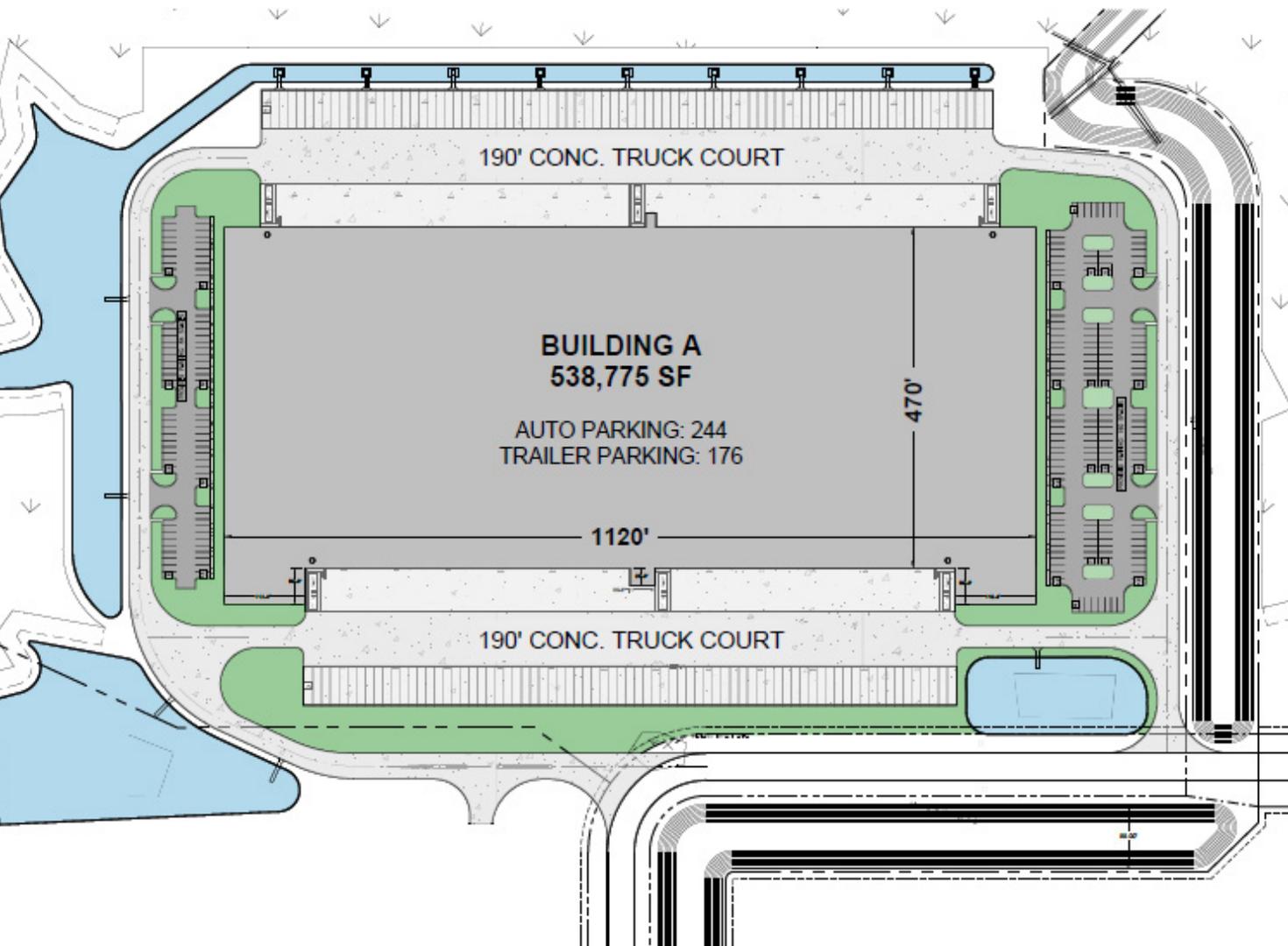


Project Details

- 1,065 Acres of Master Planned Business Park Project
- Located in Foreign Trade Zone
- Both Class One Railroads (Norfolk-Southern & CSX) at the Site
- Georgia Power Substation On-Site
- 1 Gigawatt of power service available
- 2.2-mile road construction in progress
- All entitlements in-place for quick building delivery

Building Specifications

Building A | Delivering Q2 2026

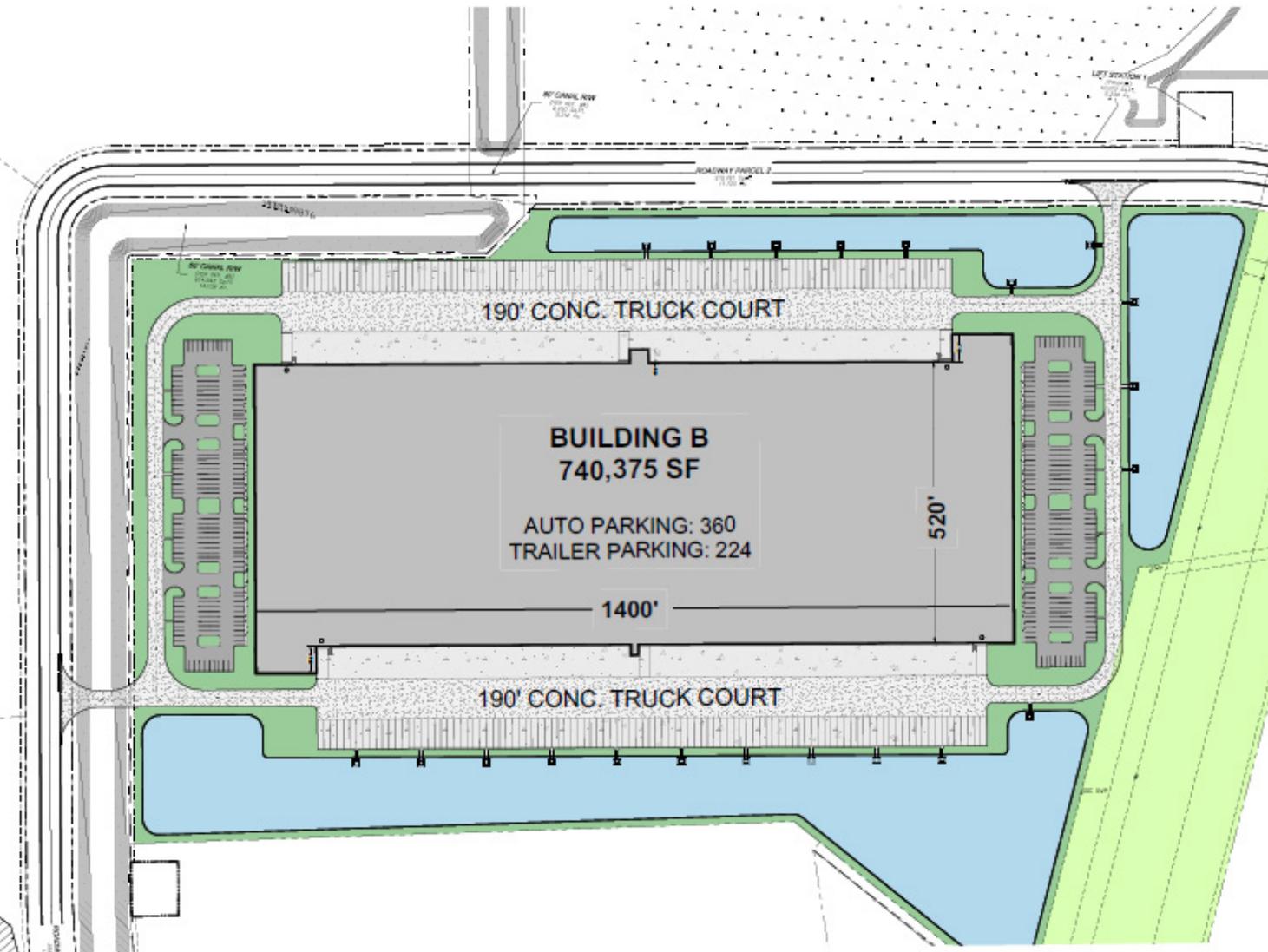


Building A

Footprint:	±538,775 SF
Truck Courts:	190' deep
Trailer Parks:	176
Truck Drives - Loop Roads:	30' wide
Auto Parks:	244
Drive-in Ramps:	(6) at corners and in center of loading dock
Clear Height:	42' one bay in from dock wall
Floor:	8" Slab
Bay Spaces:	56' x 50 with 60' speed bay
Dock Positions:	107 - 36 positions equipped with 45k mechanical levelers
Roof:	R-25, 60 Mil TPO
Electrical Service:	Set up to accommodate (2) 3,000A Services
Air Changes:	3 per hour
Spec Office:	±5,600 SF
Lighting:	30FC

Building Specifications

Building B | Delivering Q2 2026



Building B

Footprint:	±740,375SF
Truck Courts:	190' deep
Trailer Parks:	224
Truck Drives - Loop Roads:	30' wide
Auto Parks:	360
Drive-in Ramps:	(6) at corners and in center of loading dock
Clear Height:	42' one bay in from dock wall
Floor:	8" Slab
Bay Spaces:	56' x 50 with 60' speed bay
Dock Positions:	140 - 36 positions equipped with 45k mechanical levelers
Roof:	R-25, 60 Mil TPO
Electrical Service:	Set up to accommodate (2) 3,000A Services
Air Changes:	3 per hour
Spec Office:	±5,600 SF
Lighting:	30FC

Location

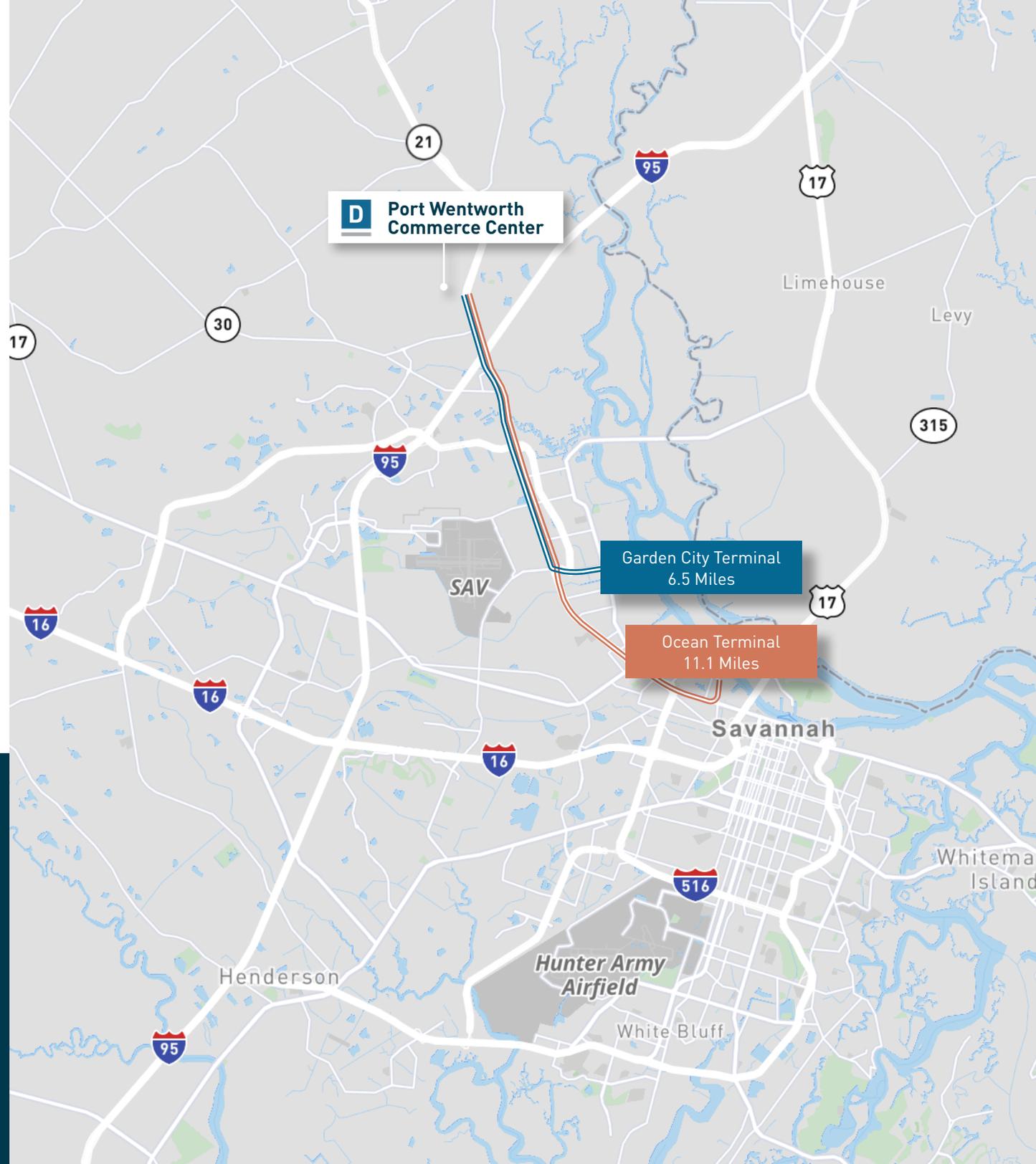
*Port Wentworth Commerce Center
- Where Location Meets World
Class Opportunity*

Proximity to Port of Savannah.

Just 6.5 miles from the Garden City Terminal, the third largest and fastest growing Port in the Nation.

Direct Highway Access.

The project features signalized access to Hwy 21, providing direct connectivity to I-95 and I-16.



Key Locations	Miles
Garden City Terminal	6.5
Ocean Terminal	11.1
I-95	1.0
I-16	16.7

Savannah Market Overview

Port of Savannah - 3rd Busiest Container Port in the U.S.

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 is 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.



Port Wentworth Commerce Center

Savannah, GA

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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