

— FOR LEASE

SAVANNAH, GEORGIA

349,440 SF CROSS-DOCK

AVAILABLE FOR LEASE



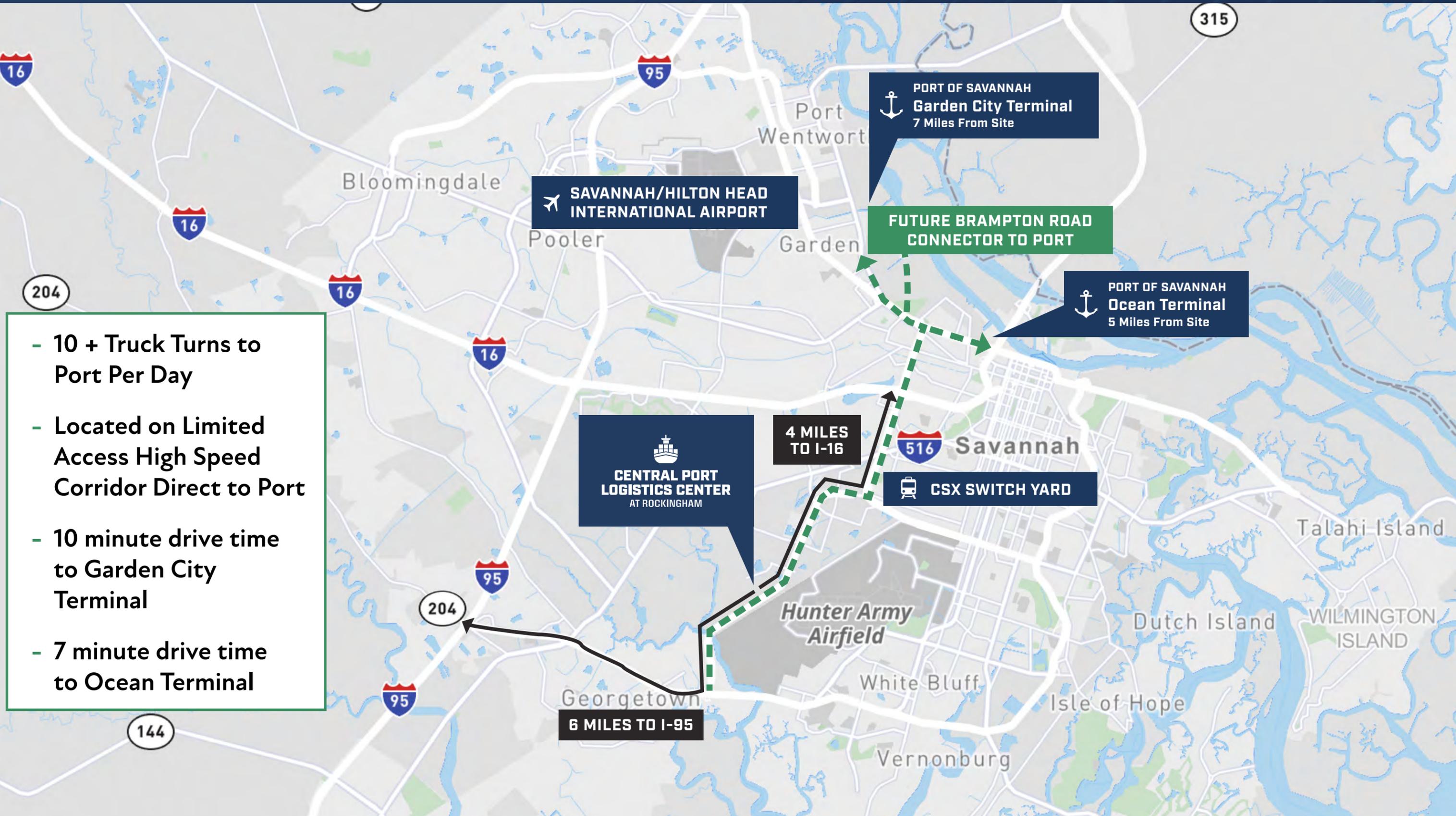
**CENTRAL PORT
LOGISTICS CENTER**
AT ROCKINGHAM



CBRE

CAPITAL
DEVELOPMENT PARTNERS

CENTRAL PORT LOCATION OVERVIEW



- 10 + Truck Turns to Port Per Day
- Located on Limited Access High Speed Corridor Direct to Port
- 10 minute drive time to Garden City Terminal
- 7 minute drive time to Ocean Terminal

SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT

PORT OF SAVANNAH Garden City Terminal
7 Miles From Site

FUTURE BRAMPTON ROAD CONNECTOR TO PORT

PORT OF SAVANNAH Ocean Terminal
5 Miles From Site

CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

4 MILES TO I-16

CSX SWITCH YARD

204

6 MILES TO I-95

144

315

PROJECT OVERVIEW



PHASE ONE
Building 1 - 349,440 SF REMAINING
Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

PHASE TWO
Building 4 - 168,480 SF
Building 5 - 284,580 SF
Building 6 - 769,500 SF

BUILDING 5 READY FOR OCCUPANCY

PHASE THREE
Building 3 - 1,190,800 SF

CENTRAL PORT LOGISTICS AERIAL

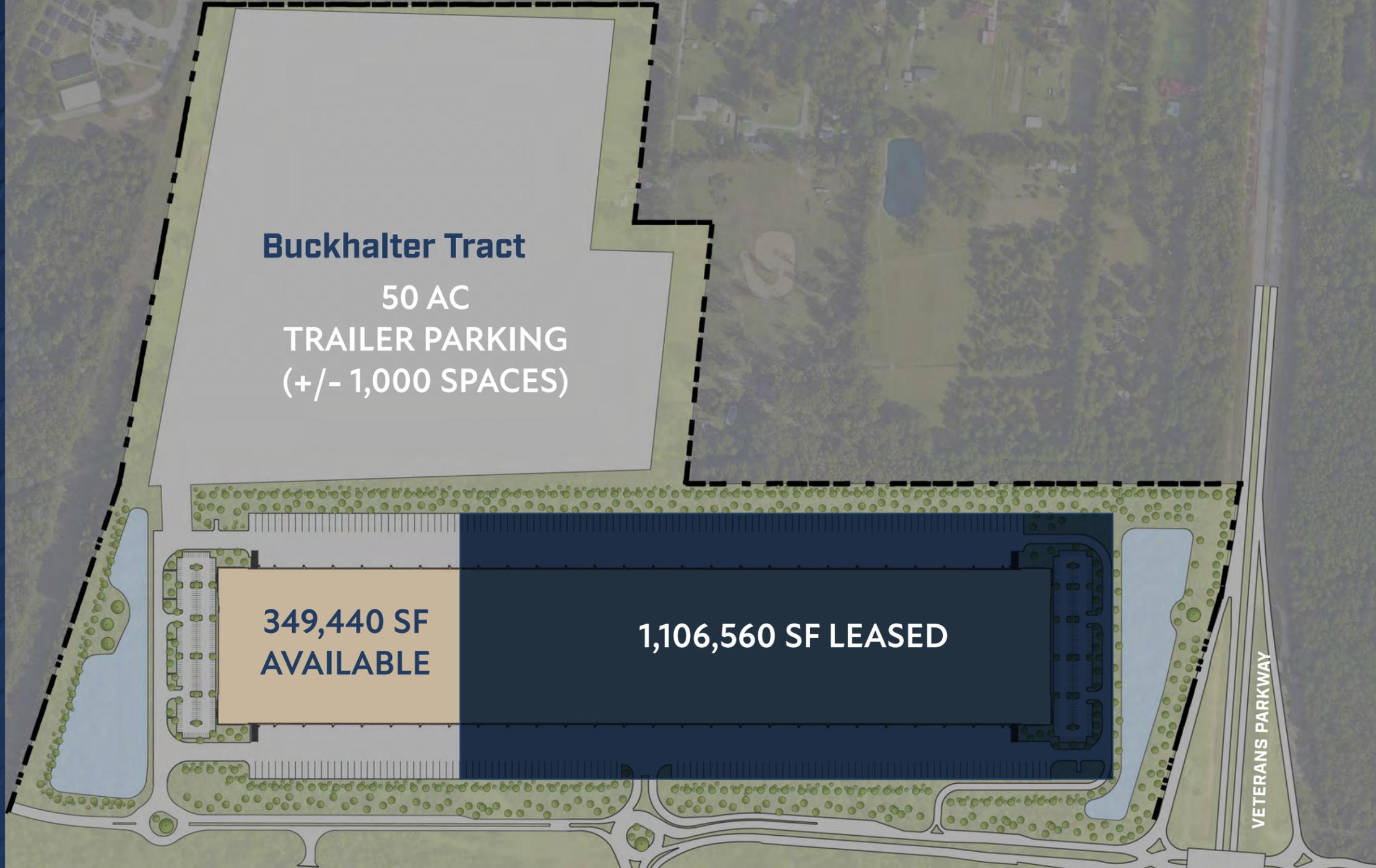


Building 1

Building 5

Building 6

**349,440 SF
Remaining**



BUILDING I - 349,440 SF AVAILABLE

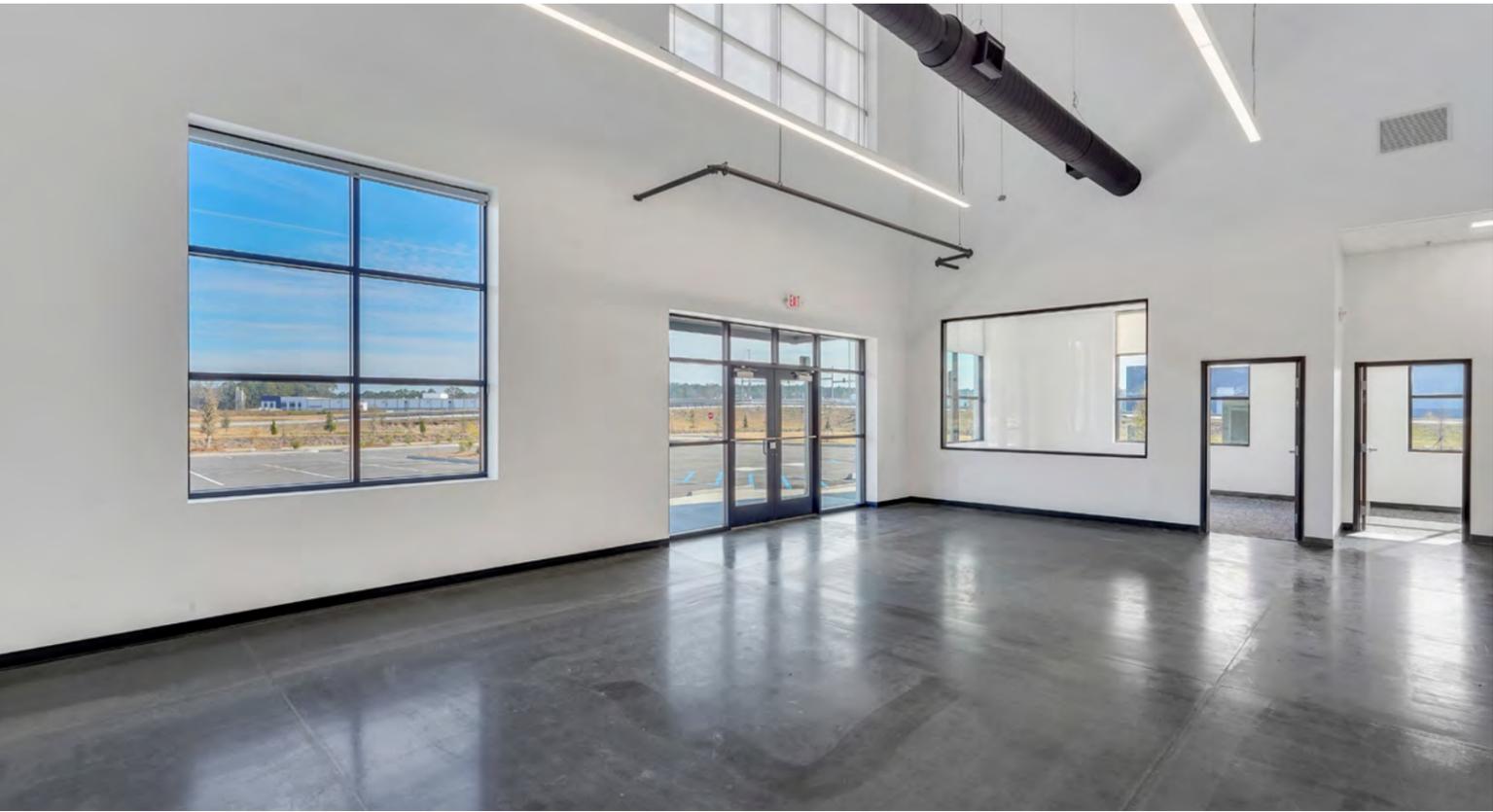
Total Site Size	99.5 Acres	Dock Doors	69 (9' x 10')	Trailer Storage	94	Column Spacing	56' W x 50' Spacing	Roof	45 Mil 20 Year Warranty
Building I	349,440 SF Remaining	Levelers	45,000 lb on Every Door	Expansion Container Storage Yard	50 Acres +/- 1000 Trailer Stalls	Air Changes Min 1 Per Hour	Building Management System (BMS)	Electrical	Two 4,000 Amp Panels
Type	Cross Dock	Drive-In Doors	Two (14' x 16')	Auto Parking	206	Sprinkler	ESFR		
Clear Height	40' Clear 1st Column	Truck Court	185'	Floor	8" Slab; 4,000 PSI; 750 PSF	Office	(1) 2,500 SF Existing, Expandable		

349,440 SF Class A Cross Dock - Remaining For Lease



349,440 SF Class A Cross Dock - Remaining For Lease

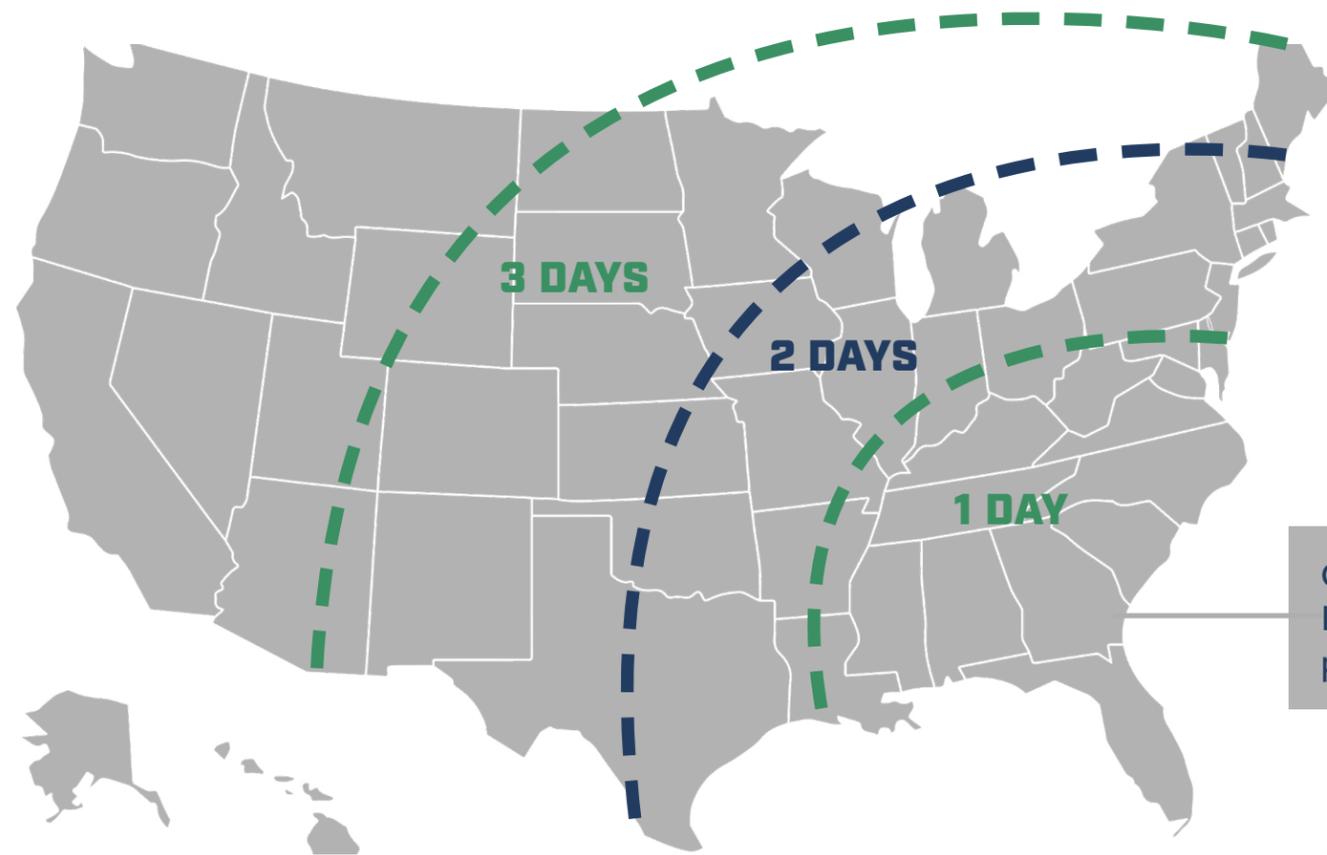
INTERIOR PHOTOS



LOGISTICS AND DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.

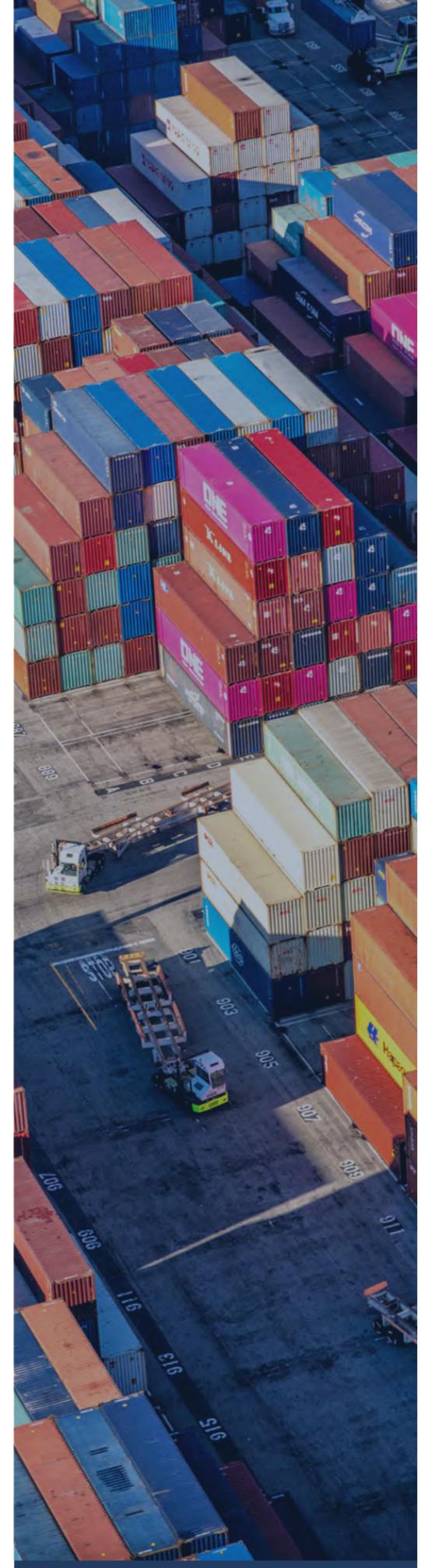


TAX CREDIT INCENTIVES

- *Maximum Job Tax Credit - \$3,500 per job created*
- *Use of Job Tax Credits against 100% of income tax liability*

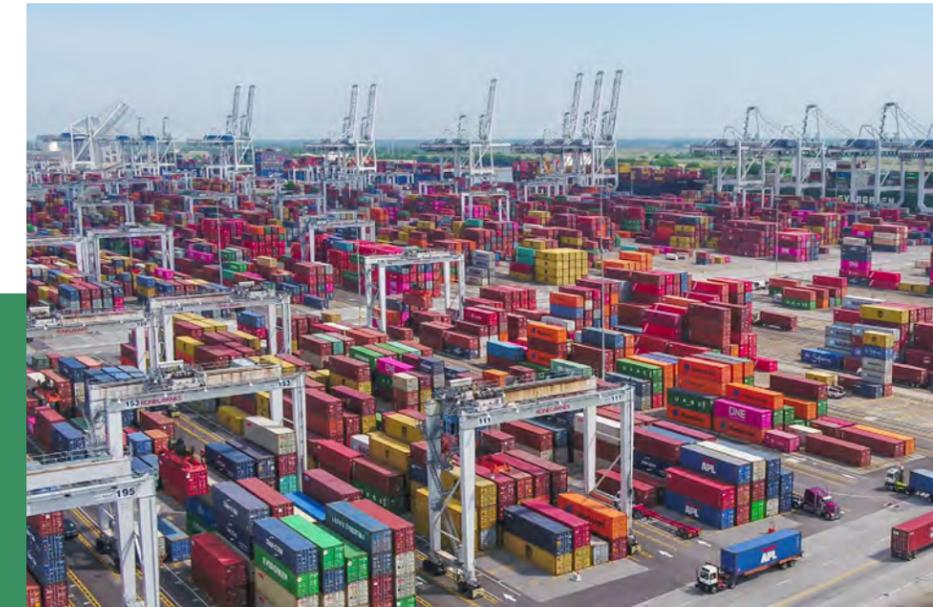
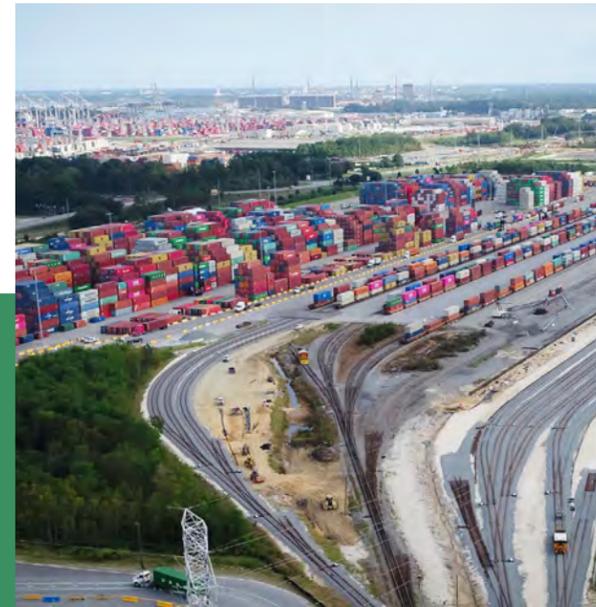
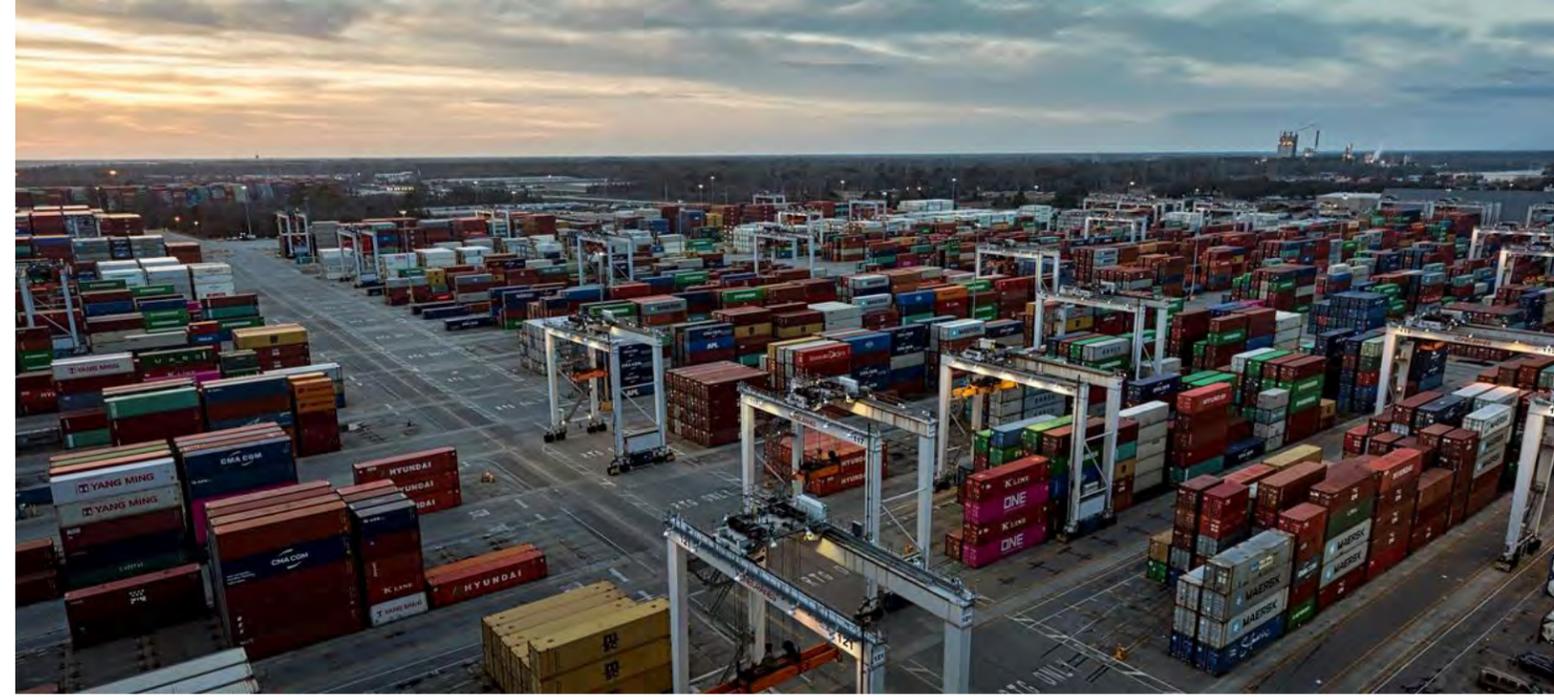
U.S. Foreign-Trade Zone 104

- *Customs duties deferred on imports improves cash flow*
- *No duty or quota charges on re-exports*
- *Duty paid at the lower tariff rate of the imported component or finished product*
- *Reductions in merchandise processing fees due to weekly entry*



PORT OF SAVANNAH IS THE #1 PORT IN THE U.S.

- » **Two Class 1 Railroads:** CSX & Norfolk Southern; on-dock rail and line haul services
- » **Two Terminals:** Ocean & Garden City Terminal; modern & deep water
- » **Neopanamax Vessels:** 60% of all vessels calling on Savannah are Neopanamax
- » **Access to Interstates:** I-16 E/W & I-95 N/S; Immediate access



**LARGEST
SINGLE
CONTAINER**

Terminal in North America

**FAST GROWING
& THIRD
LARGEST**

Port in the Nation

**20% OF U.S.
POPULATION**

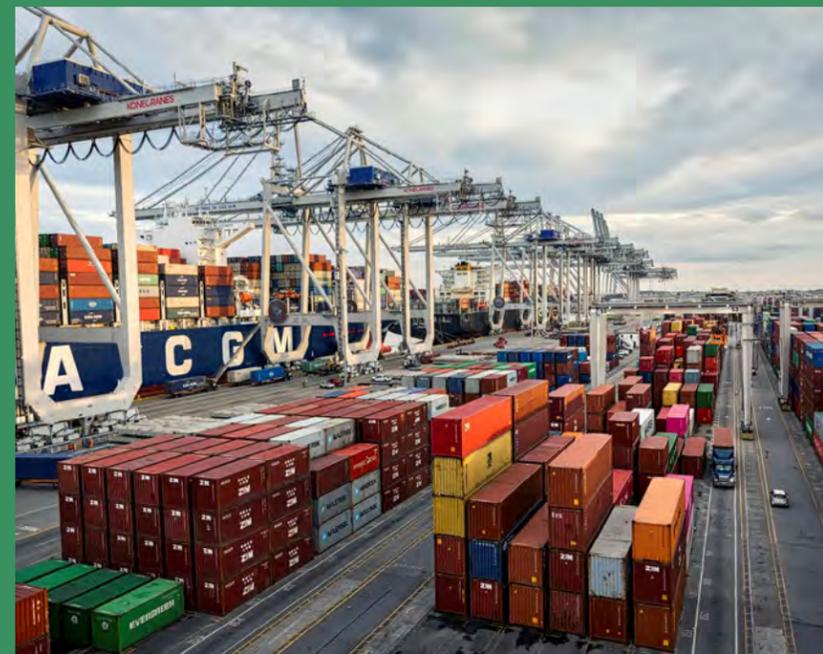
*Served by
the Port of Savannah*

**FOUR HOUR
DRIVE**

*to Major Markets:
Atlanta, Orlando, Charleston, Charlotte*

SPECIALIZES IN

Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo





CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

CONTACT:

Bill Sparks, SIOR

Executive Vice President

T +1 912 228 3528

C +1 912 659 1147

bill.sparks@cbre.com

CBRE

CAPITAL
DEVELOPMENT PARTNERS

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_Nov2022