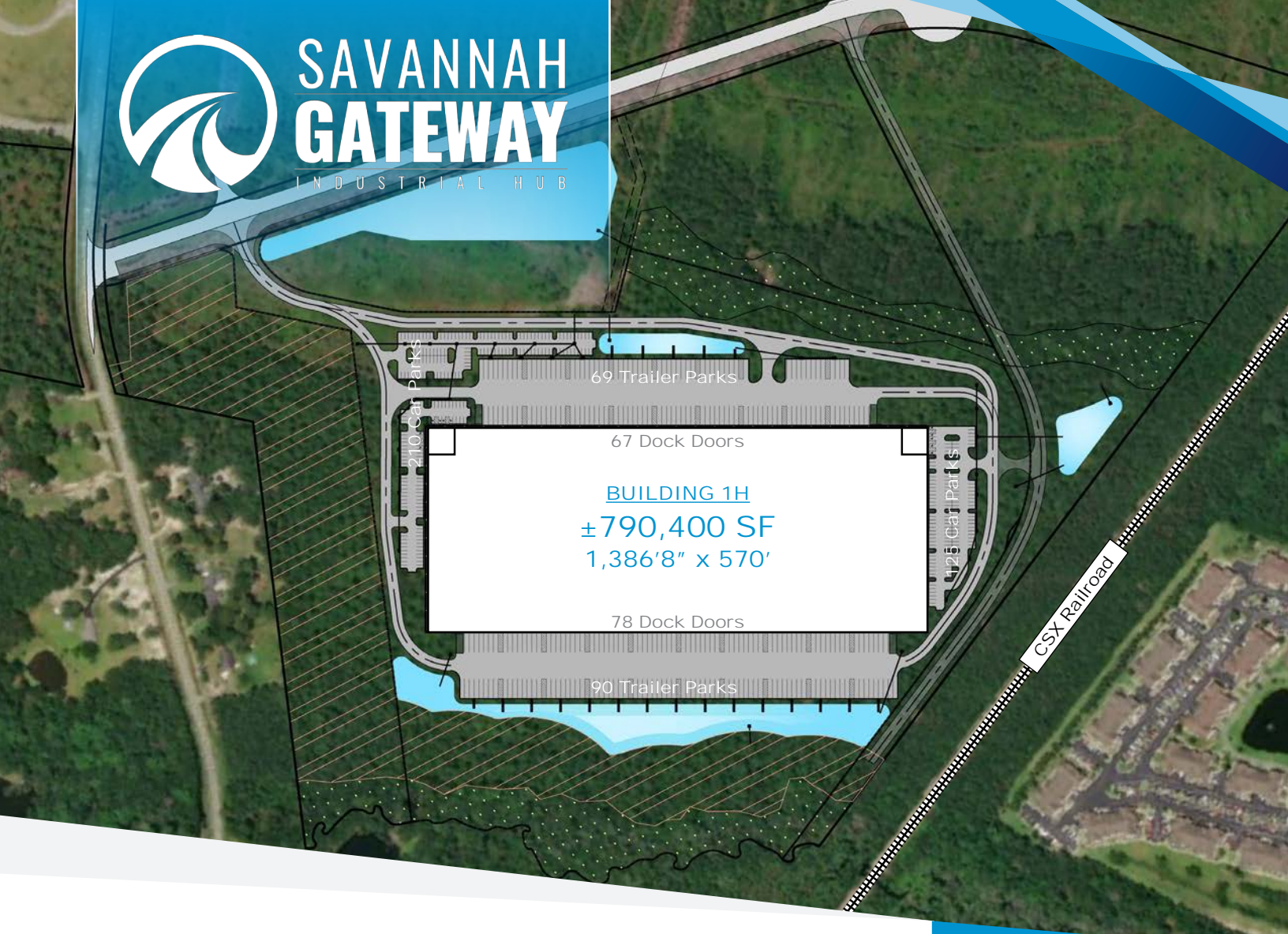




SAVANNAH GATEWAY

INDUSTRIAL HUB



BUILDING 1H
±790,400 SF
1,386'8" x 570'

FOR LEASE | 1009 GATEWAY PARKWAY, BUILDING 1H, RINCON, GA 31326

Class A Industrial Crossdock

BUILDING SIZE	±790,400 SF (Divisible)
CONSTRUCTION	Class A, tilt-wall construction
TYPE	Crossdock
DOCK DOORS	145 dock doors
DIMENSIONS	1,386'8" x 570'
CLEAR HEIGHT	36' clear height
VEHICLE PARKS	335 vehicle spaces
TRAILER PARKS	159 trailer spaces
TRAILER YARD	Available
DELIVERY	April 1, 2022

BROKER CONTACTS:

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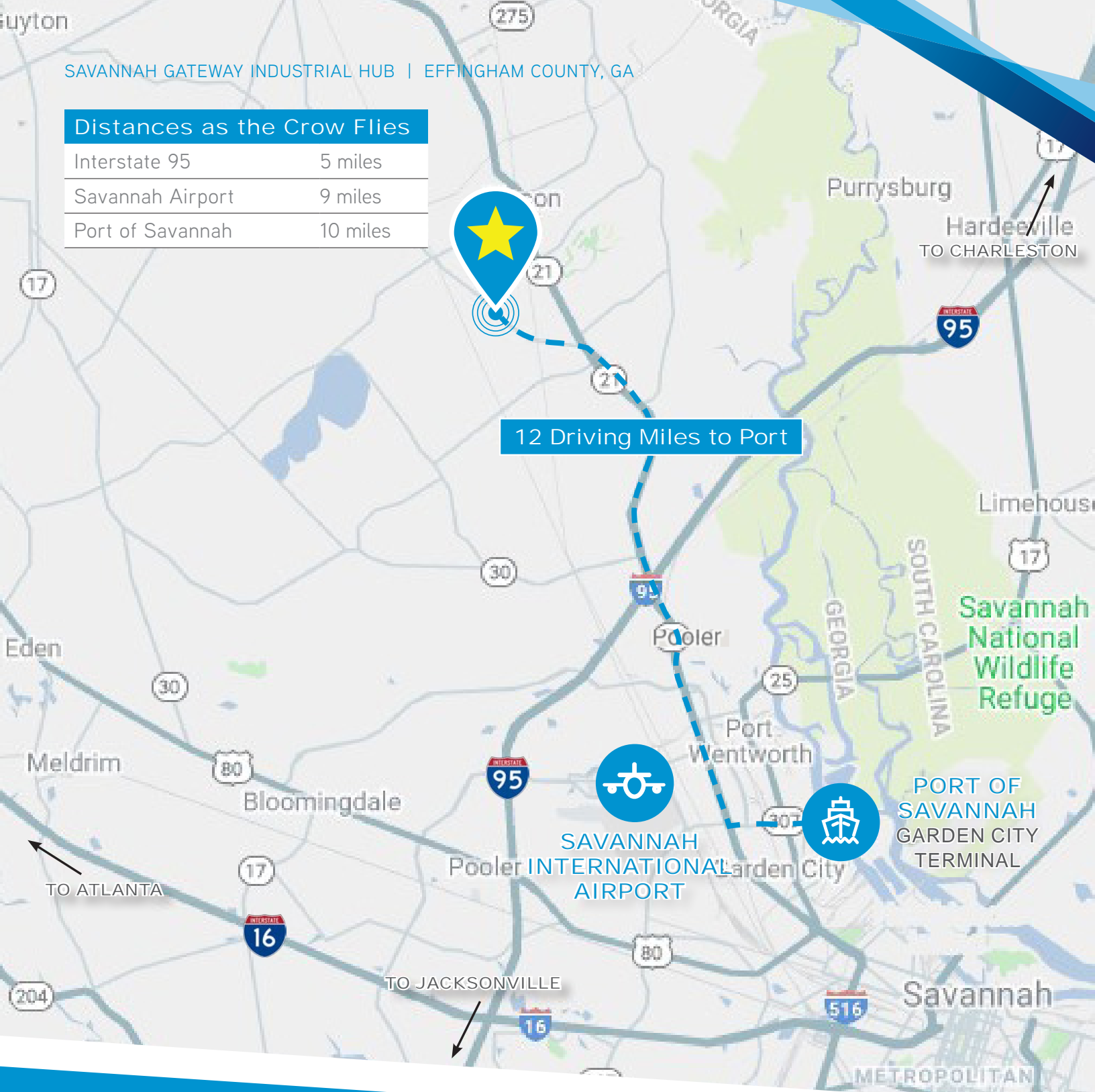
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Distances as the Crow Flies

Interstate 95	5 miles
Savannah Airport	9 miles
Port of Savannah	10 miles



12 Driving Miles to Port

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Port of Savannah: Fastest Growing U.S. Port

North America's third largest and fastest growing container facility with immediate access to two major interstates, I-16 and I-95. Major East Coast markets Atlanta, Charlotte, and Orlando are a 4-hour drive away.

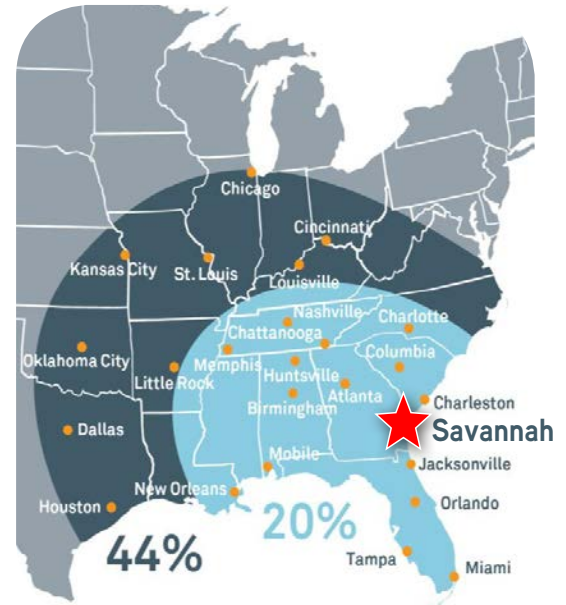
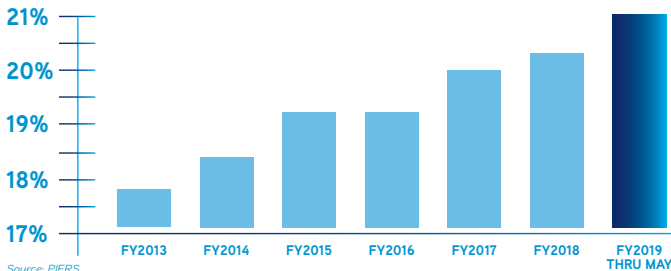
With two **Class I railroads (Norfolk Southern and CSX)** on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the **Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several years.**

TOP 10 US PORT GATEWAYS IN TEUS

1. LA/Long Beach	16.7M	6. Houston	2.8M
2. NY/New Jersey	7.3M	7. Oakland	2.5M
3. Savannah	4.4M	8. Charleston	2.3M
4. Seattle/Tacoma	3.2M	9. Miami	1.1M
5. Virginia	2.9M	10. Everglades	1.0M

MARKET SHARE: The Port of Savannah achieved its greatest market share ever among U.S. East Coast ports, moving more than 1 in 5 containers.



20% OF U.S. POPULATION & INDUSTRY IS BEST SERVED BY THE PORT OF SAVANNAH

44% WITHIN EASY REACH OF INLAND CONNECTIVITY INFRASTRUCTURE

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