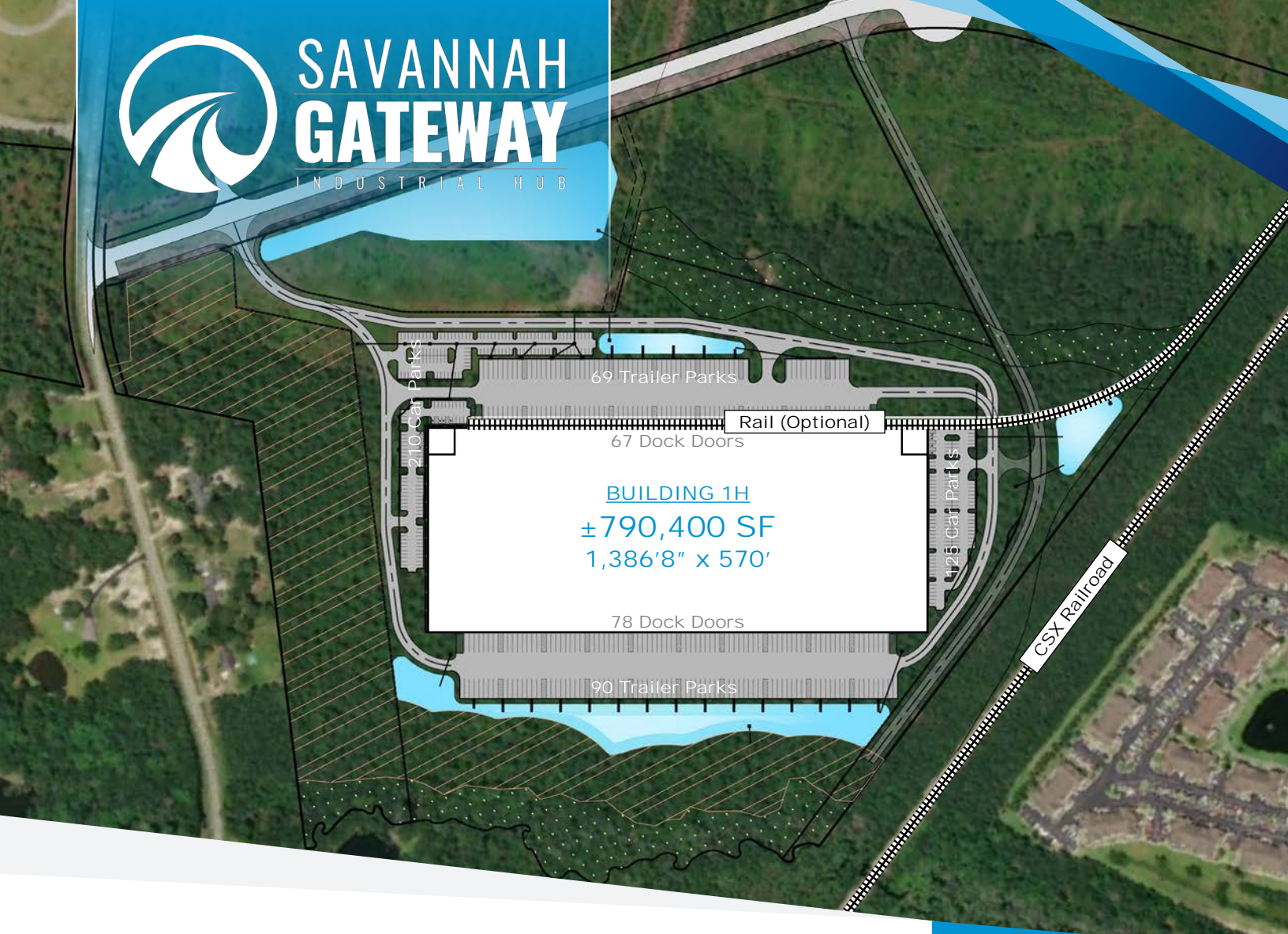




SAVANNAH GATEWAY

INDUSTRIAL HUB



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
RAIL	Optional Dual Class I Rail Served from CSX and Norfolk Southern
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:

Cliff Dales, sior
Colliers International | Savannah
+1 912 662 8009
cliff.dales@colliers.com

David Sink, sior
Colliers International | Savannah
+1 912 662 8010
david.sink@colliers.com



SITE CONTACTS:

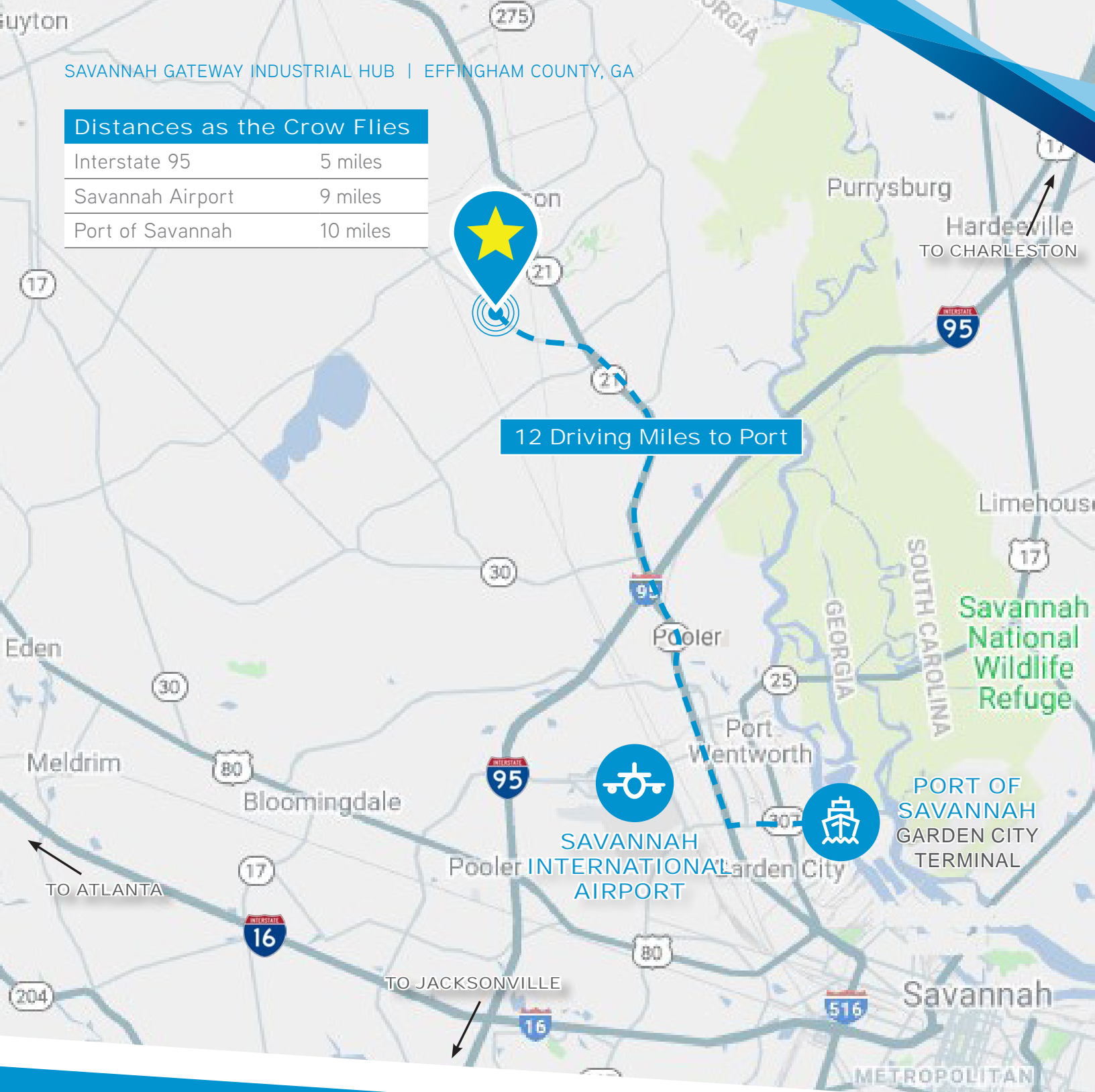
Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@broe realestate.com

Sean Fitzsimmons
Broe Real Estate Group
+1 404 229 6725
sfitzsimmons@broe realestate.com



Distances as the Crow Flies

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



12 Driving Miles to Port



SAVANNAH INTERNATIONAL AIRPORT



PORT OF SAVANNAH GARDEN CITY TERMINAL

Broker Contacts:

CLIFF DALES SIOR
Savannah, GA
912 662 8009
cliff.dales@colliers.com

DAVID SINK SIOR
Savannah, GA
912 662 8010
david.sink@colliers.com



Site Contacts:

Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@broerealestate.com

Sean Fitzsimmons
Broe Real Estate Group
+1 404 229 6725
sfitzsimmons@broerealestate.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.



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.

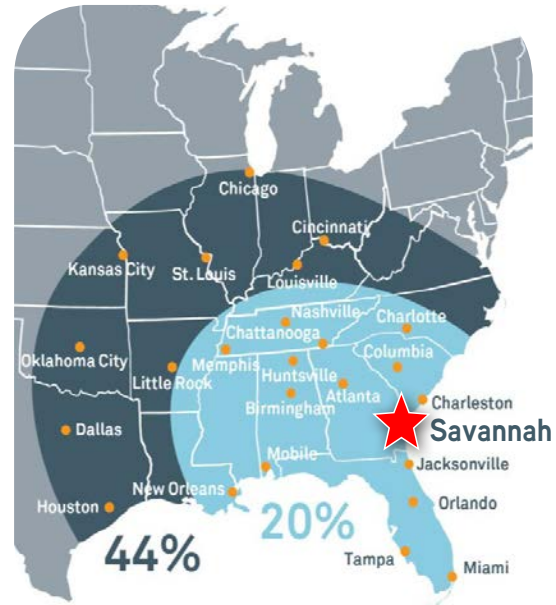
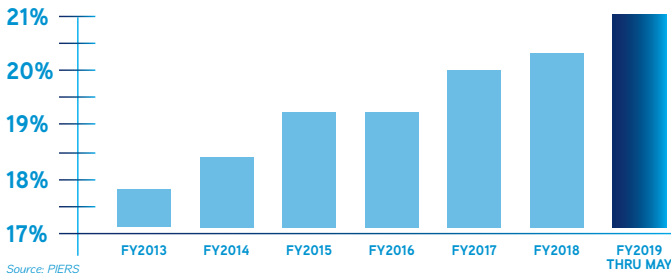
With two **Class I railroads (Norfolk Southern and CSX)** on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets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

Broker Contacts:

CLIFF DALES SIOR
Savannah, GA
912 662 8009
cliff.dales@colliers.com

DAVID SINK SIOR
Savannah, GA
912 662 8010
david.sink@colliers.com



Site Contacts:

Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@broe realestate.com

Sean Fitzsimmons
Broe Real Estate Group
+1 404 229 6725
sfitzsimmons@broe realestate.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

