



**SAVANNAH
GATEWAY**
INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

**Multimodal Logistics Park
Near Port of Savannah**

- Over 18 Million SF for industrial warehousing, distribution and manufacturing
- Dual rail access to CSX & Norfolk Southern via OmniTRAX
- Direct Road & Rail access to the Port of Savannah and major U.S. markets
- Various site configurations, lot sizes and build-to-suit options
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Construction Underway)

Accelerating success.

Key Advantages



Multimodal Logistics Park

- 2,600-acre master planned park in Effingham County, Georgia
- Dual rail service two (2) Class 1 railroads—CSX & Norfolk Southern provided by OmniTRAX
- Onsite rail switching that provides dedicated and flexible switching for the park



Excellent Access

- Short drayage to the Port of Savannah — 12 miles & Hyundai Plant — 15 miles
- Access to major transportation routes including I-95, I-16, Highway 21 & Effingham Parkway (under construction)



Top Location

- Current tenants include DHL, Bissell, Quantix & Lion Brand Yarn with a site recently sold to Knife Swift
- ±998,400 SF, ±790,400 SF, & ±314,000 SF warehouses recently completed with ±204,800 SF, ±396,550 SF & ±942,678 SF under construction
- Available rail and non-rail sites for development of complementary logistics facilities

Introduction

Savannah Gateway Industrial Hub (SGIH) is Georgia's newest industrial park and logistic hub. Offering manufacturers, processors and distributors connectivity to U.S. and Global markets. Premiere location to start, expand or relocate your facility, offering a vast array of real estate options including new purchase, build-to-suit or a simple land lease. As a part of the Georgia Ready for Accelerated Development (GRAD) Program, Savannah Gateway Industrial Hub offers sites of various sizes and configurations that are fast-tracked for construction.

Broker Contact:



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

Site Contacts:



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

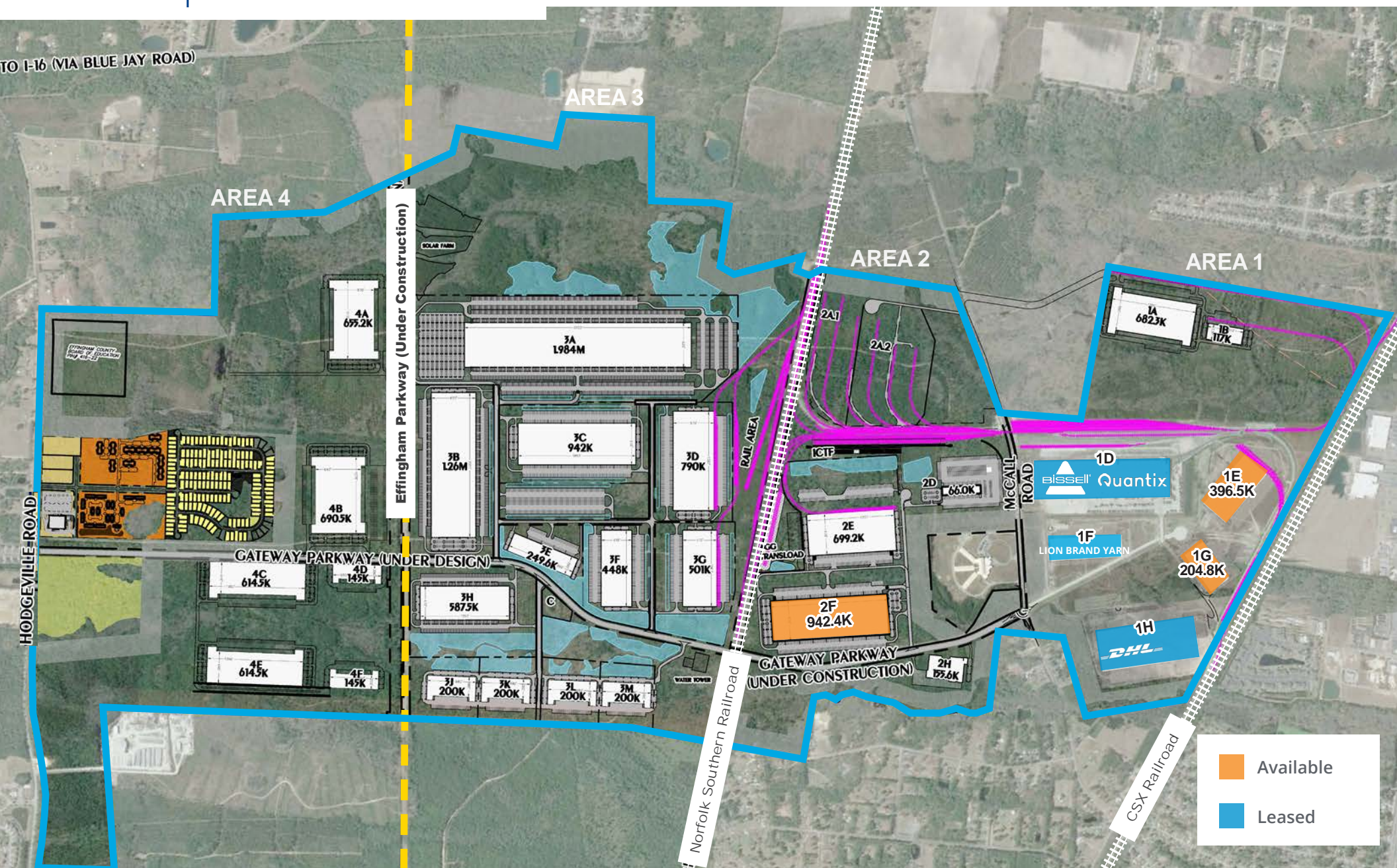


Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@broerealestate.com





Conceptual Master Plan



Savannah Gateway Industrial Hub

Multiple Routes to the Port of Savannah

Distances

Port of Savannah	12 Miles
Interstate 95	5 Miles
Savannah Airport	9 Miles
Hyundai Meta Plant	15 Miles
Interstate 16	17 Miles
Atlanta, GA	238 Miles
Charlotte, NC	251 Miles
Orlando, FL	286 Miles

Legend



SGIH



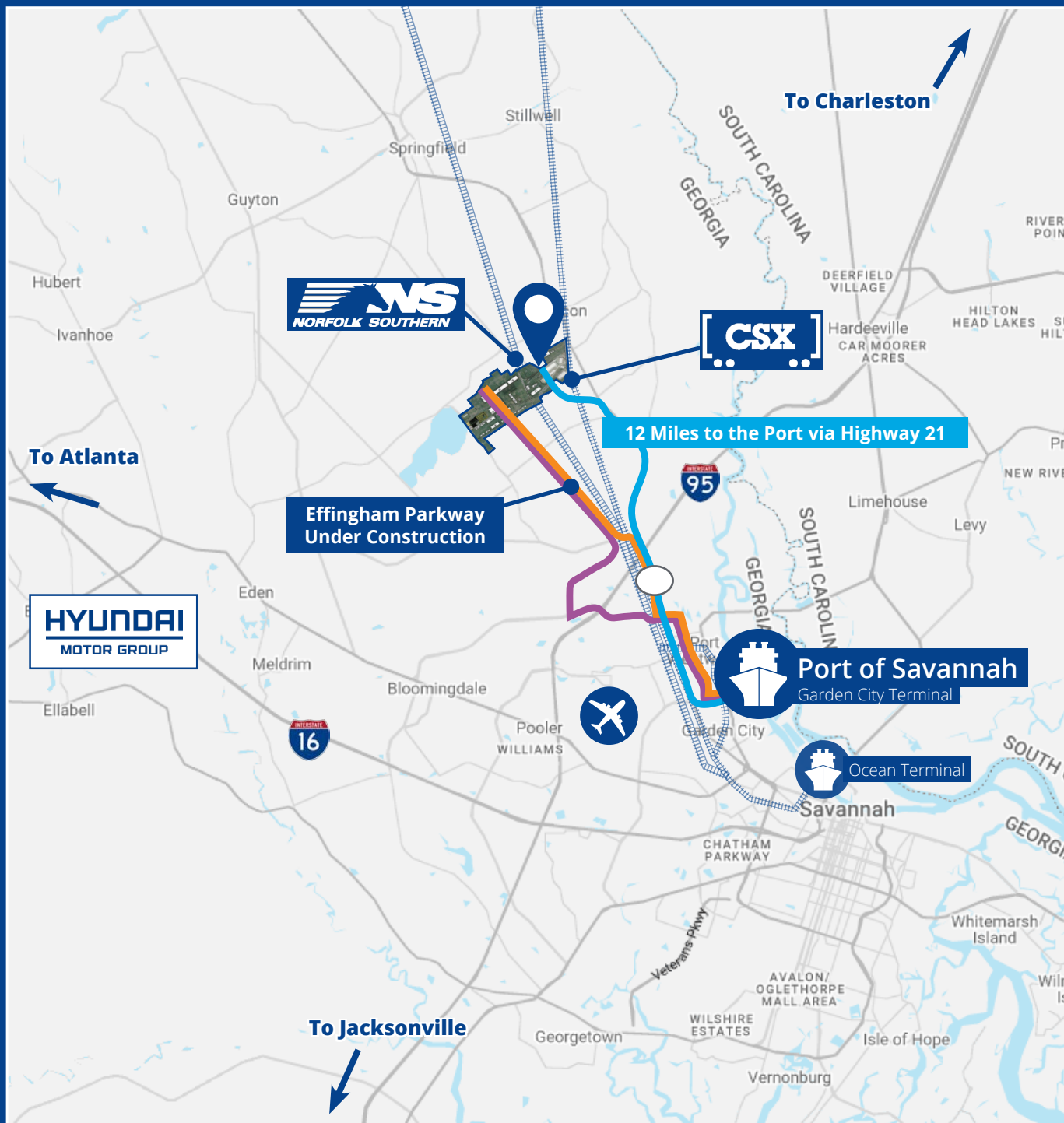
Routes



Savannah Hilton Head International Airport



Georgia Ports Authority





Effingham County (Rincon), GA 31326

Multimodal Logistics Park Near Port of Savannah

Broker Contact:

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

Colliers | Savannah
545 E York Street
Savannah, Georgia 31401
912 233 7111



Site Contacts:

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

Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@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). ©2023. All rights reserved.