

LION BRAND YARN



Dual Rail Service (Optional)

Available for Immediate Occupancy

For Lease

New Rear Load Warehouse with Cross Dock or Dual Rail Option

Savannah Gateway Industrial Hub
1000 Gateway Parkway, Building 1E
Rincon, GA 31326

- ±380,800 SF (906'-8" x 420') warehouse available for lease
- Optimal adaptability featuring the possibility of cross dock configuration and the flexibility to opt for dual rail services from CSX and Norfolk Southern through OmniTRAX
- Heavy duty 8" reinforced slab design
- 36' clear height
- Column spacing: 50' x 53' 4"
- Designed for rail siding and/or rail transload
- Over 300 trailer parking stalls available
- 12 miles to the Port of Savannah
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Construction Underway)
- **Dock levelers, lights, and office buildout complete**
- **Available for immediate occupancy**

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Colliers

Broe
Real Estate Group

OmniTRAX
POWERED BY RAIL & REAL ESTATE

Sean Fitzsimmons

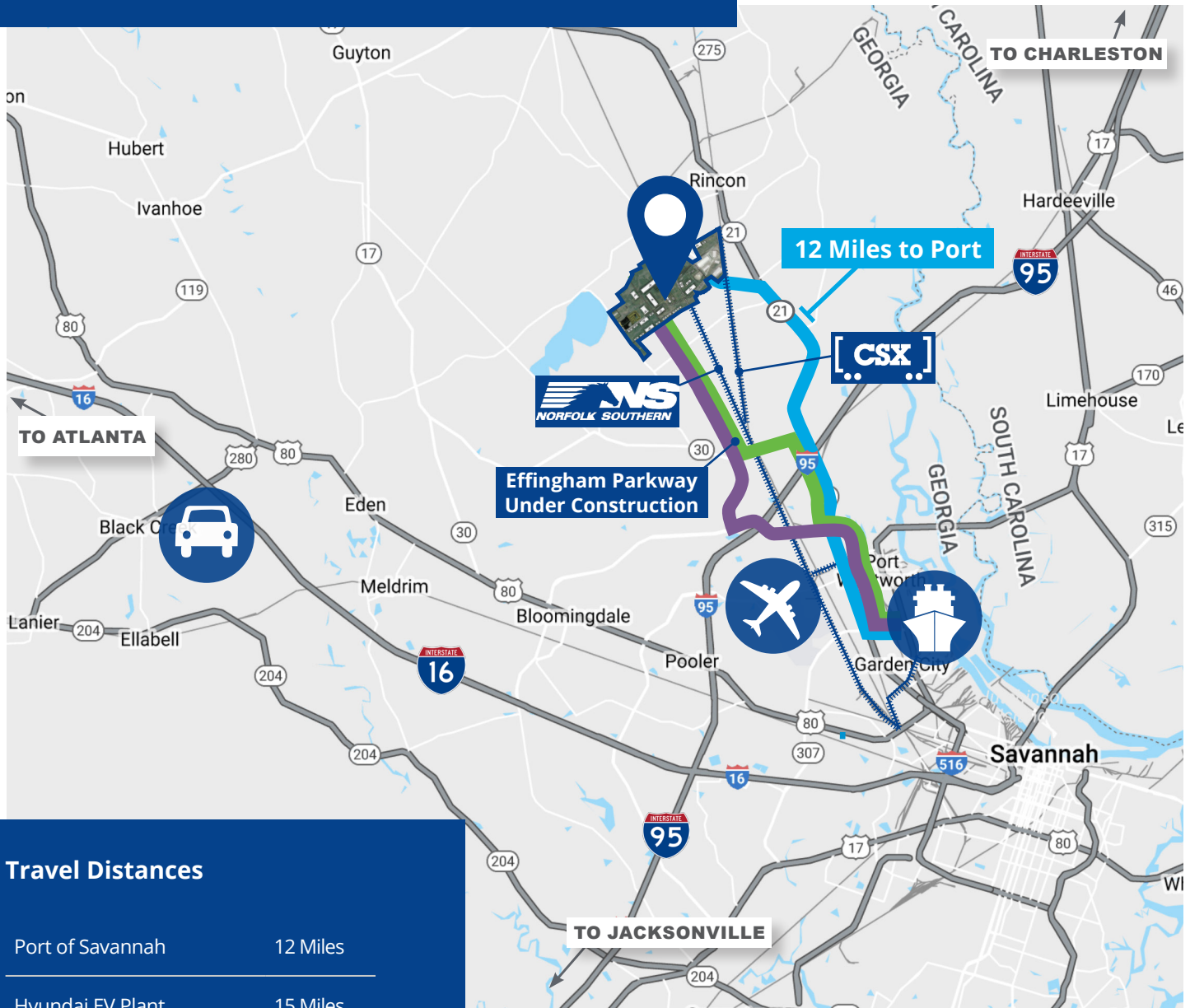
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Accelerating success.

Location & Access



Travel Distances

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

Legend



Savannah Gateway Industrial Hub



Routes to Port



Interstates



Georgia Ports Authority's Port of Savannah

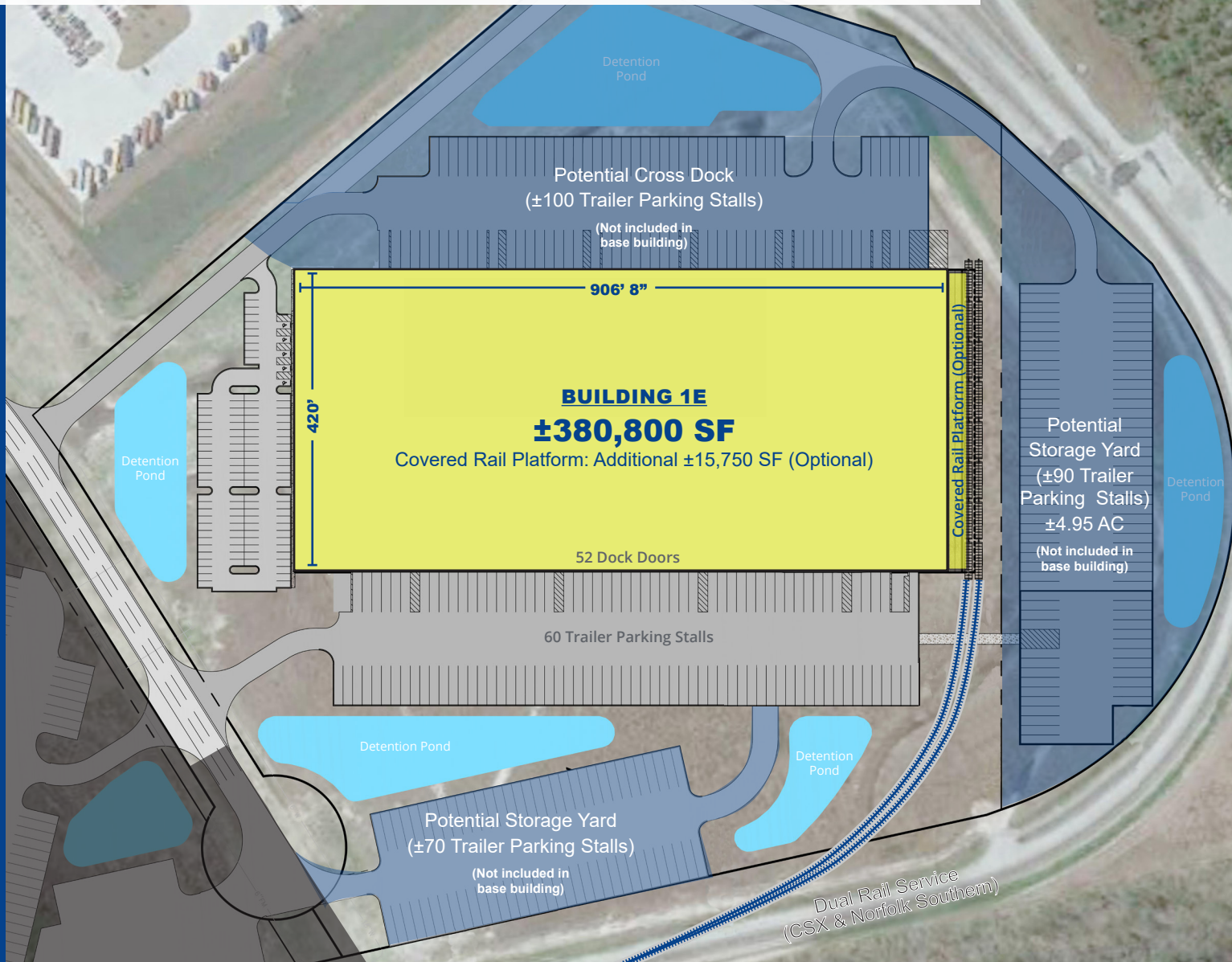


Hyundai Motor Group's Electric Vehicle Plant



Savannah Hilton Head International Airport

Rear Load with Cross Dock or Dual Rail-Service Option



Building 1E Specs

380,800 sf

Building Size

52 dock

Doors with Levelers

2 drive-in

Doors

36 foot

Clear Height

60 trailer

Parking Stalls

113 auto

Parking Stalls

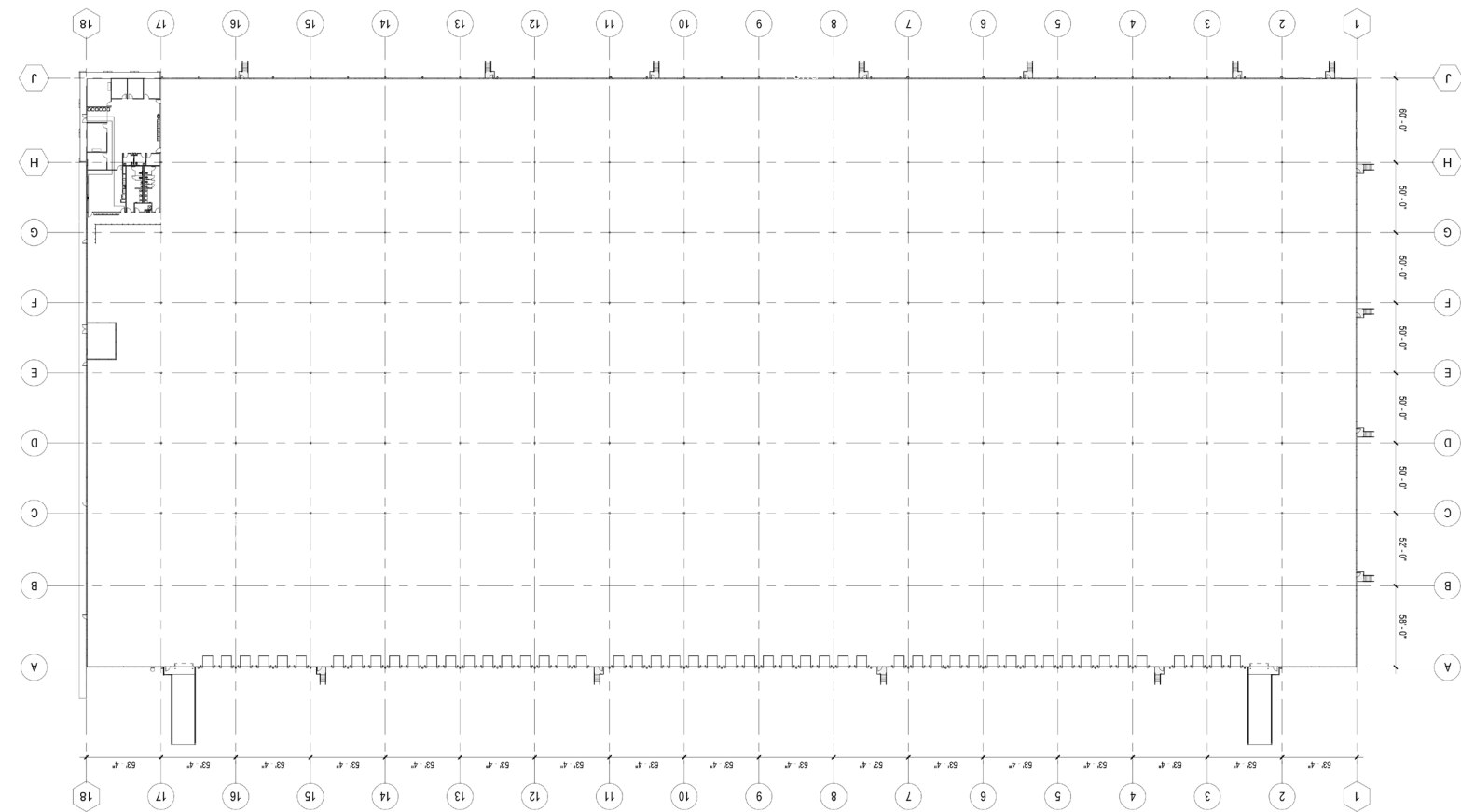
12 railcar

Spots

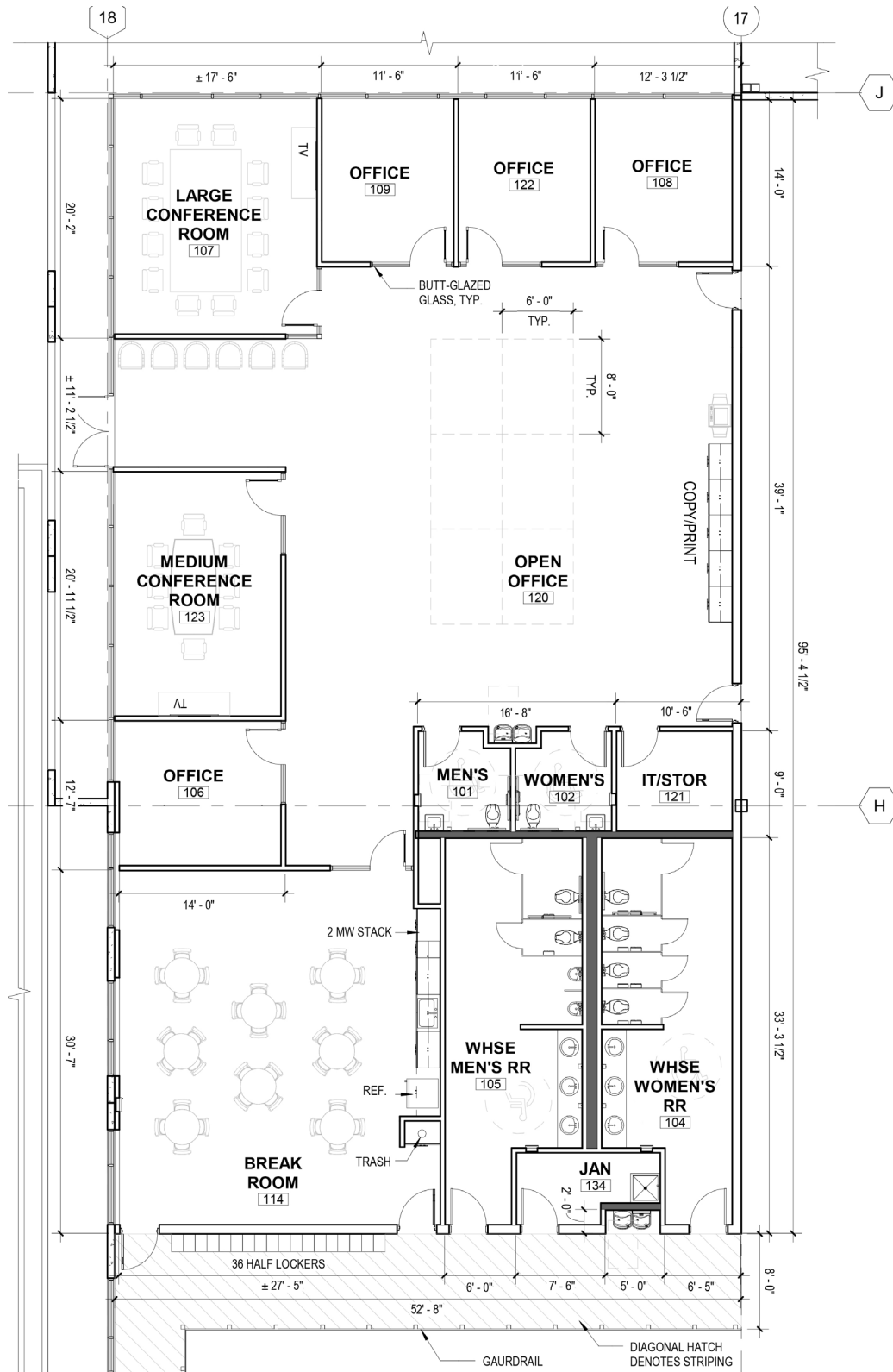
185 foot

Truck Court

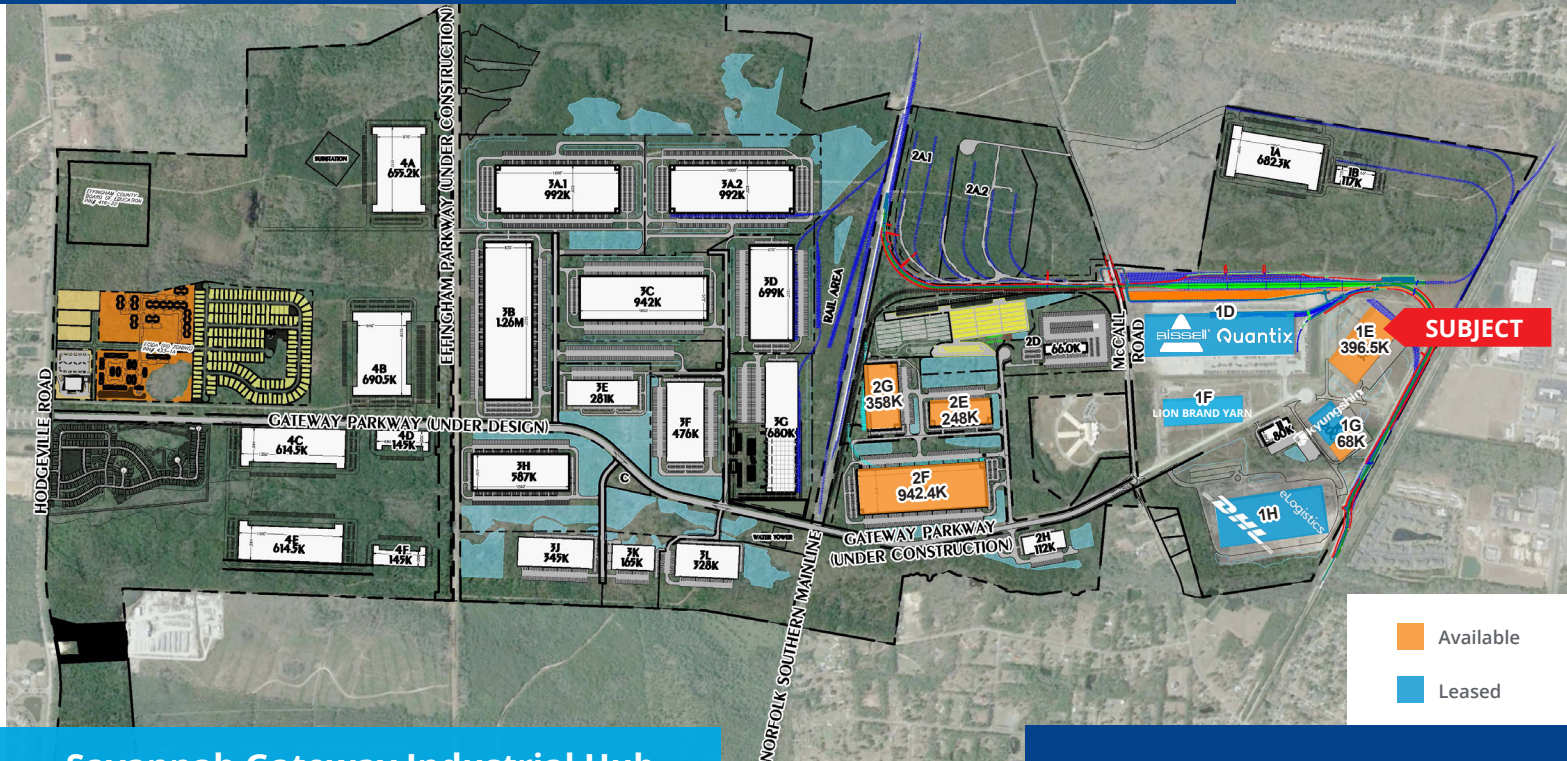
Warehouse Plan



Office Buildout Complete $\pm 4,980$ sf



Multimodal Logistics Park



Savannah Gateway Industrial Hub



±2,600 Acre Multimodal Industrial Logistics Park



Direct Rail Access to CSX & Norfolk Southern via OmniTRAX



Dedicated and Flexible Rail Switching



12 Miles to the Port of Savannah



Proximity to Hyundai Electric Vehicle Plant



Sites Available to Accommodate 75,000-2,000,000+ SF



For Lease or Build-to-Suit



OmniTRAX Managed Rail Services

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