



**Building 2F**  
**±942,678 SF**  
**Pad Complete**

**Dual Rail-Served (Option)**

**Pad Complete**  
**Q4 2024 Delivery**

**Aerial Date: December 2023**

**Build-to-Suit Site**

# 942,678 SF Warehouse Crossdock or Dual Rail-Served

**Savannah Gateway Industrial Hub**  
**1014 Gateway Parkway, Building 2F**  
**Rincon, GA 31326**

- ±942,678 SF warehouse fully designed & permitted
- 12 miles to the Port of Savannah
- Option to be dual rail-served by CSX and Norfolk Southern via OmniTRAX with 1,250 linear feet of rail along building (see page 3 for option specs)
- 36' clear height
- 230 trailer parking spaces away from building
- 182 car parking spaces (expandable to 397)
- 208 dock doors
- 4 drive-in doors
- Building dimensions: 1,653'-10" x 570'
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Construction Underway)

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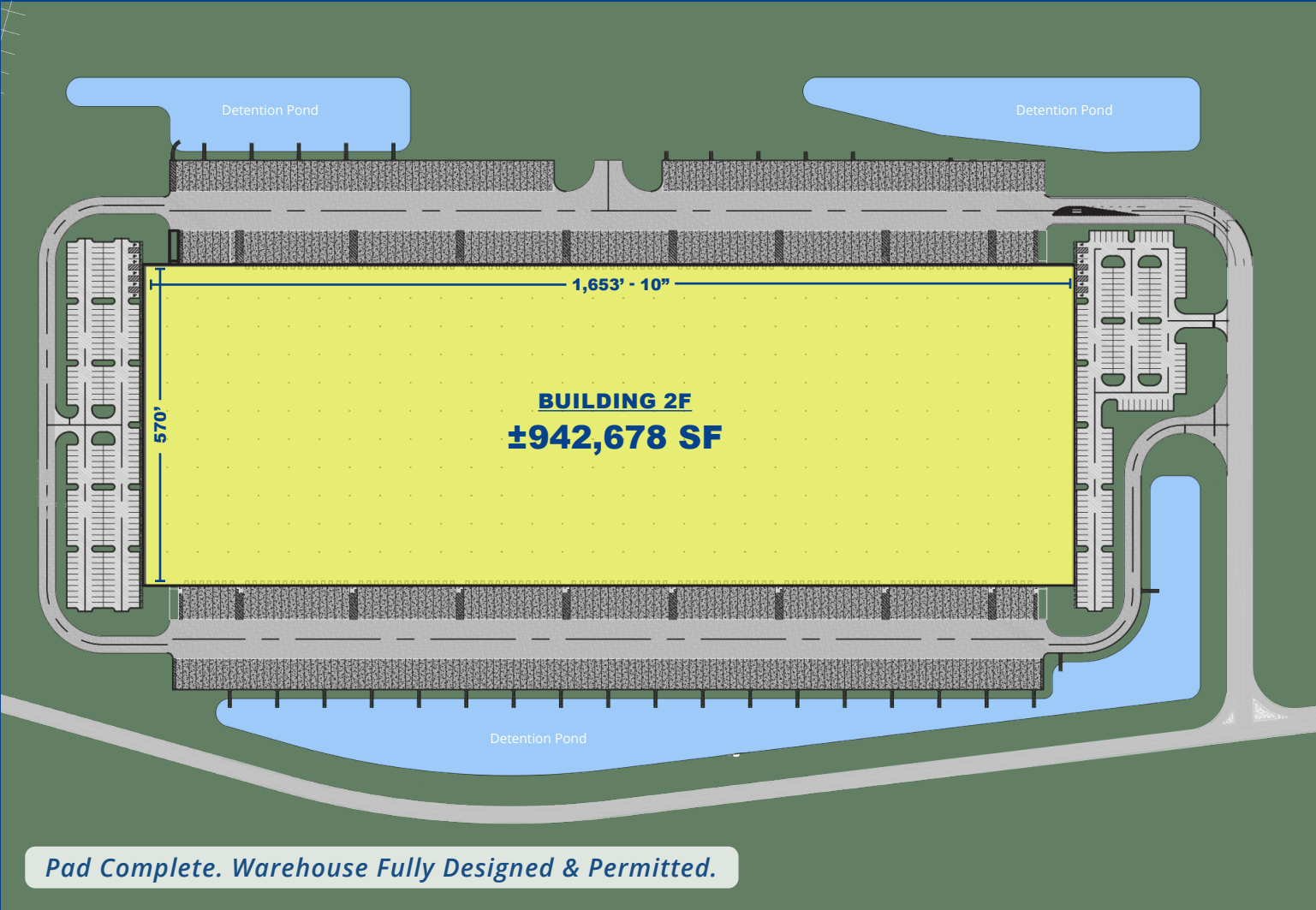
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Accelerating success.



# Crossdock



## Building 2F Specs

942,678 sf  
Building Size

208 docks  
Doors

4 drive-in  
Doors

36 foot  
Clear Height

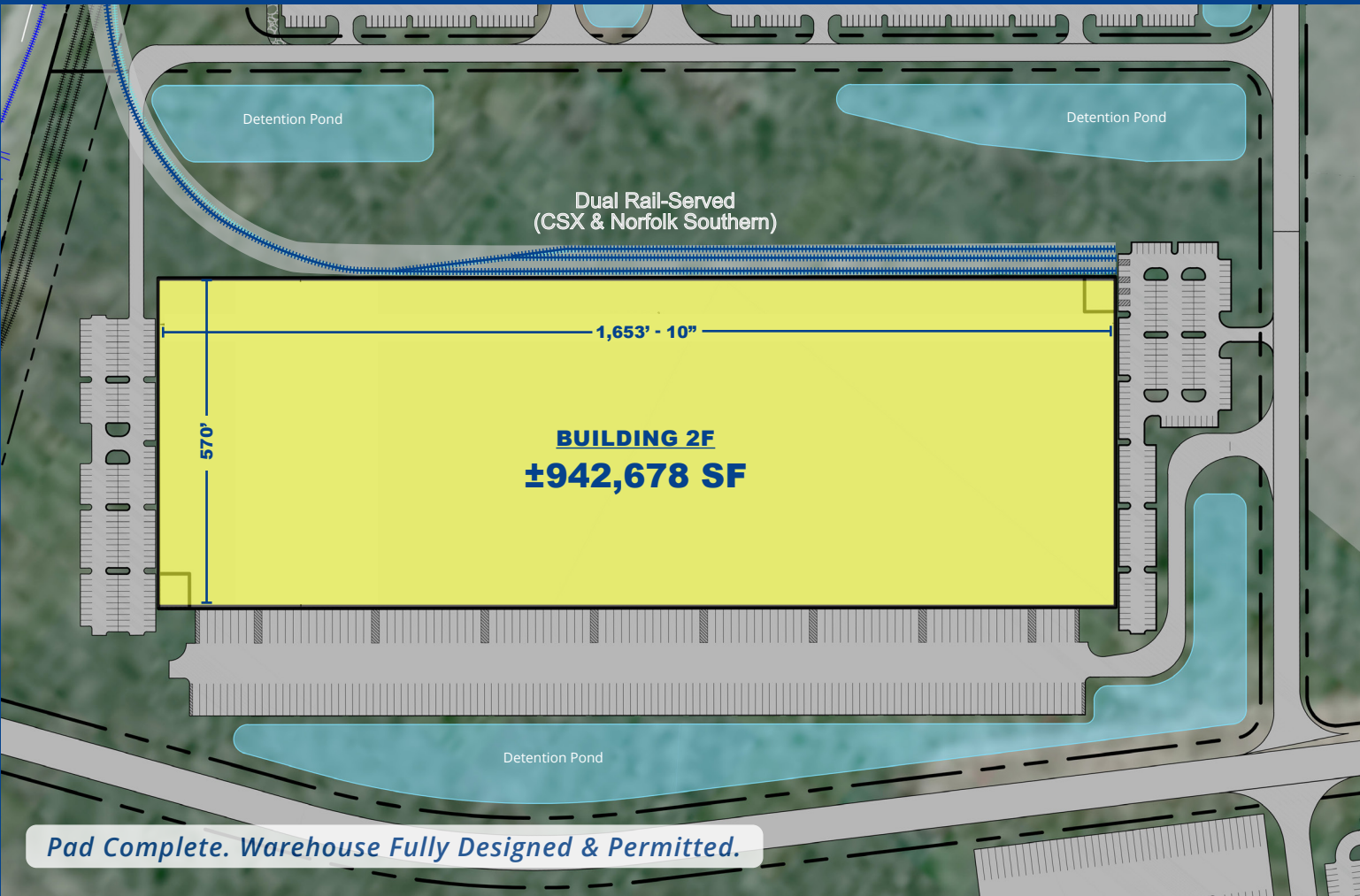
230 trailer  
Parking Stalls (Expandable)

182 auto  
Parking Stalls  
(Expandable to 397)

Crossdock  
Configuration

Q4 2024  
Delivery

# Dual Rail-Served Option



## Building 2F Specs

942,678 <sup>sf</sup>  
Building Size

104 docks  
Doors

2 drive-in  
Doors

36 foot  
Clear Height

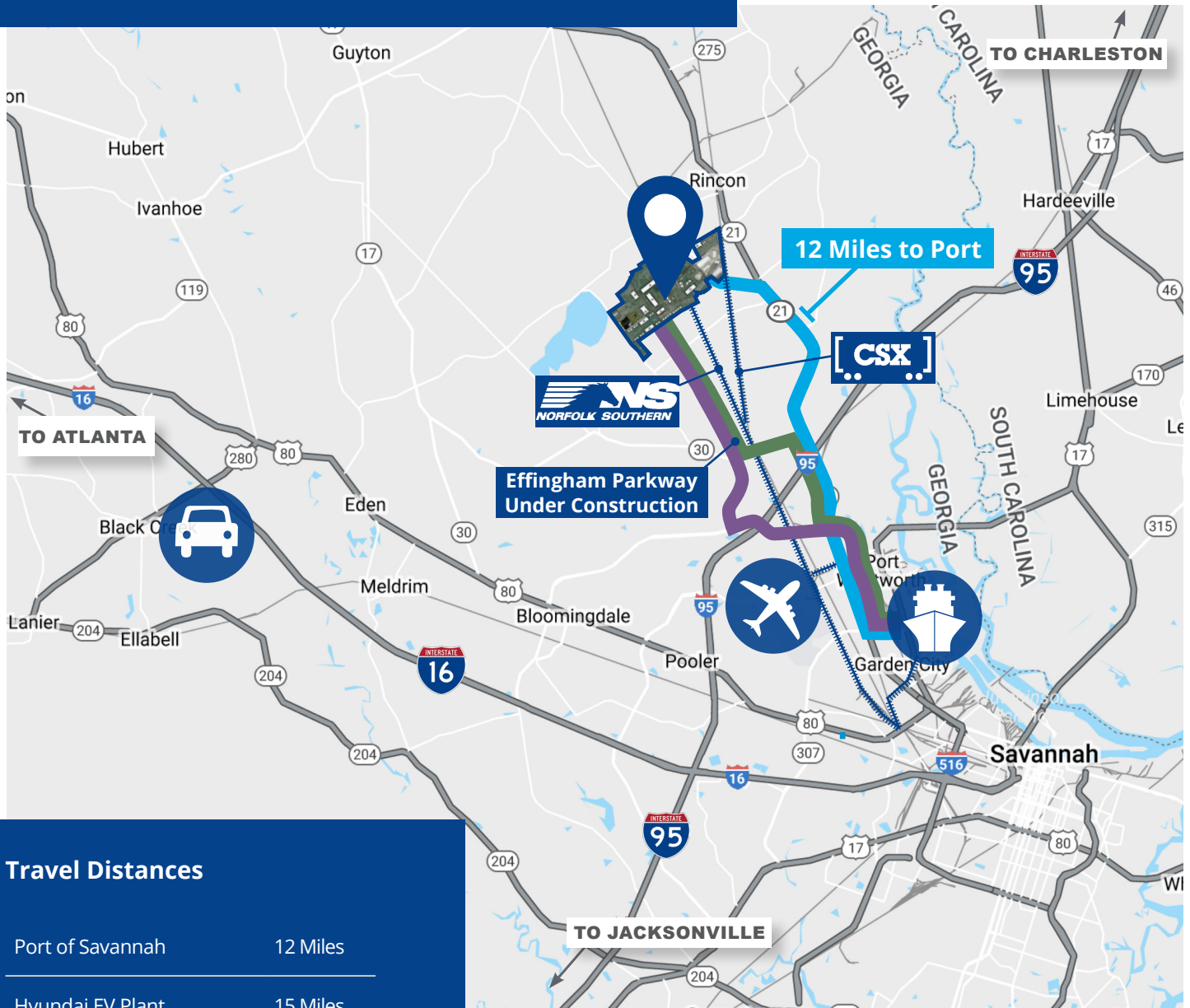
128 trailer  
Parking Stalls

182 auto  
Parking Stalls  
(Expandable to 397)

1,250 linear feet  
Rail Along Building  
(Up to 80 Rail Doors)

Q4 2024  
Delivery

# 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



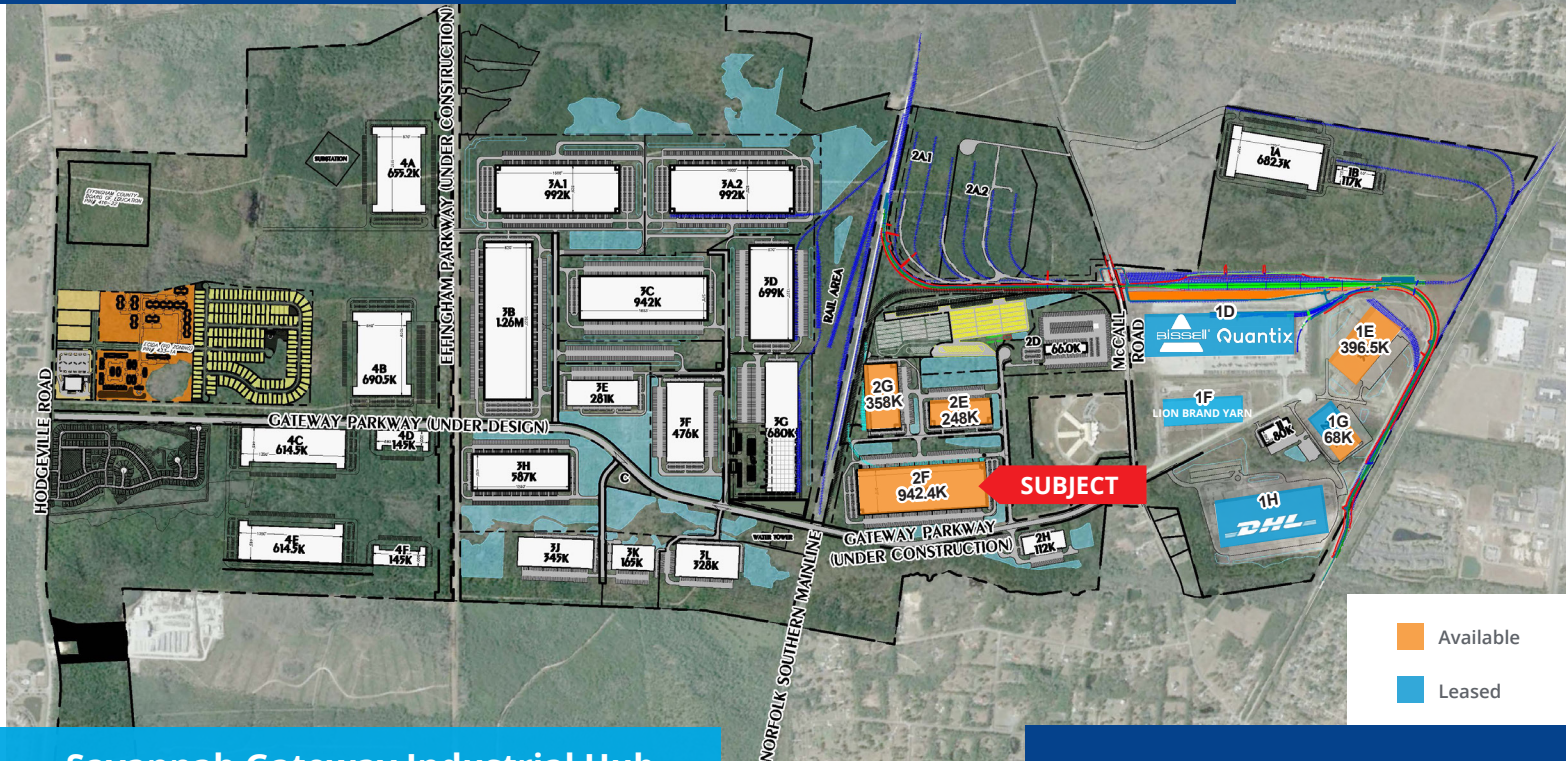
Hyundai Motor Group's Electric Vehicle Plant



Savannah Hilton Head International Airport



# Multimodal Logistics Park



Available  
Leased

## 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**



**Available for Build-to-Suit**



**OmniTRAX Managed Rail Services**

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