



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

Dual Rail-Served (Option)

**Pad Complete
Q4 2024 Delivery**

Aerial Date: March 2024

Build-to-Suit Site

942,678 SF Warehouse Crossdock or Dual Rail-Served Savannah Gateway Industrial Hub Building 2F, 1014 Gateway Parkway 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)

Accelerating success.

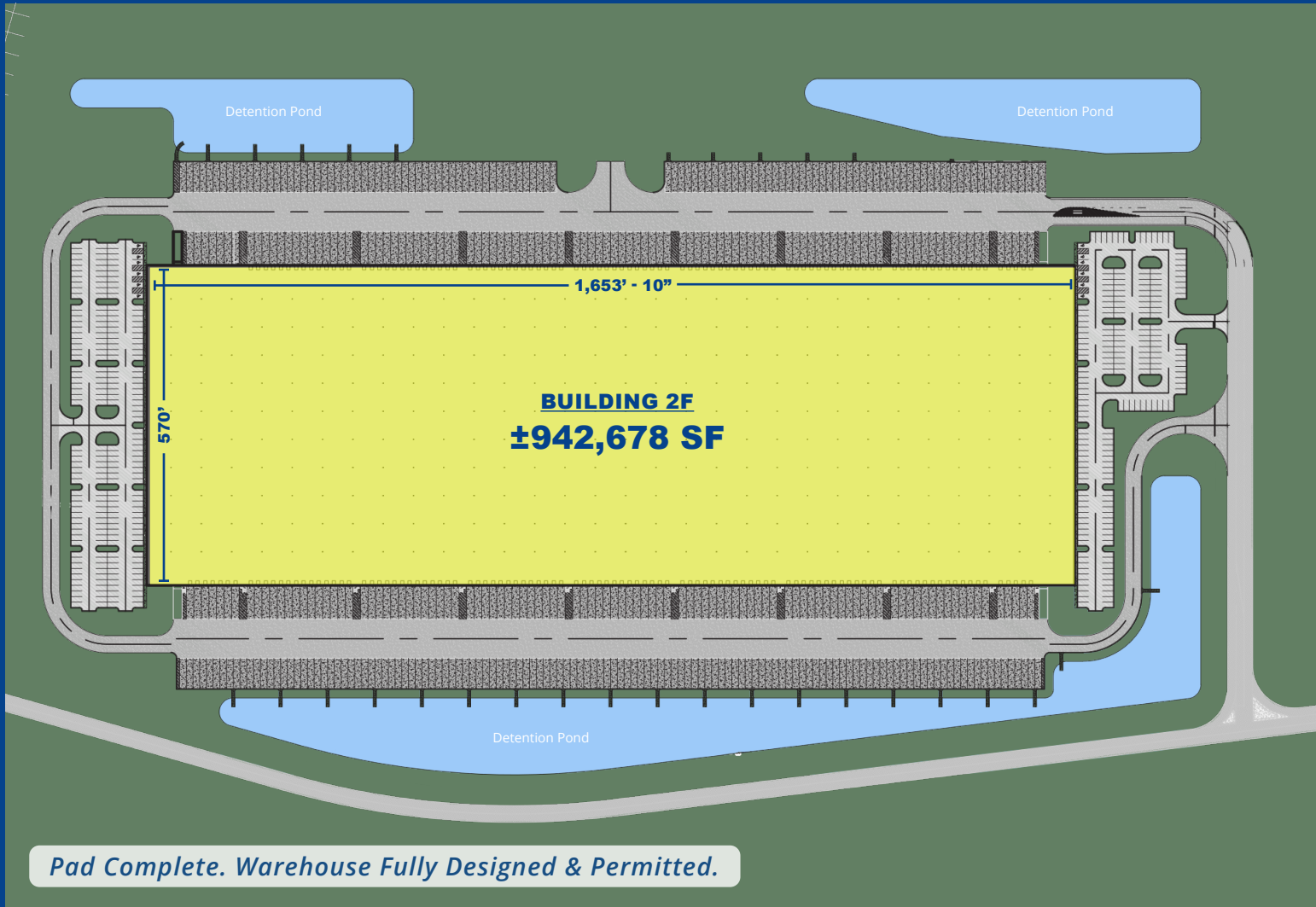
David Sink, SIOR
Colliers | Savannah
+1 912 662 8010
david.sink@colliers.com



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

Crossdock



Building 2F Specs

942,678 sf
Building Size

208 docks
Doors

4 drive-in
Doors

36 foot
Clear Height

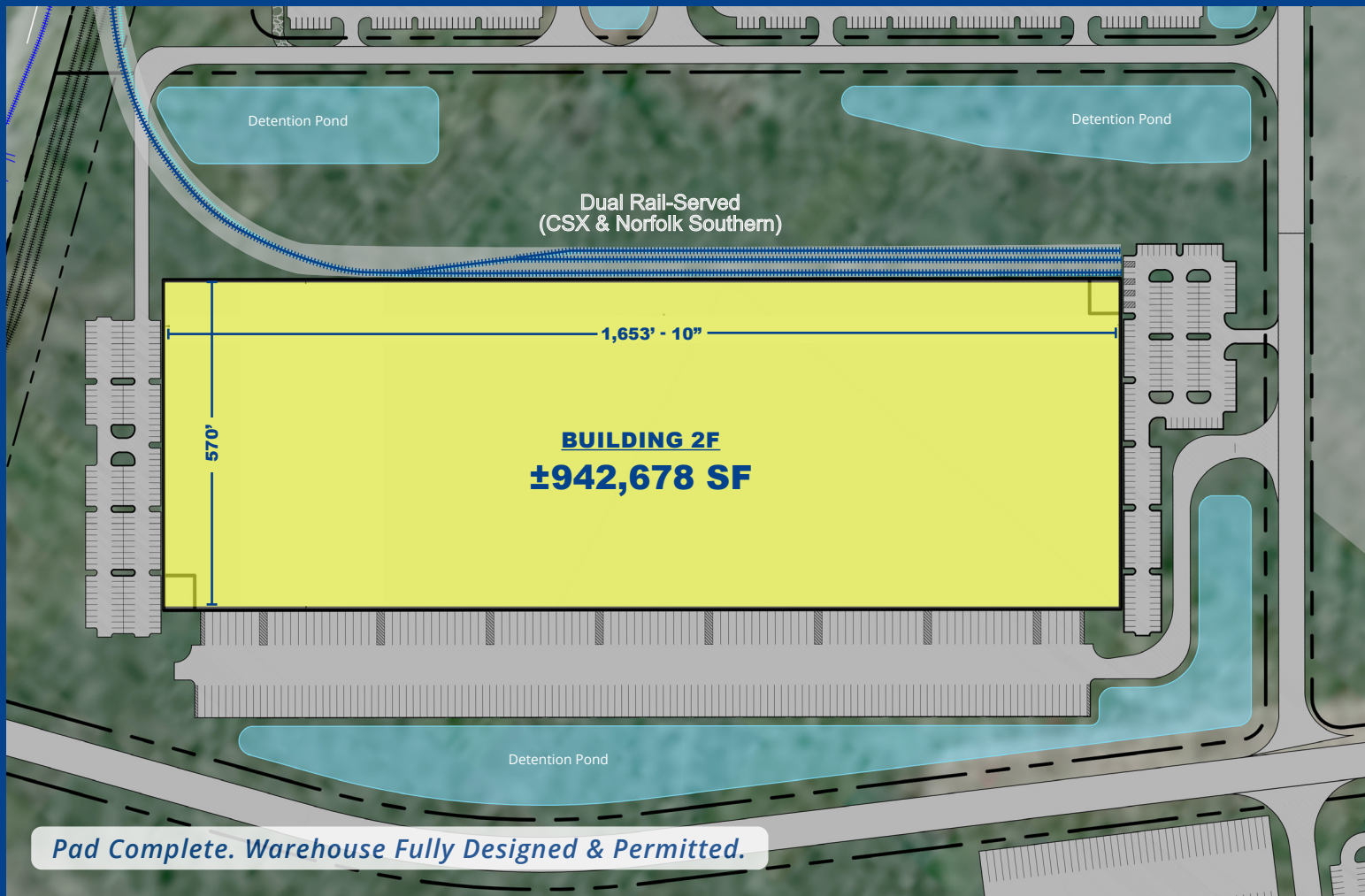
230 trailer
Parking Stalls (Expandable)

182 auto
Parking Stalls
(Expandable to 397)

Crossdock
Configuration

Q4 2024
Delivery

Dual Rail-Served Option



Pad Complete. Warehouse Fully Designed & Permitted.

Building 2F Specs

942,678 sf

Building Size

104 docks

Doors

2 drive-in

Doors

36 foot

Clear Height

128 trailer

Parking Stalls

182 auto

Parking Stalls
(Expandable to 397)

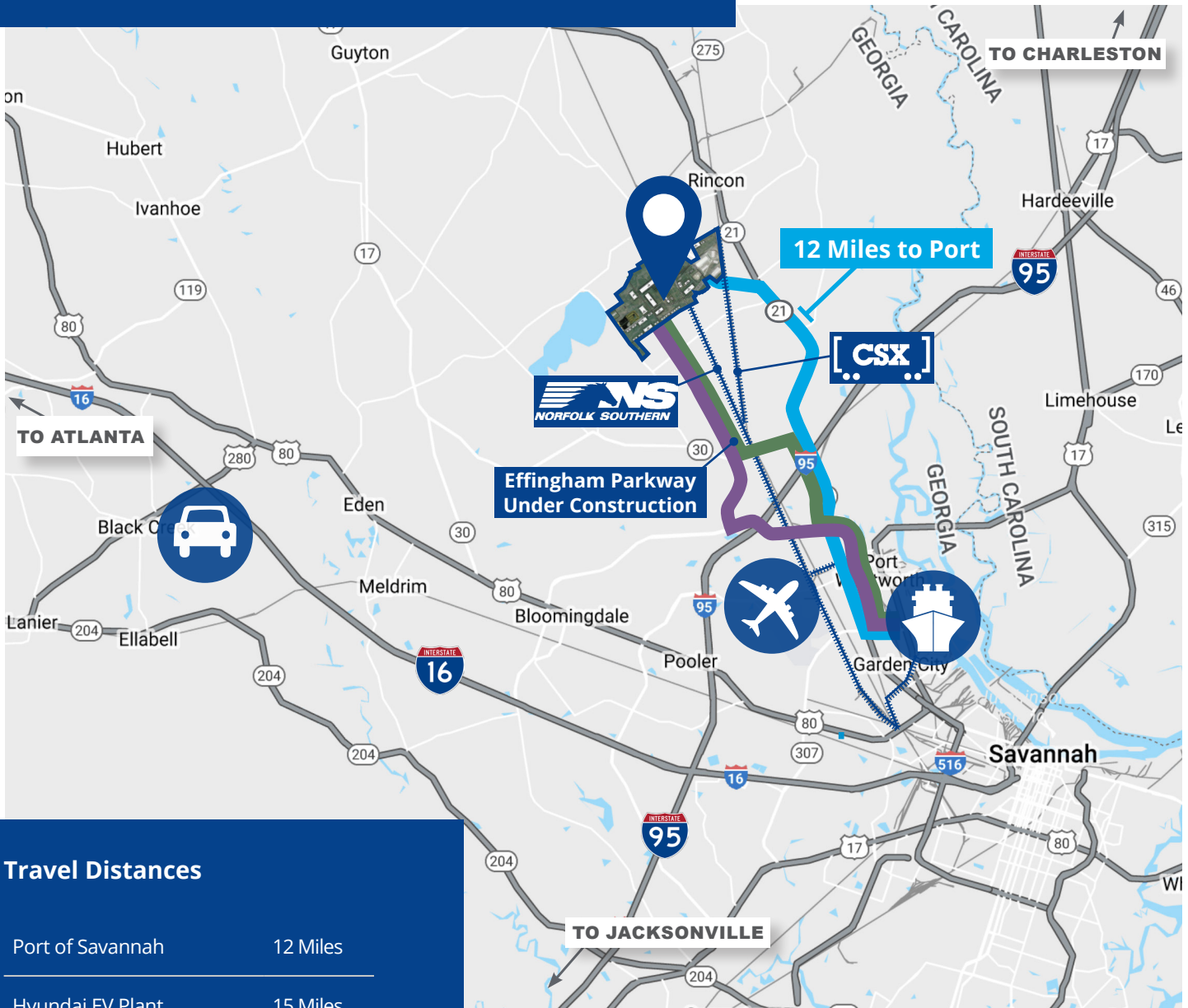
1,250 linear feet

Rail Along Building
(Up to 80 Rail Doors)

Q4 2024

Delivery

Location & Access



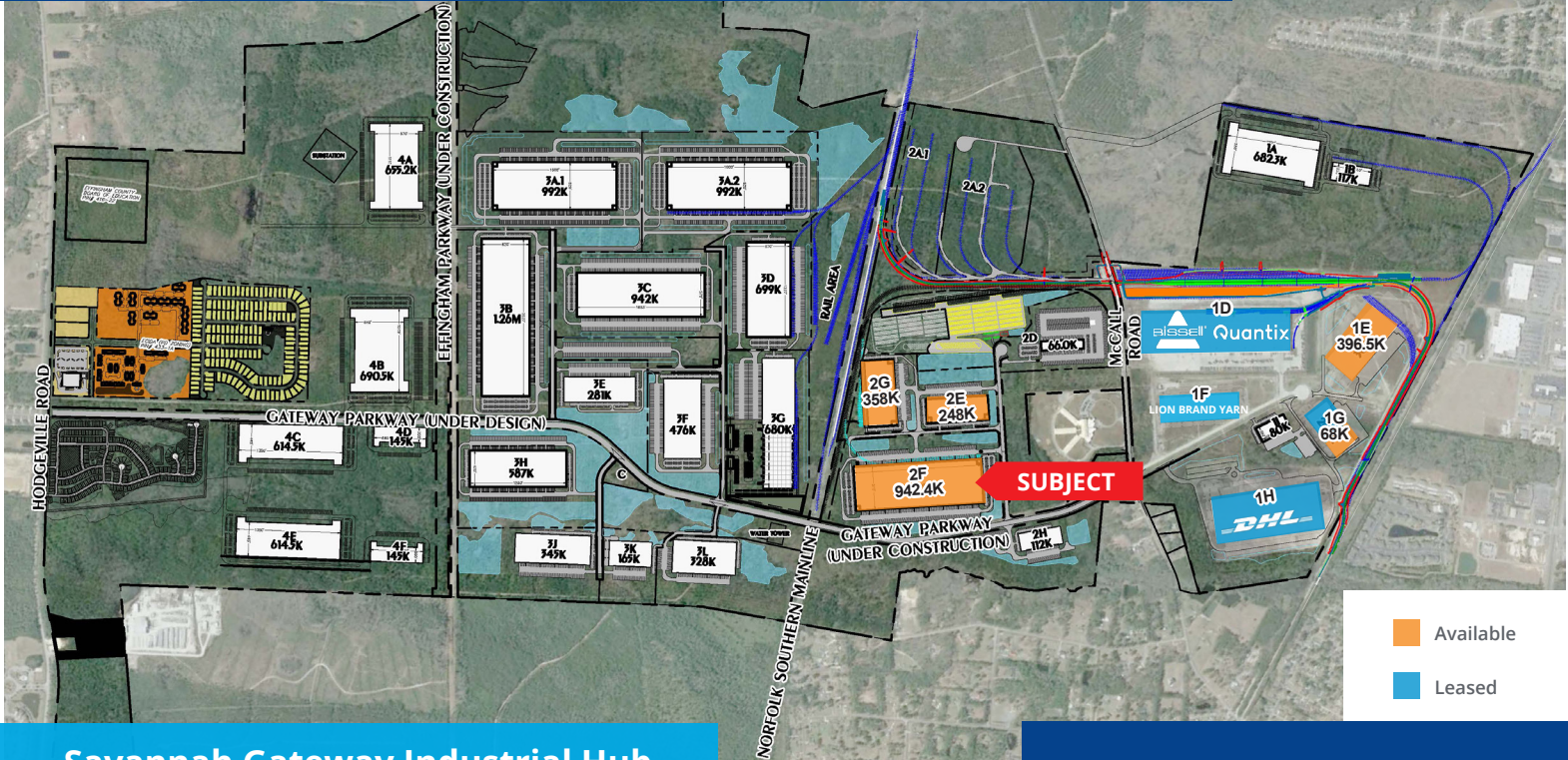
Travel Distances

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
-  Georgia Ports Authority's Port of Savannah
-  Routes to Port
-  Hyundai Motor Group's Electric Vehicle Plant
-  Interstates
-  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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David Sink, SIOR

Colliers | Savannah
+1 912 662 8010
david.sink@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
F: +1 912 236 1200
colliers.com/savannah