



# 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
- Active development underway and various site configurations for build-to-suit opportunities
- Proximity to Hyundai Electric Vehicle Plant, 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 Knight-Swift Transportation
- ±998,400 SF, ±790,400 SF, ±314,000 SF, & ±396,550 SF, ±204,800 SF warehouses recently completed with & ±942,678 SF pad ready site
- Available rail and non-rail sites for development of complementary logistics facilities

## Introduction

Savannah Gateway Industrial Hub (SGIH) is Georgia's state-of-the-art multimodal logistic hub, with active development underway and build to suit opportunities ranging from 75,000 - 2,000,000 SF. SGIH offers close proximity to the Port of Savannah, Hyundai Meta Plant plus dual rail service utilizing both CSX and Norfolk Southern with rail and switching operations provided by OmniTRAX, a division of The Broe Group. 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.

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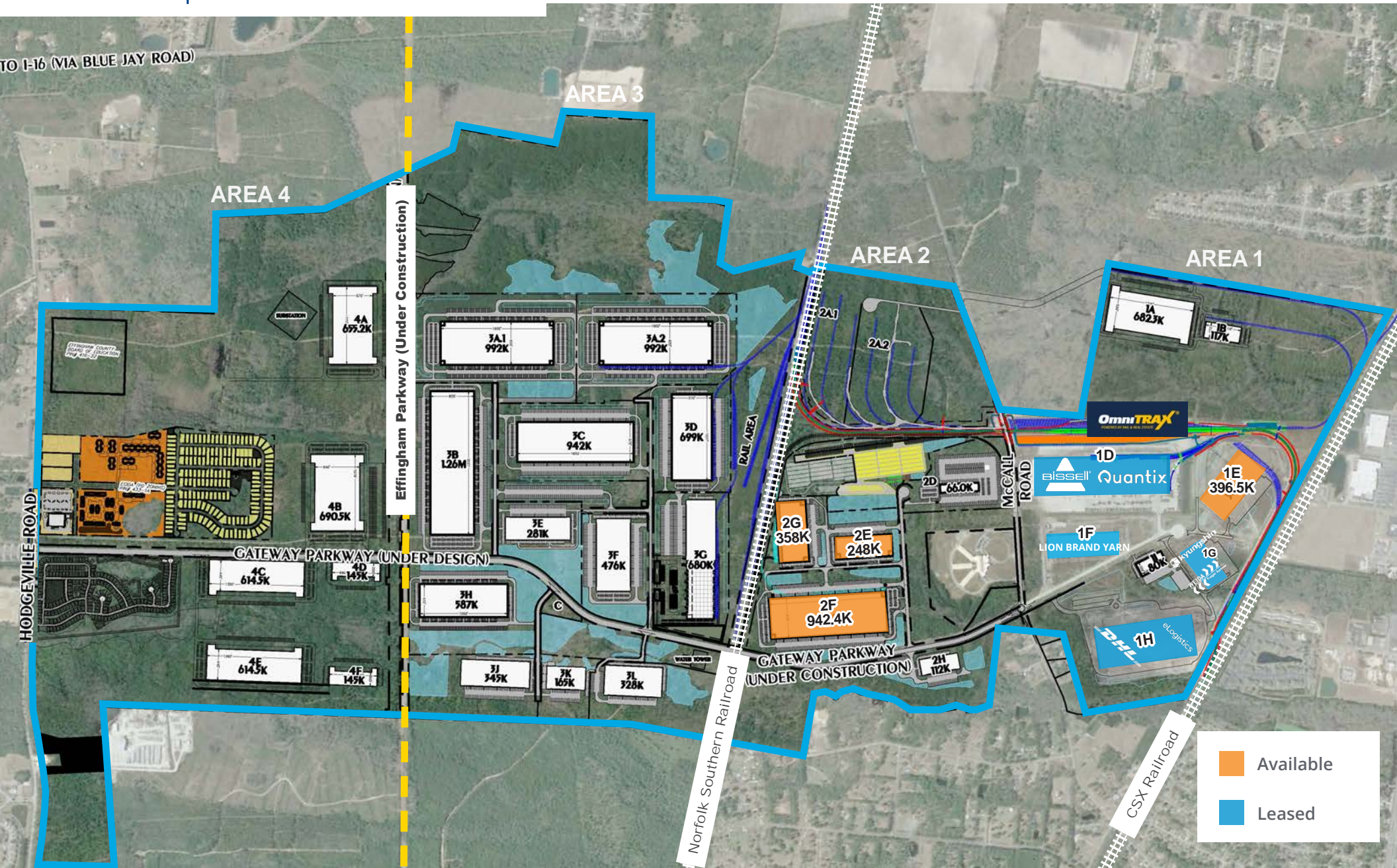
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# Conceptual Master Plan









## Savannah Gateway Industrial Hub

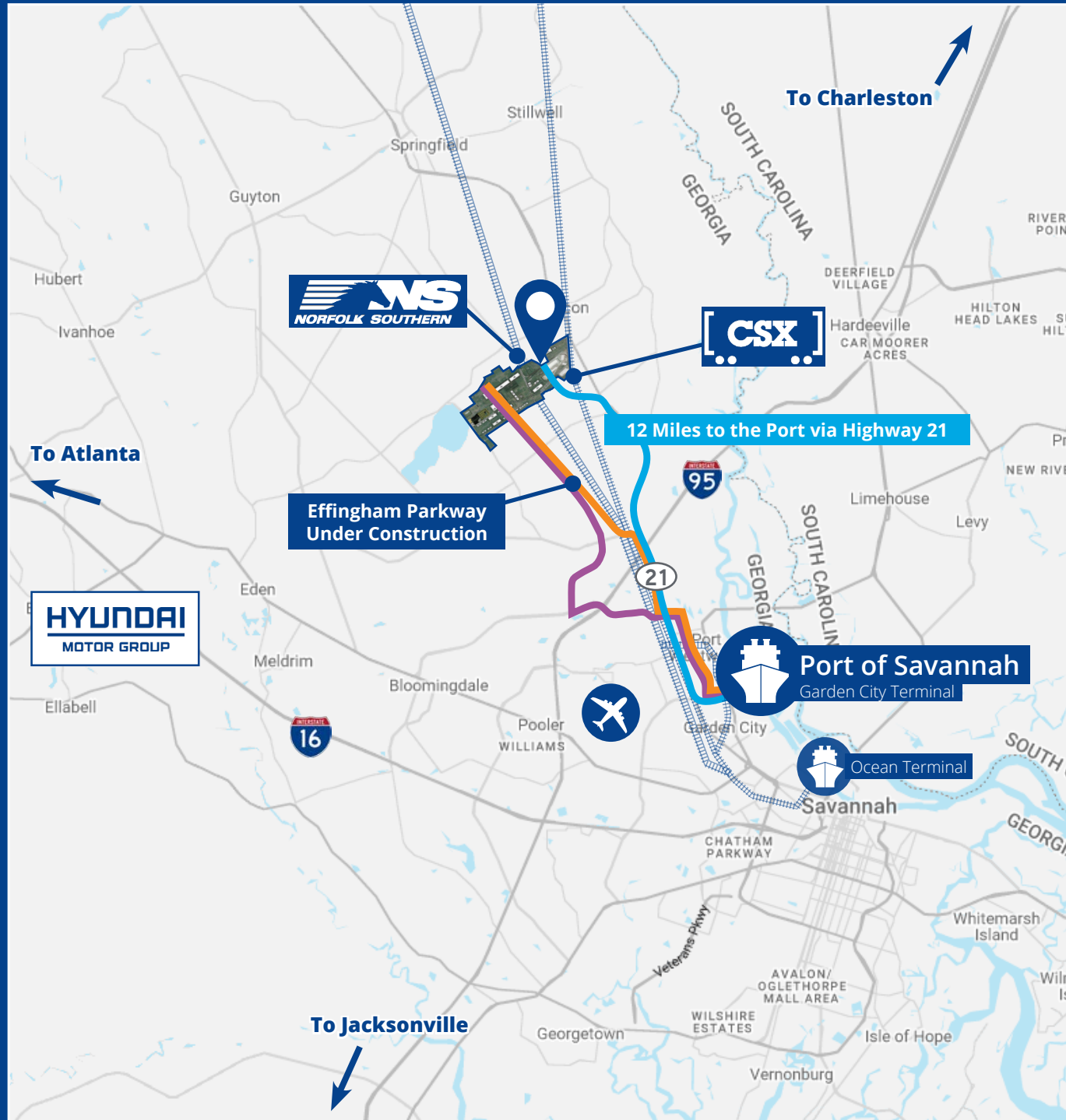
# Multiple Routes to the Port of Savannah

### 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





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