

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  
Building 1E, 1000 Gateway Parkway  
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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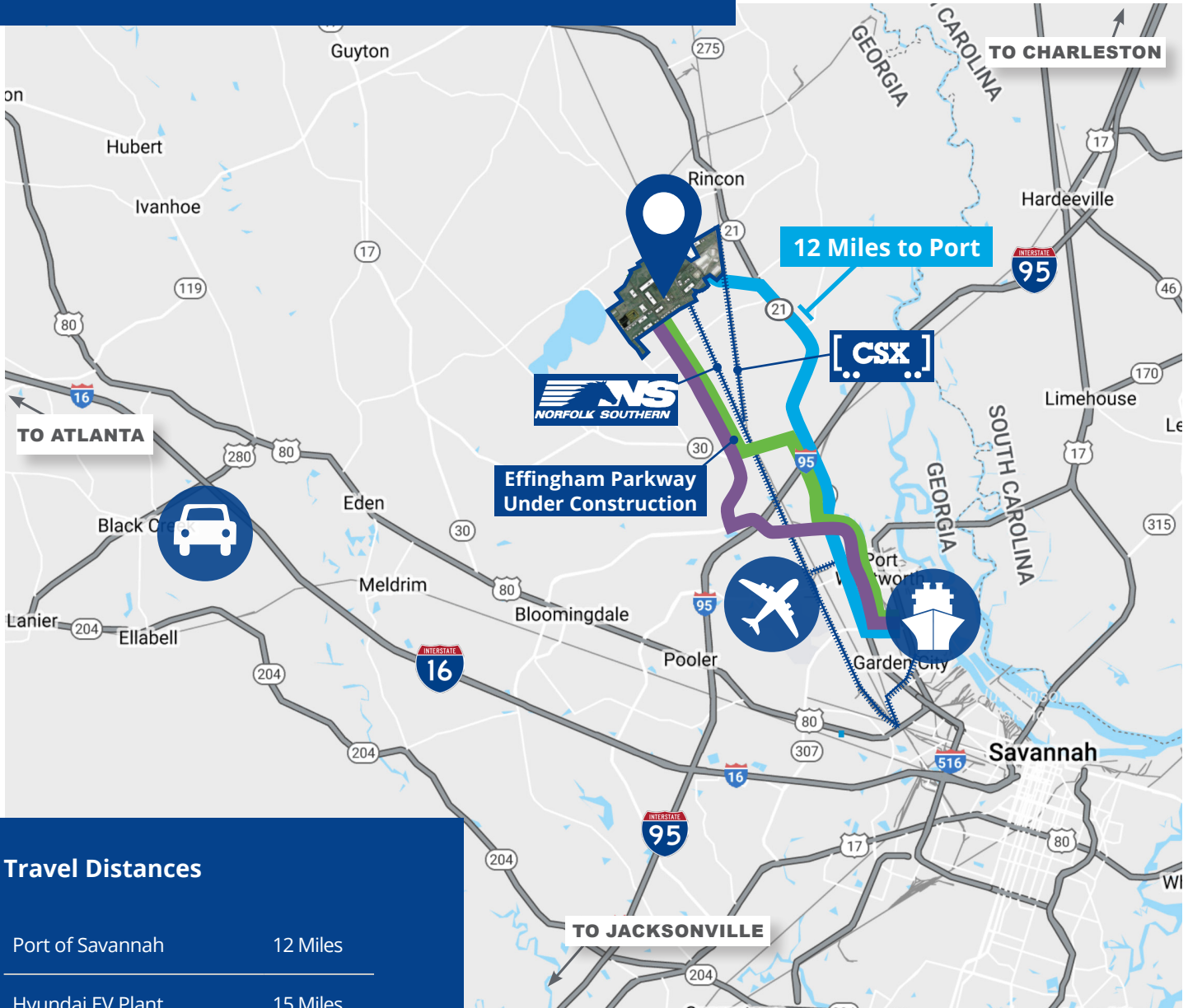


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Accelerating success.

# Location & Access



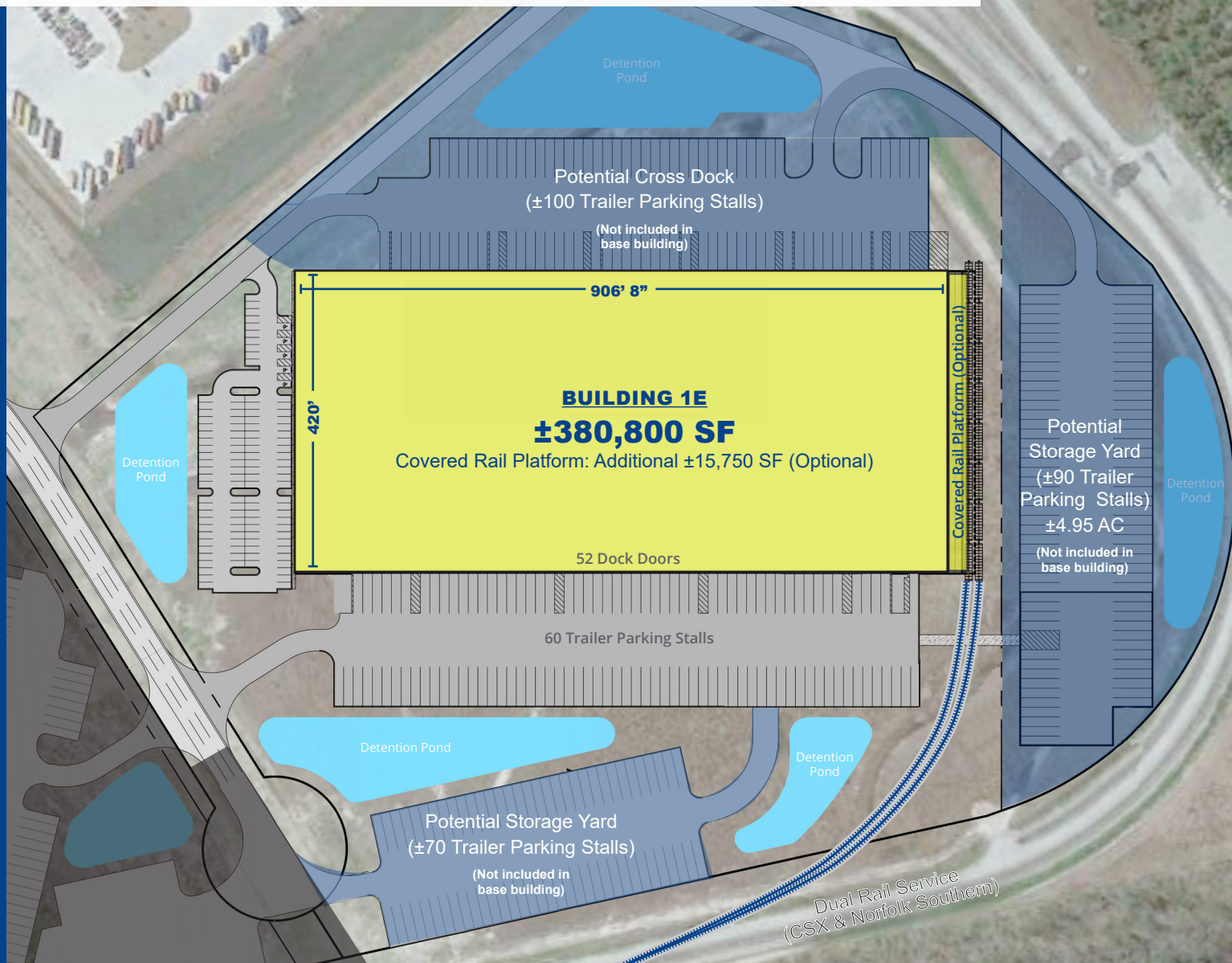
## Travel Distances

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

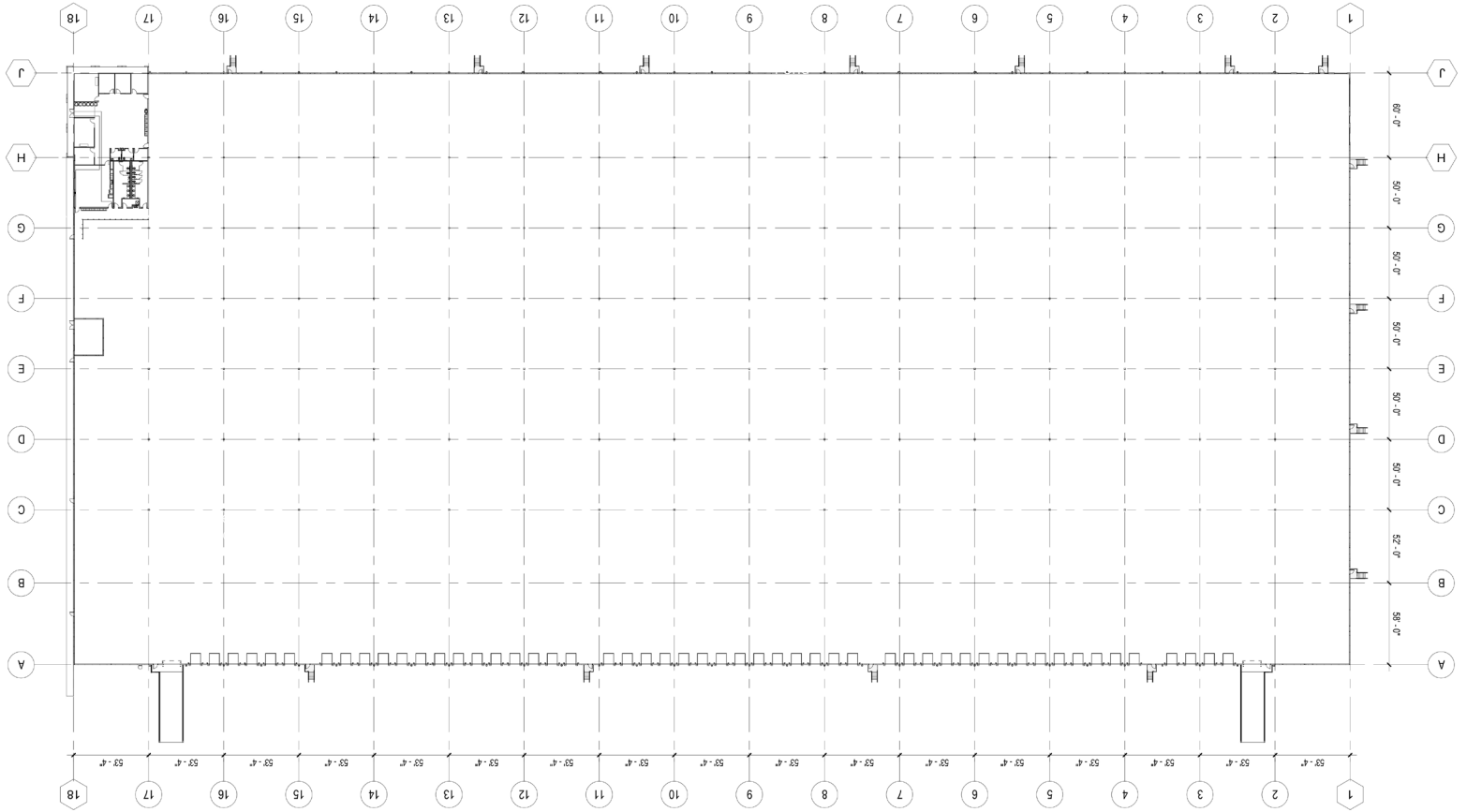
60 trailer  
Parking Stalls

113 auto  
Parking Stalls

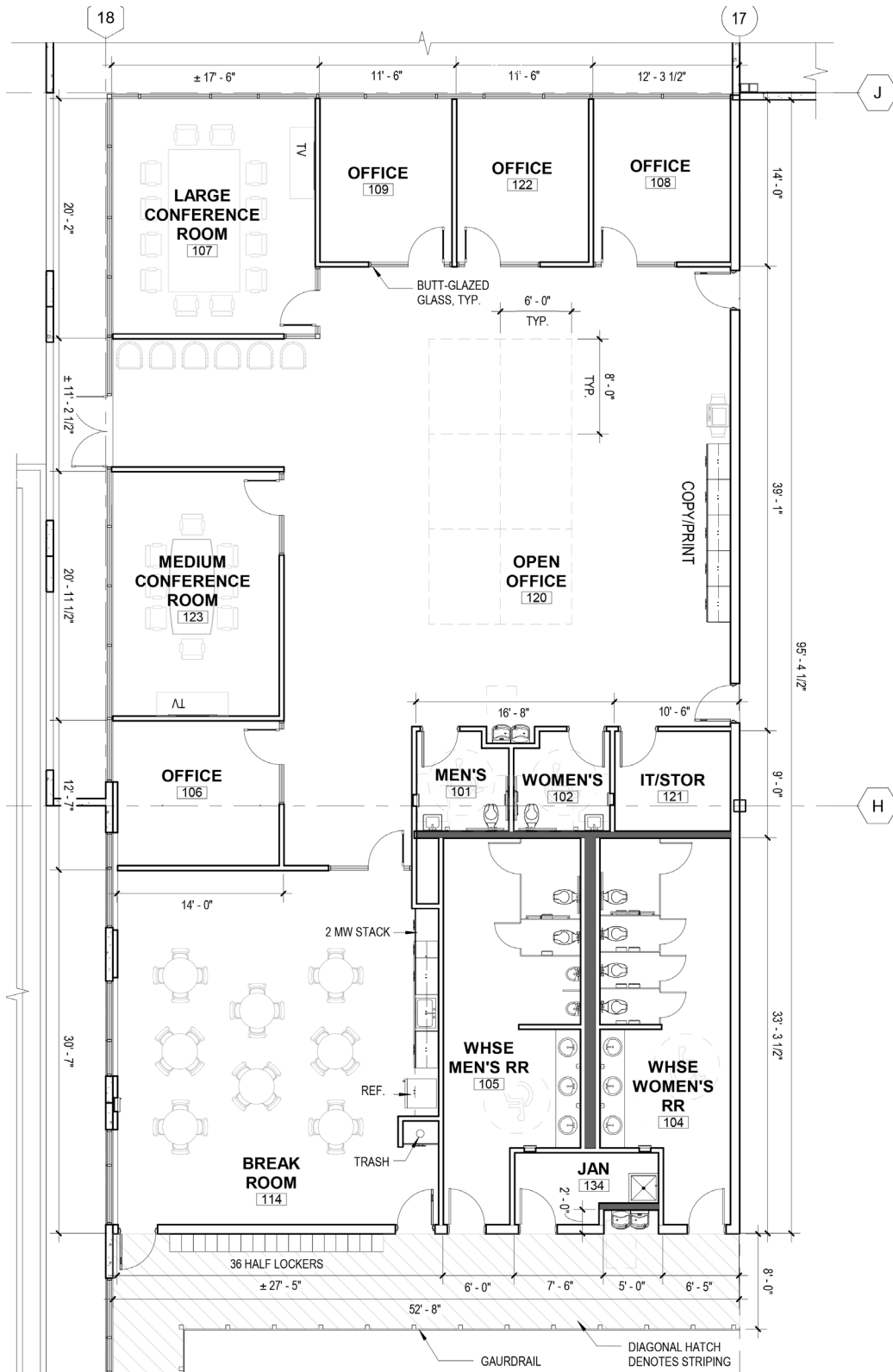
12 rail car  
Spots

185 foot  
Truck Court

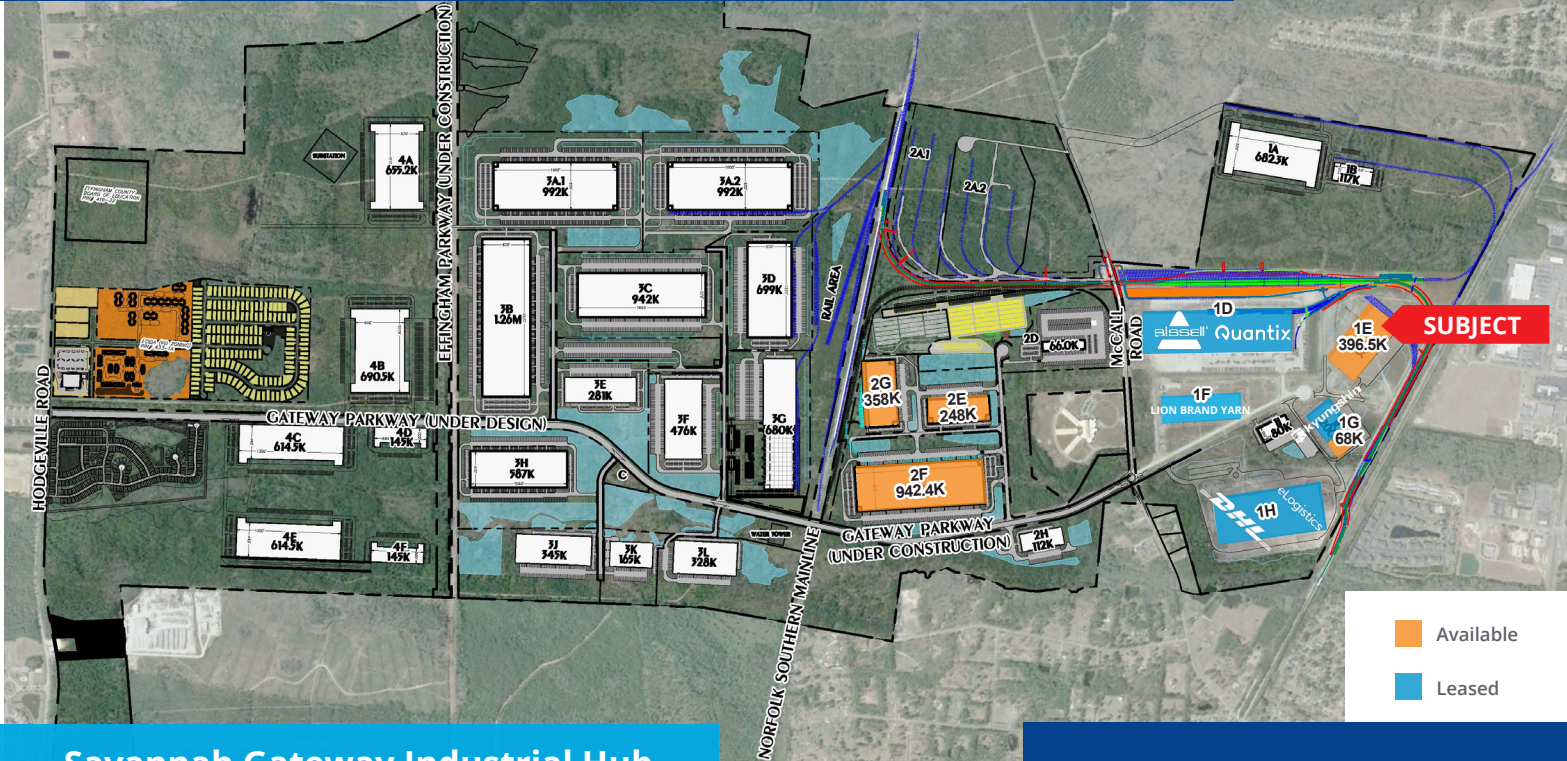
# Warehouse Plan



# Office Buildout Complete ±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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