



**Building 2F
±942,678 SF
Rail-Served
Pad Complete**

Dual Rail-Served (Option)

Pad Complete
Q1 2025 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
- 15 miles to the Hyundai Metaplant
- 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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Colliers

Broe
Real Estate Group

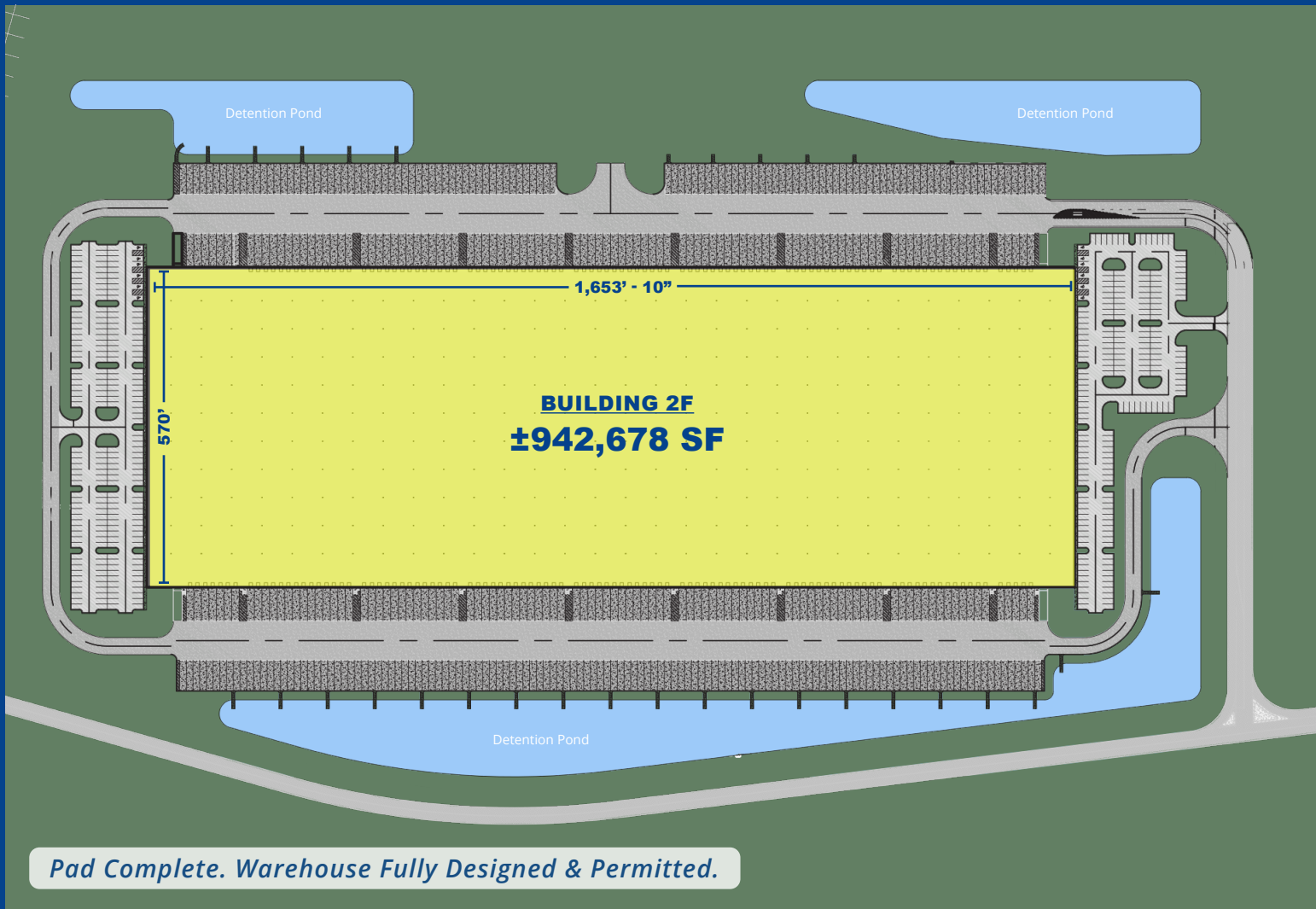
OmniTRAX®
POWERED BY RAIL & REAL ESTATE

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Accelerating success.

Crossdock



Pad Complete. Warehouse Fully Designed & Permitted.

Building 2F Specs

942,678 sf
Building Size

208 docks
Doors

4 drive-in
Doors

36 foot
Clear Height

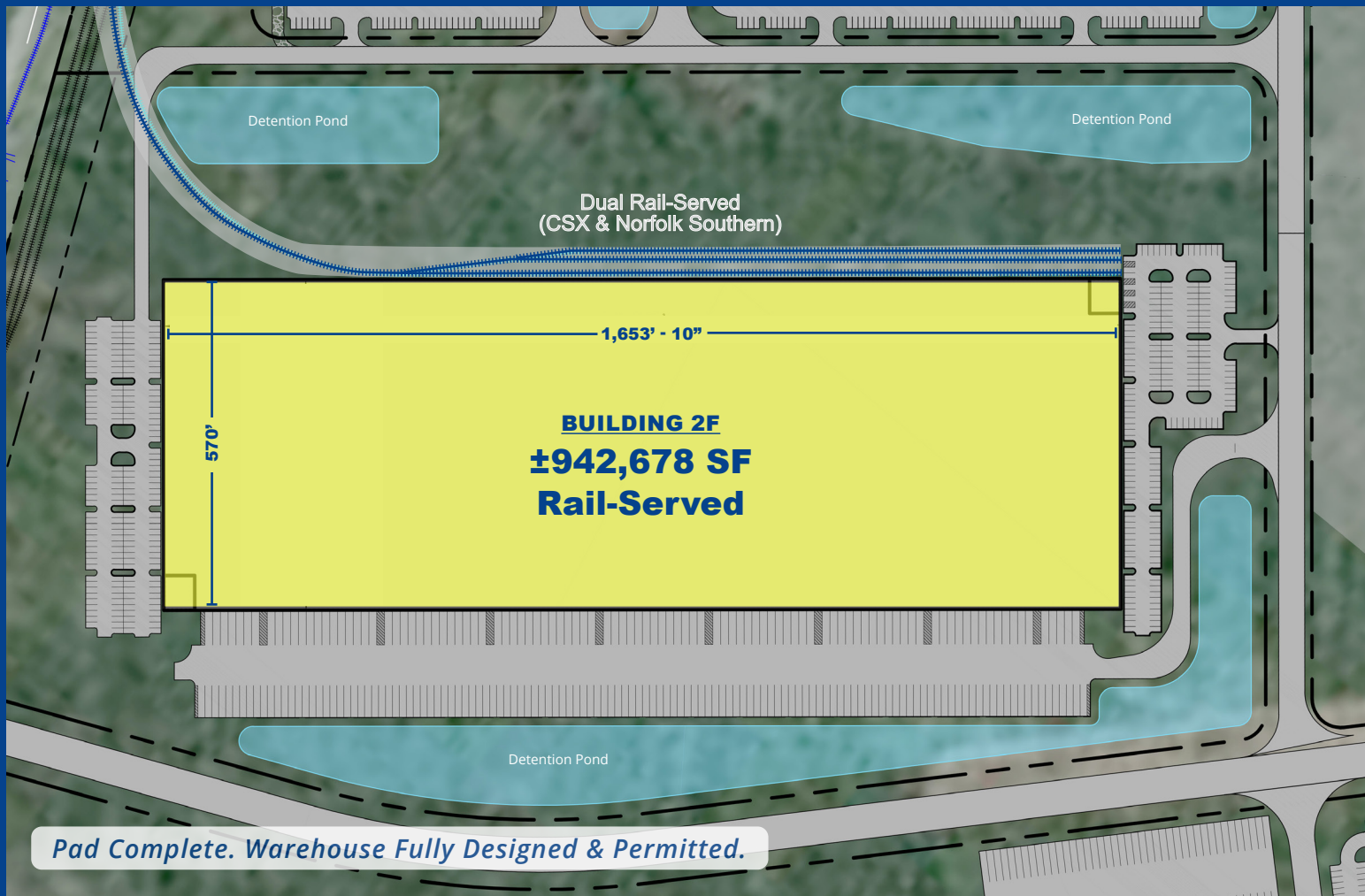
230 trailer
Parking Stalls (Expandable)

182 auto
Parking Stalls
(Expandable to 397)

Crossdock
Configuration

Q1 2025
Delivery

Dual Rail-Served Option



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)

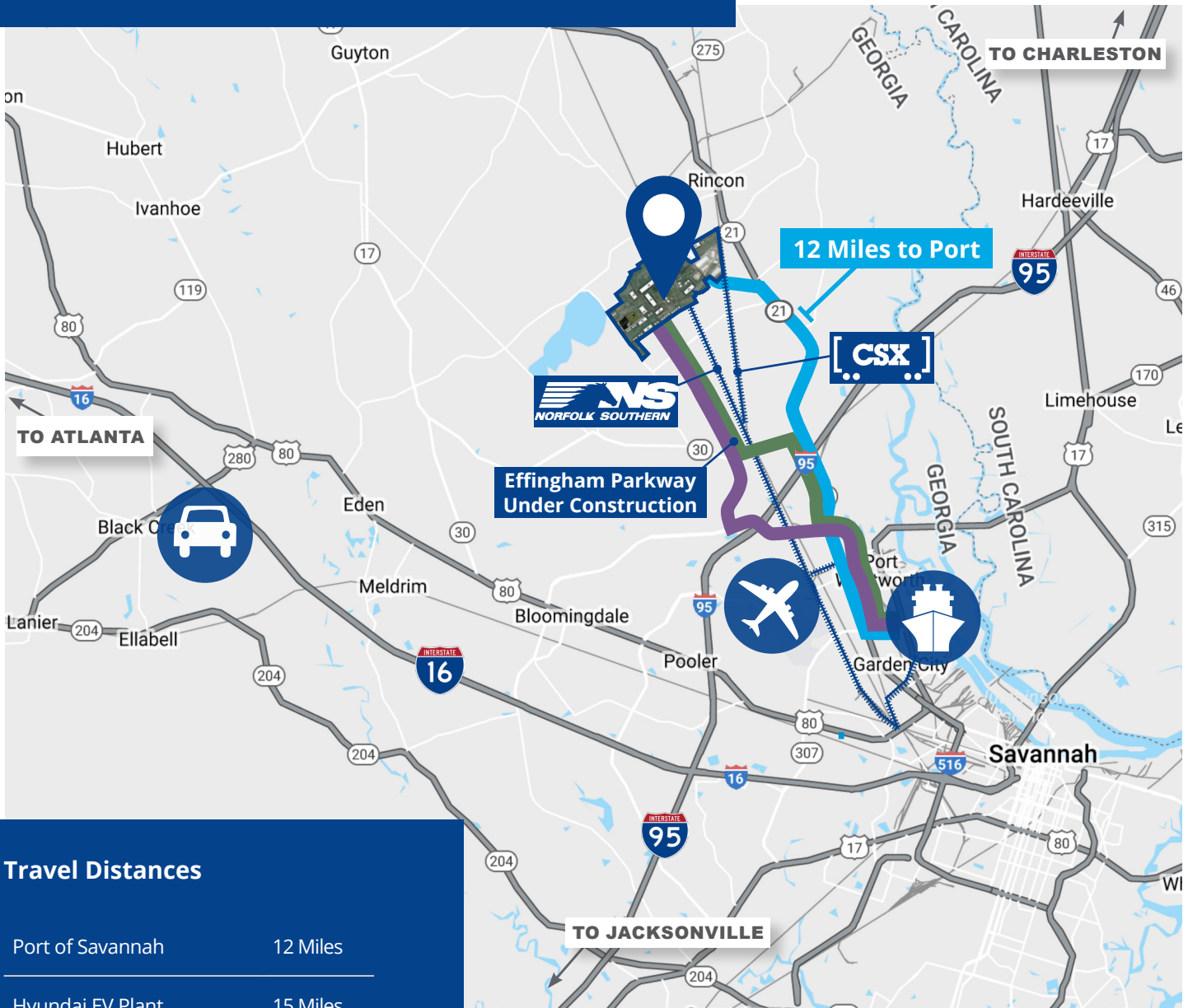
1,250 linear feet

Rail Along Building
(Up to 80 Rail Doors)

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Delivery

Location & Access



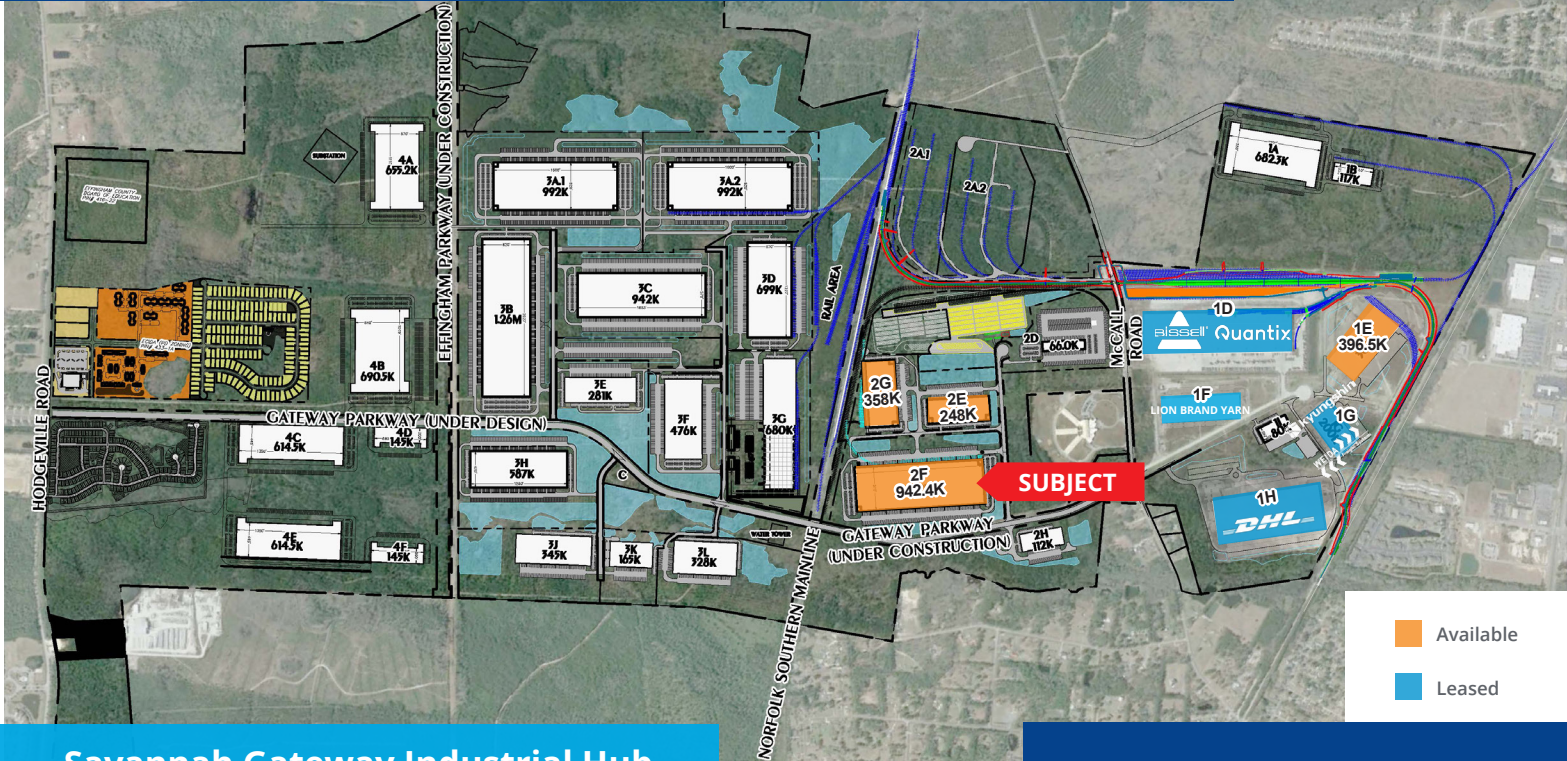
Travel Distances

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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