



SAVANNAH GATEWAY

INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

Multimodal Logistics Park
Near Port of Savannah

- Able to accommodate 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 Metaplant — 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, Weida Freight System and Kyungshin with a site sold to Knight-Swift Transportation
- 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.

Broker Contact:

Developer Contact:



David Sink, SIOR

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



Scott Rogers

Broe Real Estate Group
+1 843 621 0826
srogers@broerealestate.com



Current Lease Availabilities

±248,000 SF

Rear Load Warehouse
Under Construction

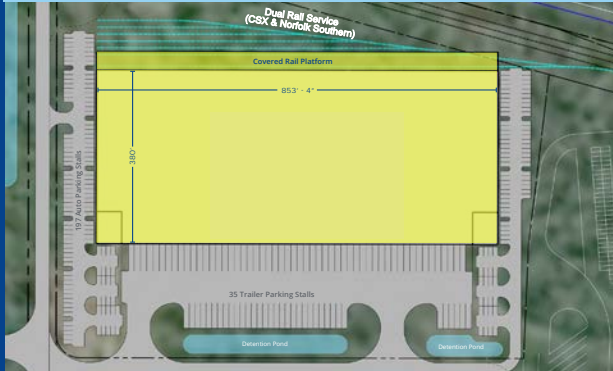


Building 2E
1010 Branch Road

- Delivering Q4 2024
- 42 Dock Doors
- 2 Drive-in Doors
- 57 Trailer Parking Spaces
- 36' Clear Height

±324,266 SF

Dual-Rail Served
Industrial Warehouse
Pad Underway



Building 2G
2010 Branch Road

- Delivering Q2 2025
- 46 Dock Doors
- 2 Drive-in Doors
- 35 Trailer Parking Spaces
- 36' Clear Height

±942,678 SF

Dual-Rail Served
Warehouse with Pad
Completed

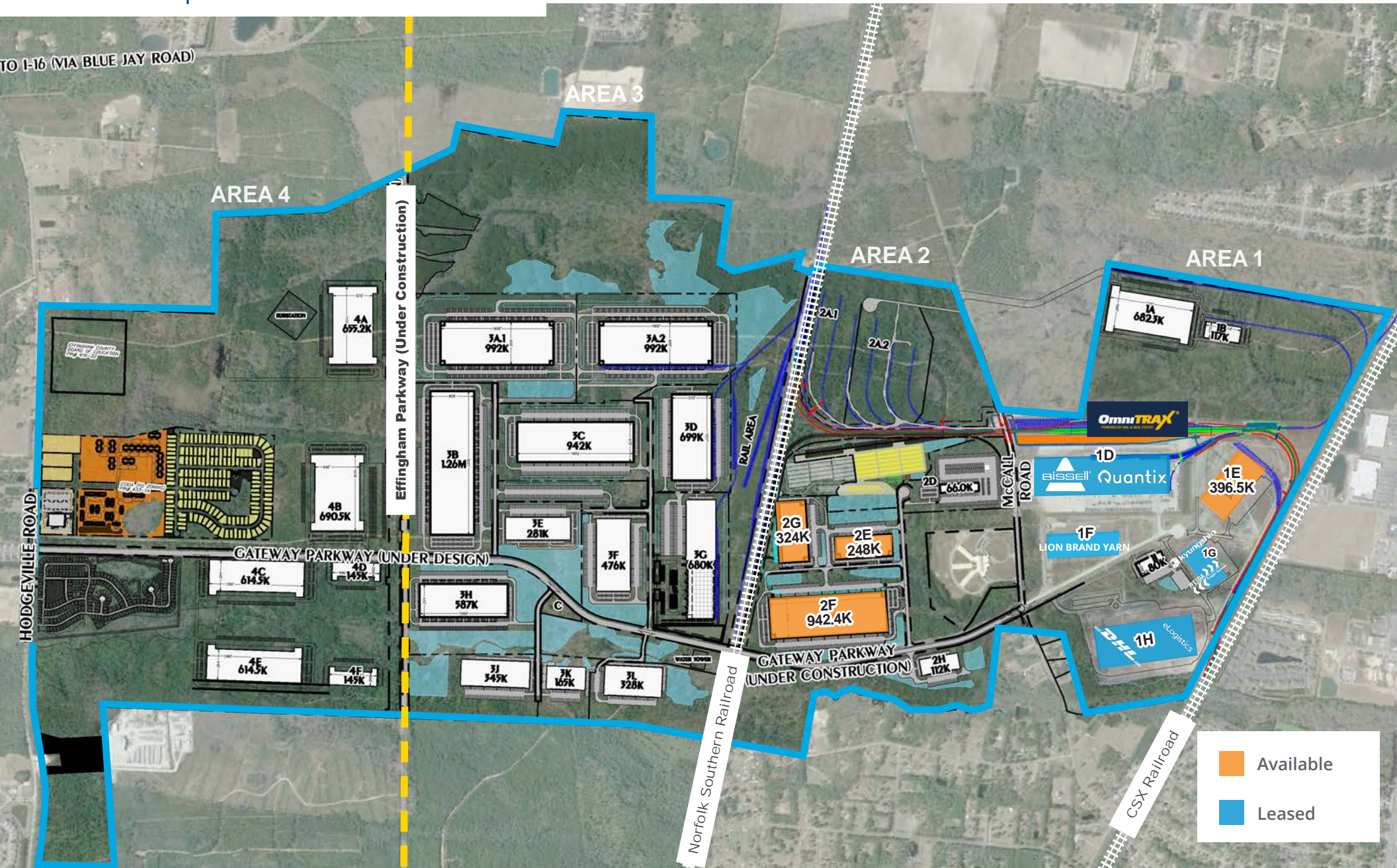


Building 2F
1014 Gateway Parkway

- Delivering Q1 2025
- Fully designed & permitted
- 208 Dock Doors
- 230 Trailer Parking Spaces
- 36' Clear Height



Conceptual Master Plan







Savannah Gateway Industrial Hub

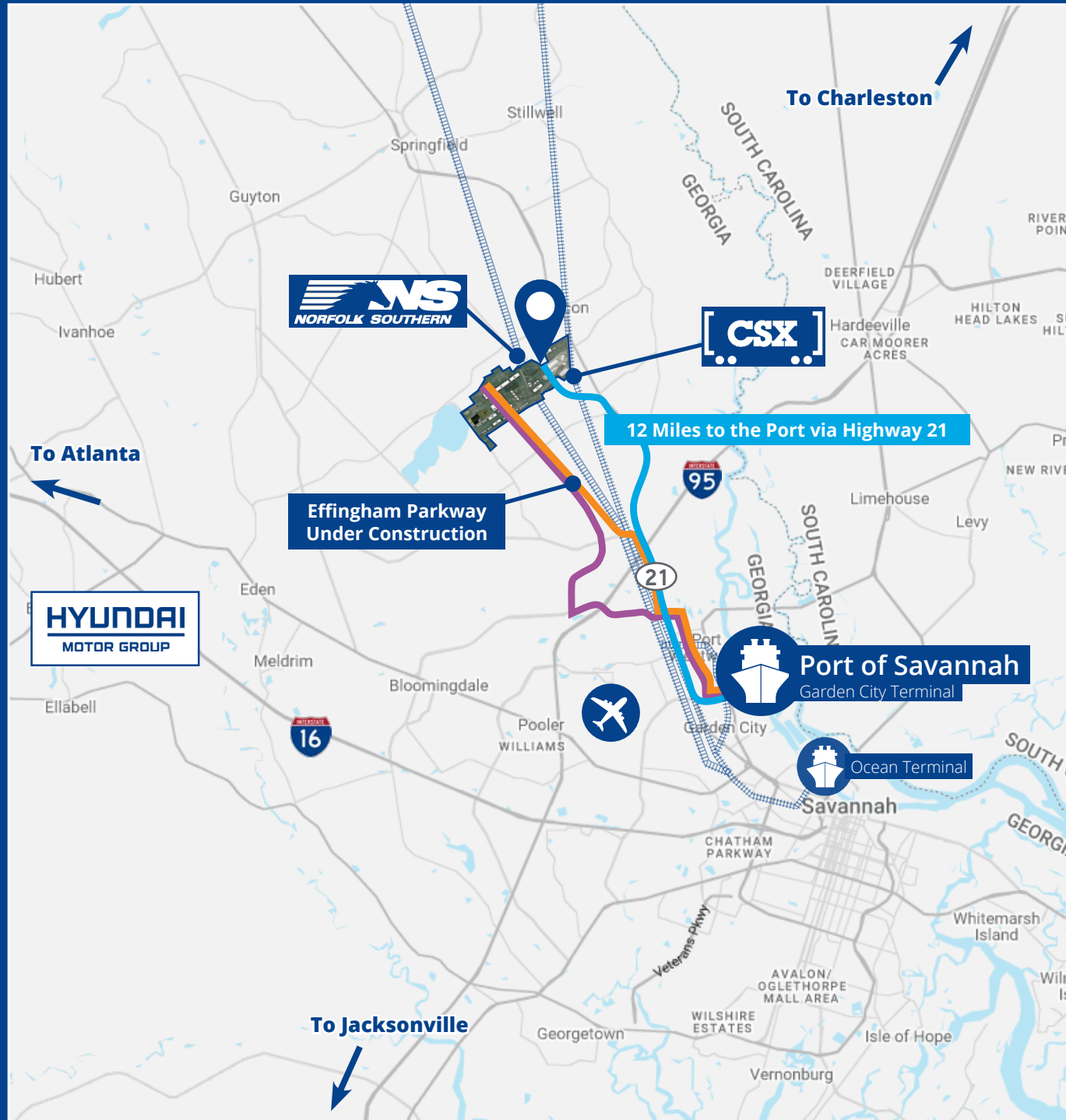
Multiple Routes to the Port of Savannah

Distances

Port of Savannah	12 Miles
Interstate 95	5 Miles
Savannah Airport	9 Miles
Hyundai Metaplant	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





SAVANNAH
GATEWAY
INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

Multimodal Logistics Park Near Port of Savannah

Broker Contact:

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

Colliers | Savannah
545 E York Street
Savannah, Georgia 31401
912 233 7111



Developer Contact:

Scott Rogers
Broe Real Estate Group
+1 843 621 0826
srogers@broerealestate.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.