



**Under Construction**  
Q4 2024 Delivery

For Lease

# Class A Rear Load Logistics Facility

Savannah Gateway Industrial Hub  
Building 2E, 1010 Branch Road  
Rincon, GA 31326

- ±248,000 SF warehouse available for lease
- Divisible to ±67,000 SF
- 12 miles to the Port of Savannah
- 36' clear height
- 57 trailer parking spaces away from building
- 154 car parking spaces (expandable to 194)
- 42 dock doors
- 2 drive-in doors
- Building dimensions: 800' x 310'
- Electrical: Two - 1,200 Amps
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Construction Underway)

Accelerating success.

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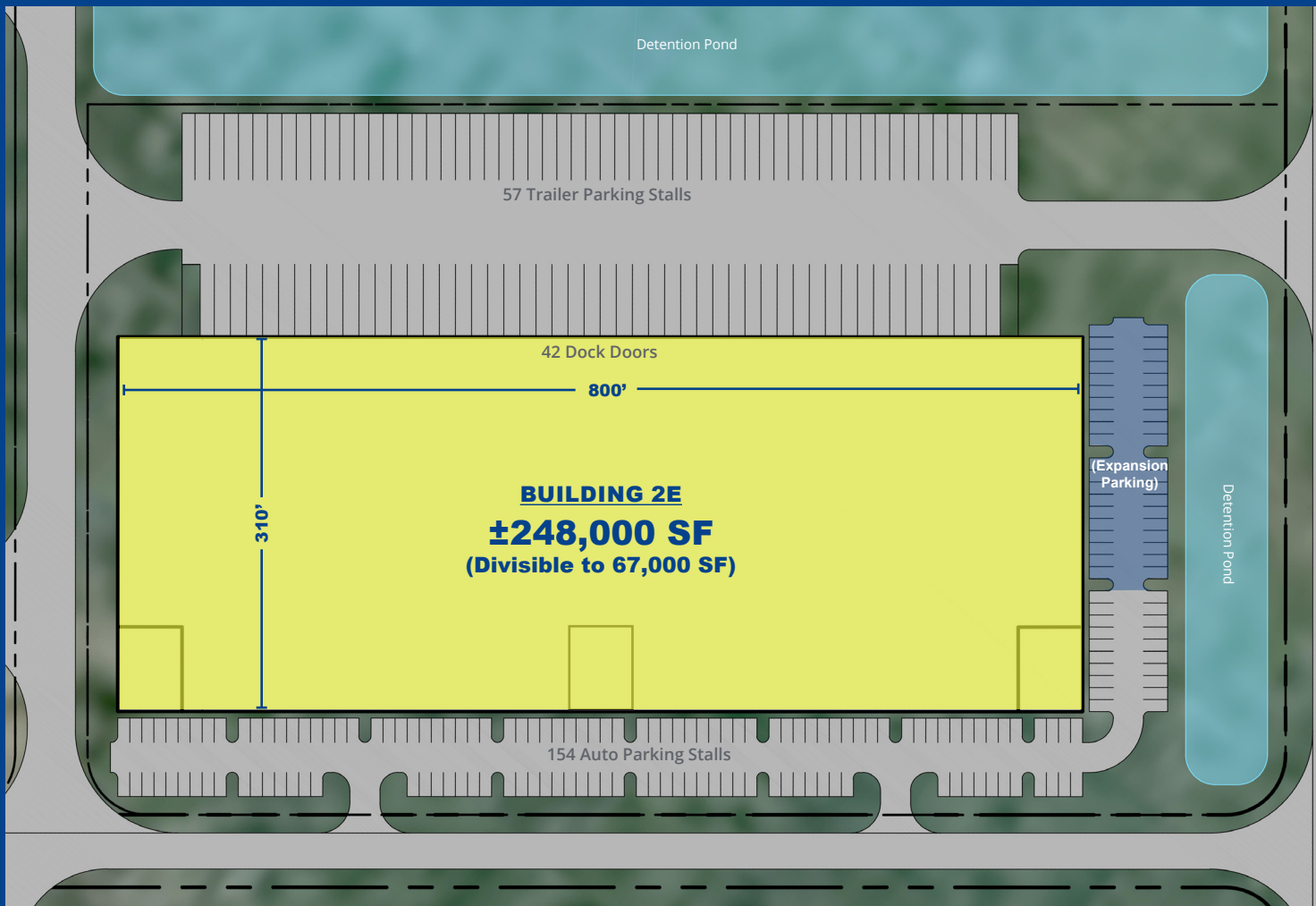
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# Building Profile



## Building 2E Specs

248,000 sf  
Building Size

42 dock  
Doors

2 drive-in  
Doors

36 foot  
Clear Height

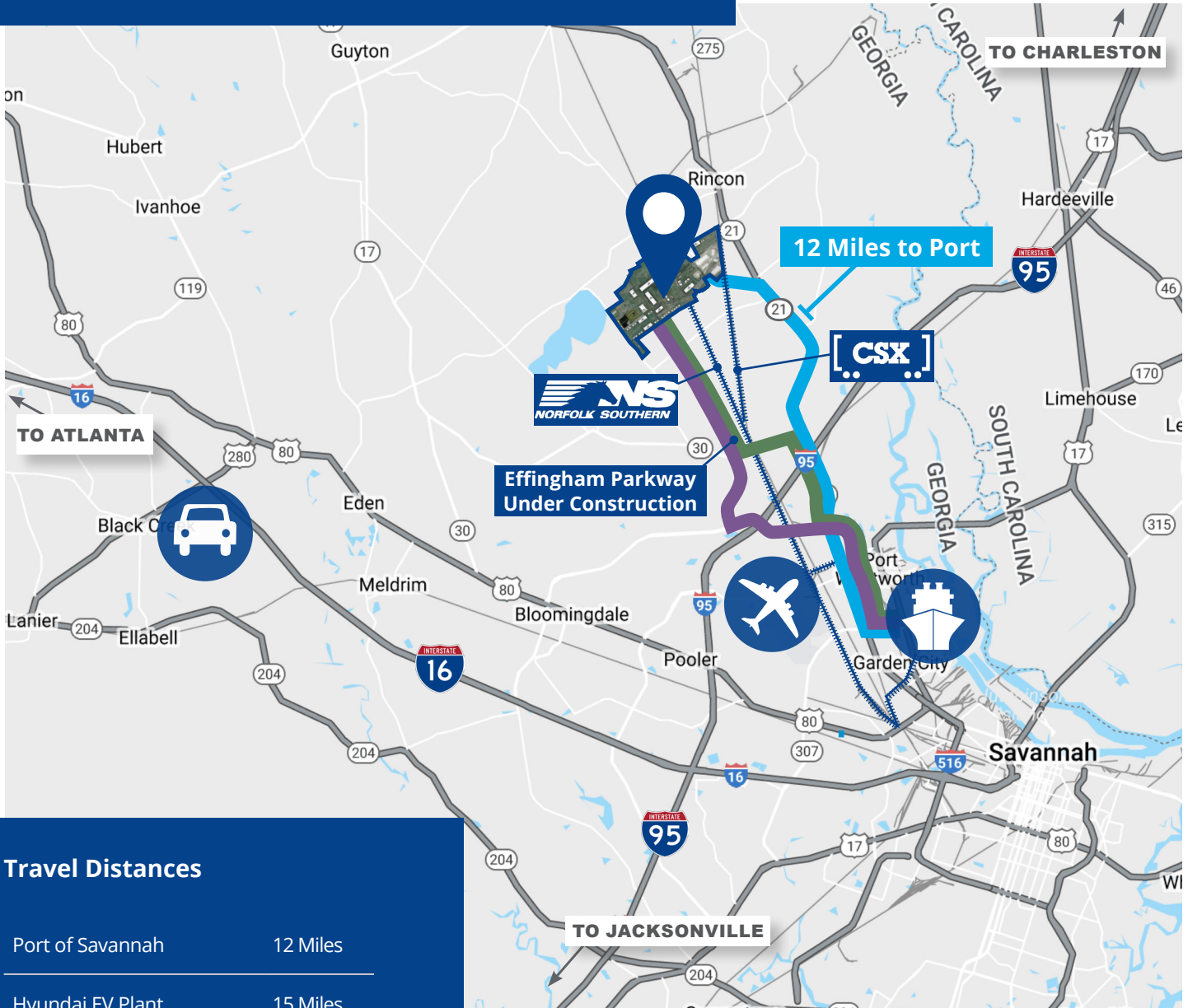
57 trailer  
Parking Stalls

154 auto  
Parking Stalls  
(Expandable to 194)

Rear Load  
Configuration

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# Location & Access



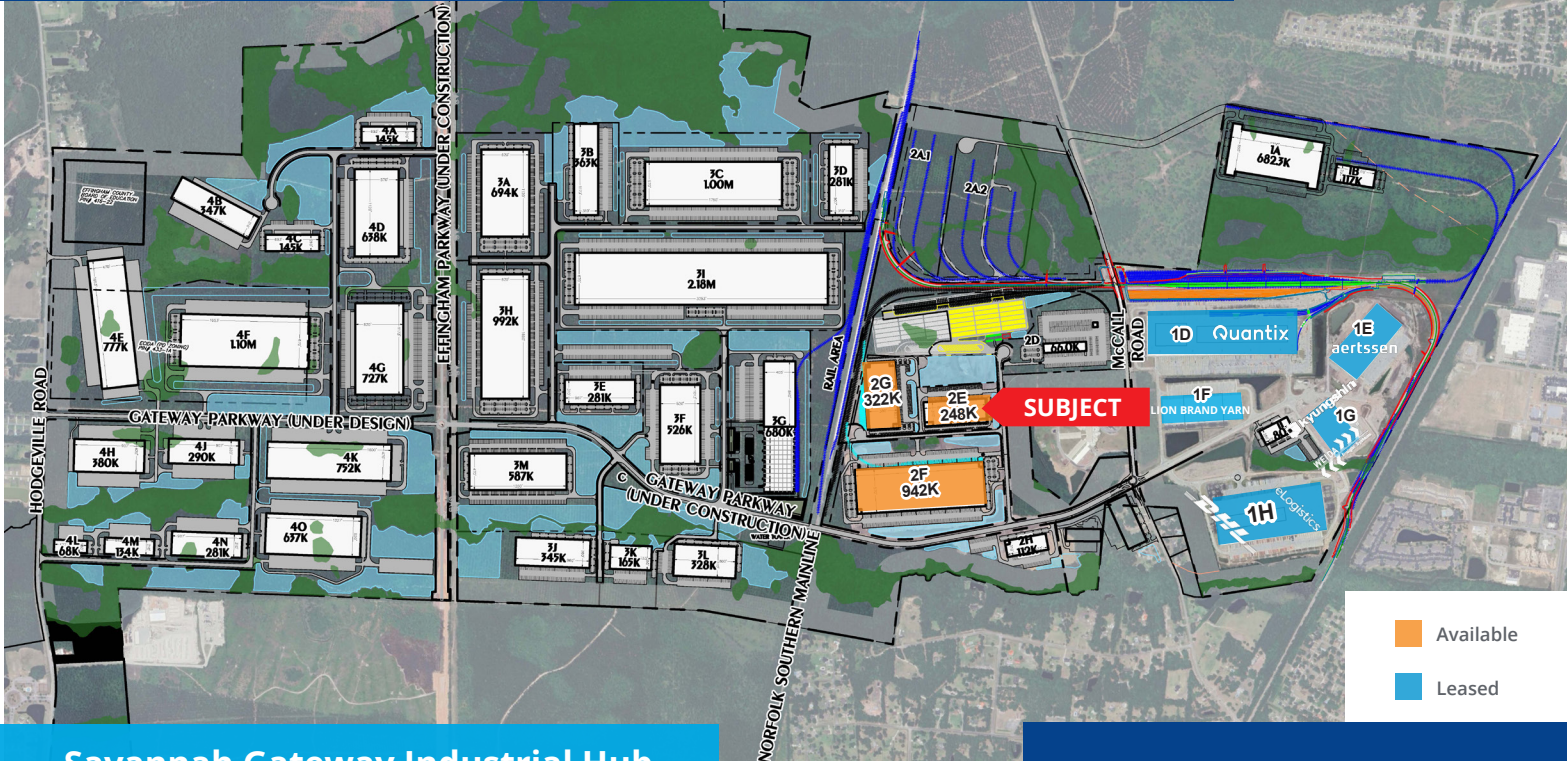
## Travel Distances

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



## 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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