



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

Dual Rail-Served (Option)

**Pad Complete
10 Month Delivery**

Conceptual Rendering

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)
- 40' 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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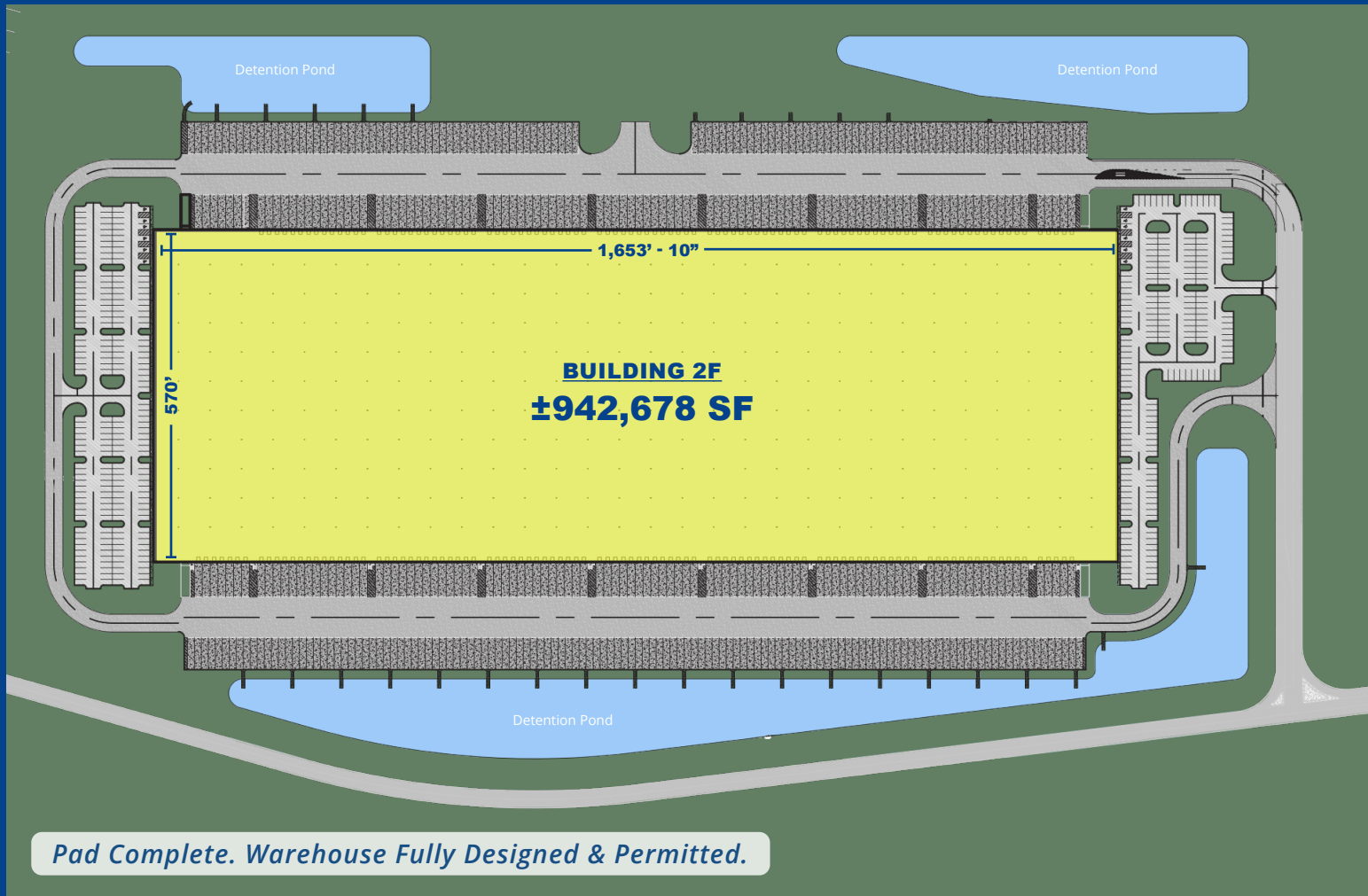


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Accelerating success.

Crossdock



Building 2F Specs

942,678 sf
Building Size

208 docks
Doors

4 drive-in
Doors

40 foot
Clear Height

230 trailer
Parking Stalls (Expandable)

182 auto
Parking Stalls
(Expandable to 397)

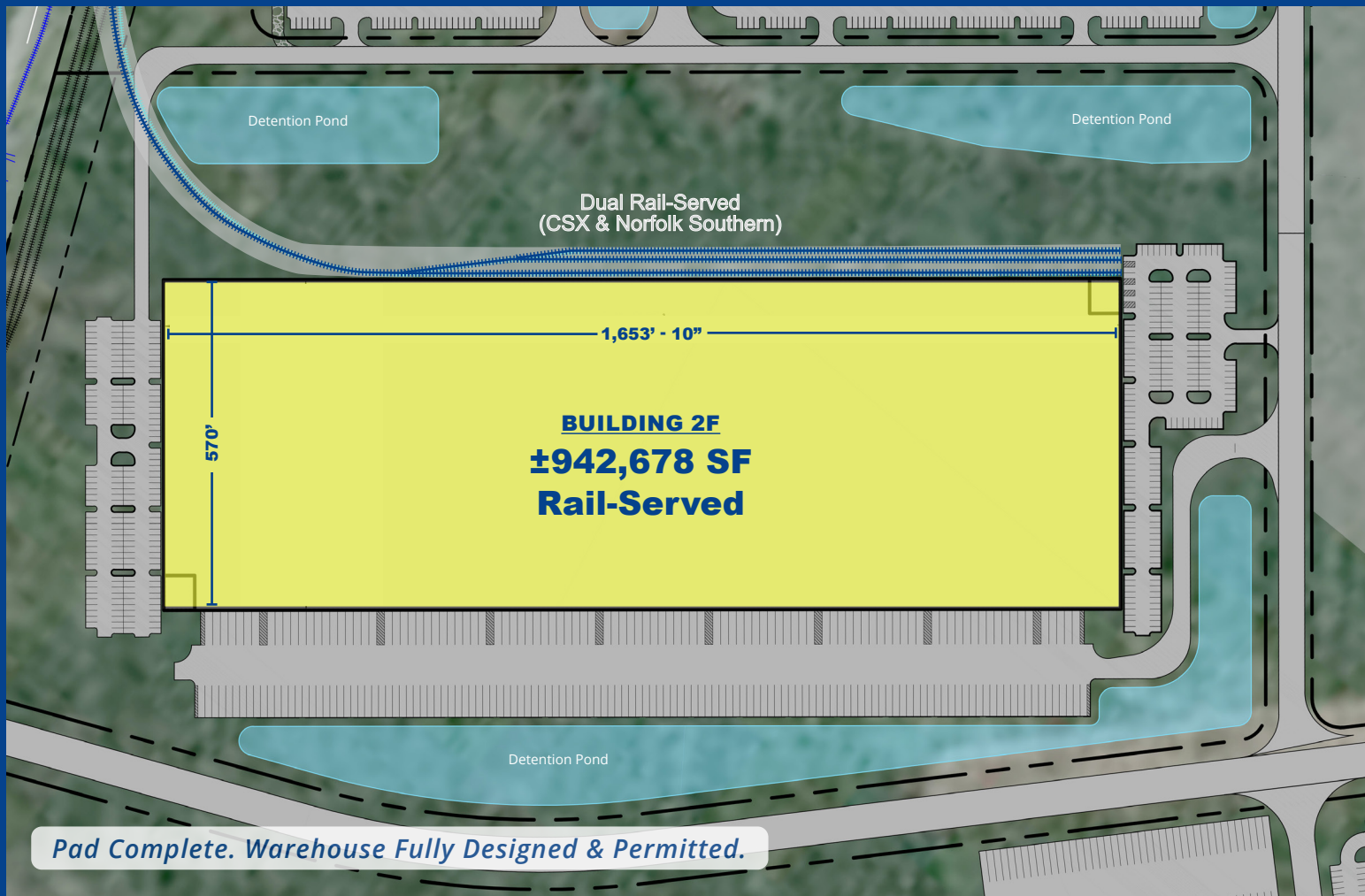
Crossdock
Configuration

10 months
Delivery

Dual Rail-Served Option



Pad Complete



Building 2F Specs

942,678 sf
Building Size

104 docks
Doors

2 drive-in
Doors

40 foot
Clear Height

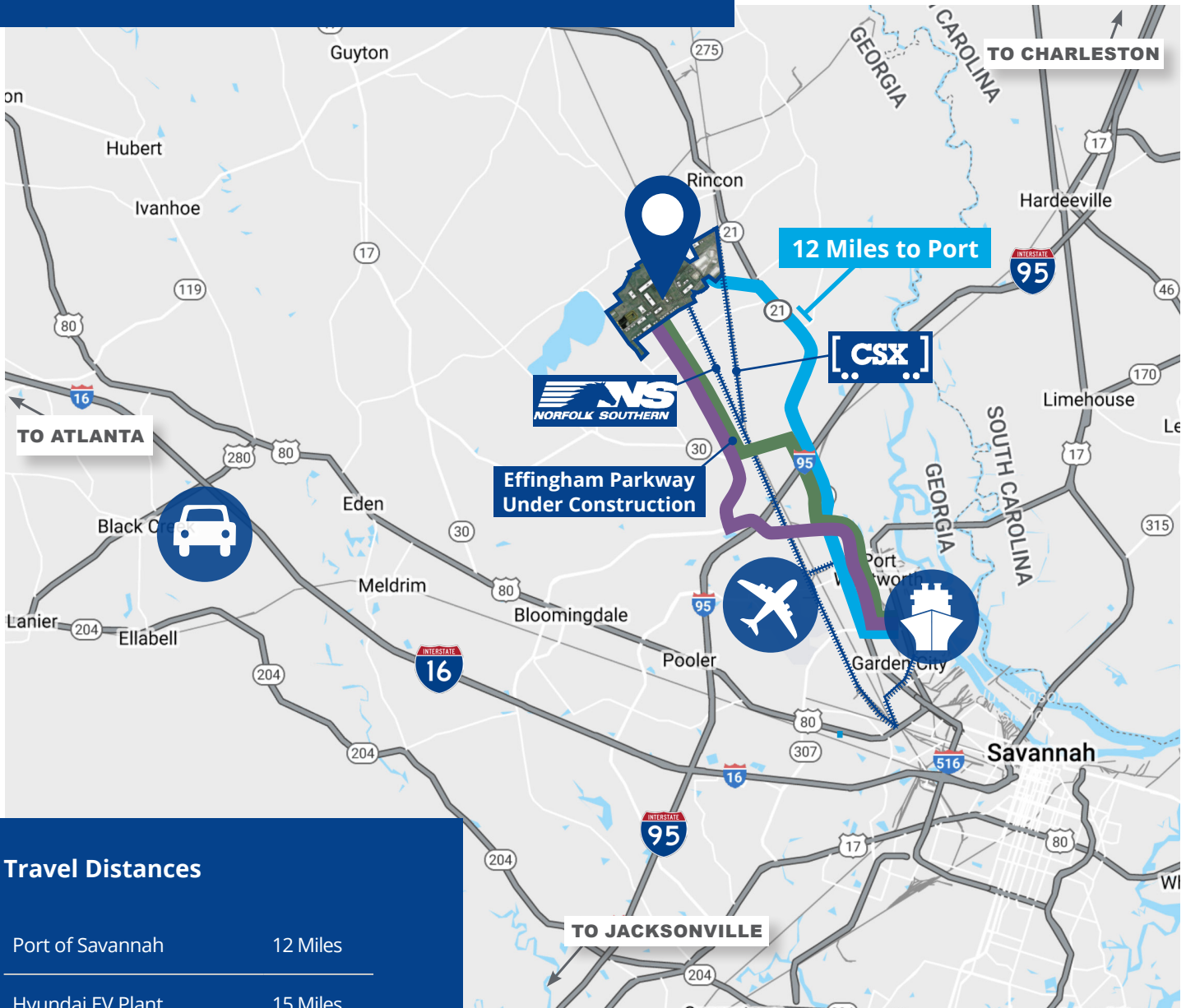
128 trailer
Parking Stalls

182 auto
Parking Stalls
(Expandable to 397)

1,250 linear feet
Rail Along Building
(Up to 80 Rail Doors)

10 months
Delivery

Location & Access



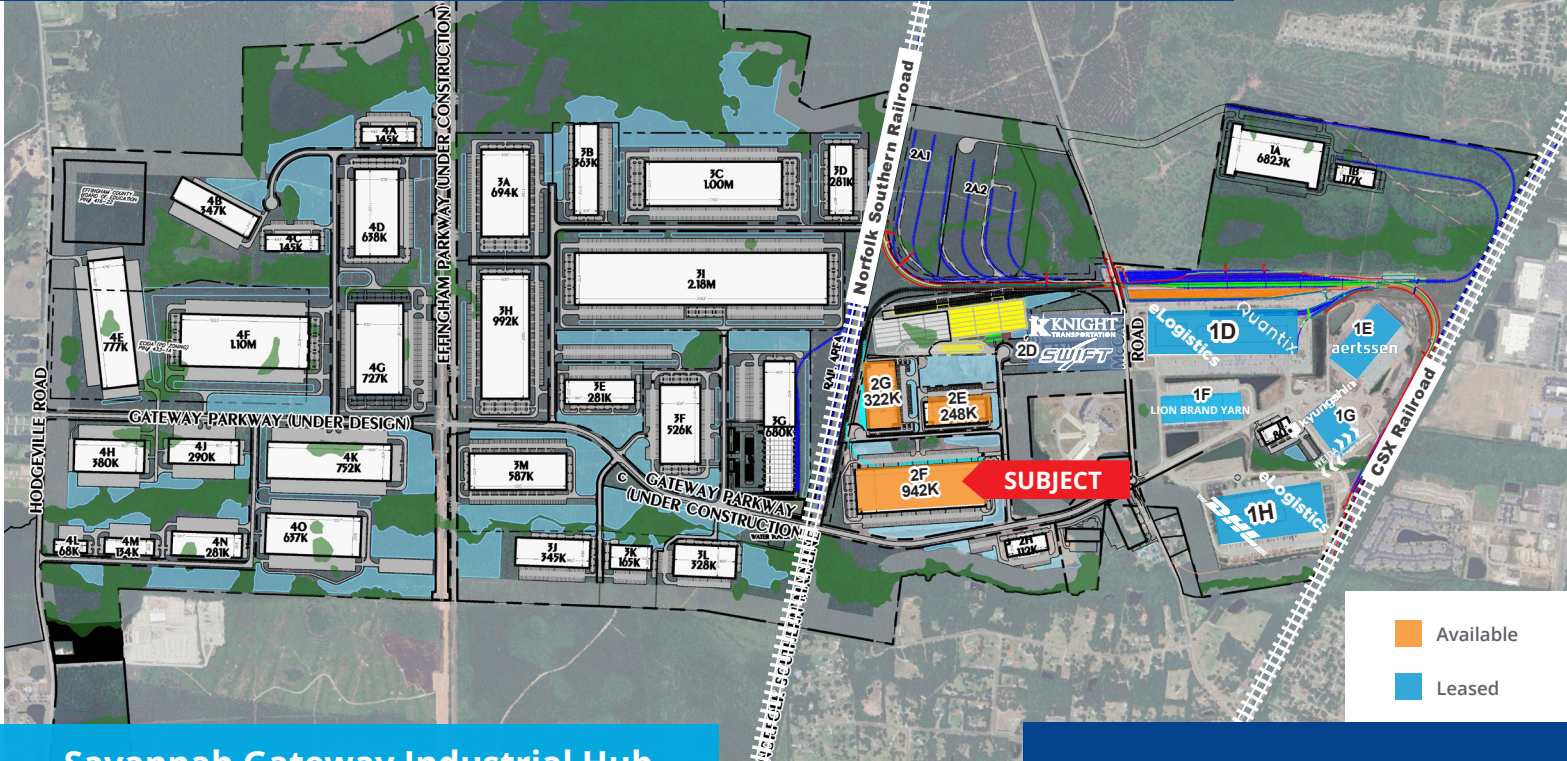
Travel Distances

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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