



For Lease & Build-to-Suit

FIRST SAVANNAH LOGISTICS CENTER

Highway 21
Rincon (Savannah)
Georgia 31326



New Class A
Industrial Development



Lease Opportunity
±348,000 SF



±14.6 Miles (24 Minutes)
from Port of Savannah



Direct Access from
Highway 21

Developed By:

F1RST GULF

Leasing By:



Sebastian Findlay, SIOR

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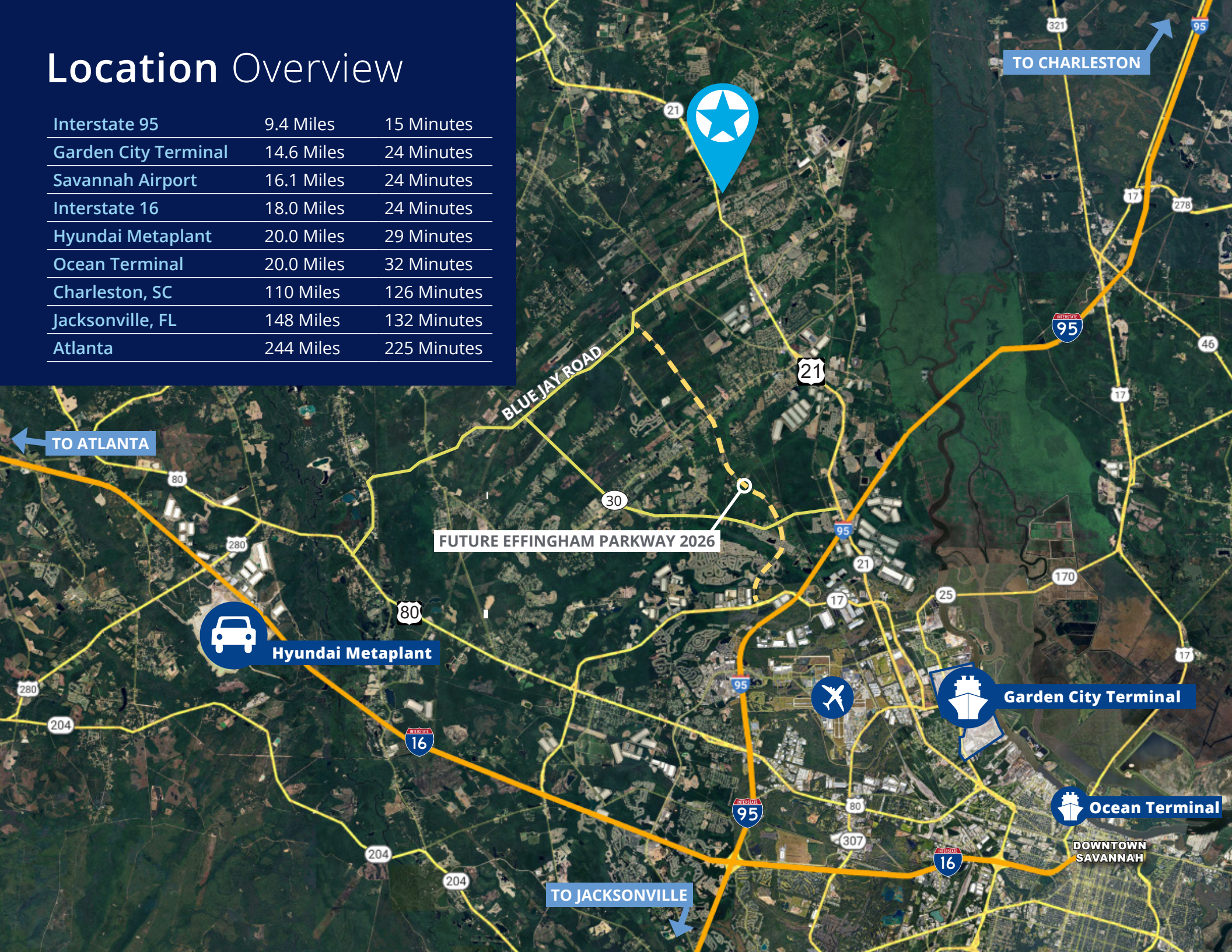
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Location Overview

Interstate 95	9.4 Miles	15 Minutes
Garden City Terminal	14.6 Miles	24 Minutes
Savannah Airport	16.1 Miles	24 Minutes
Interstate 16	18.0 Miles	24 Minutes
Hyundai Metaplant	20.0 Miles	29 Minutes
Ocean Terminal	20.0 Miles	32 Minutes
Charleston, SC	110 Miles	126 Minutes
Jacksonville, FL	148 Miles	132 Minutes
Atlanta	244 Miles	225 Minutes



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Concept Plan

±348,000 SF (Divisible)

CSX RAILROAD

DETENTION POND

±65 TRAILER SPACES

63 DOCK DOORS (31 W/ LEVELERS)

1,160'

BUILDING 1
±348,000 SF

300'

208 AUTO SPACES

DETENTION POND

PROPOSED ACCESS CONNECTION
TO SAVANNAH LOGISTICS PARK

HIGHWAY 21

FULL ACCESS
MAIN ENTRANCE

24 Minutes / 14.6 Miles





Building Specifications

Building Size	±348,000 SF
Divisible	±67,000 SF
Building Dimensions	300' x 1,160'
Configuration	Rear Load
Column Spacing	65' x 60'
Clear Height	36'
Spec Office	3%
Drive-in Doors	2

Dock Doors	63
Levelers	31 (40,000 lbs. mechanical)
Auto Parking	208
Trailer Parking	65
Sprinkler	ESFR
Electrical	3,000 Amps
Floor	7" Unreinforced
Access	Full Access Highway 21

Surrounding Area

Demographics (10 Miles)

Population	81,700
No. of Households	29,675
Daytime Employees	18,245
Total Businesses	1,638

Within 10 Miles from the Property



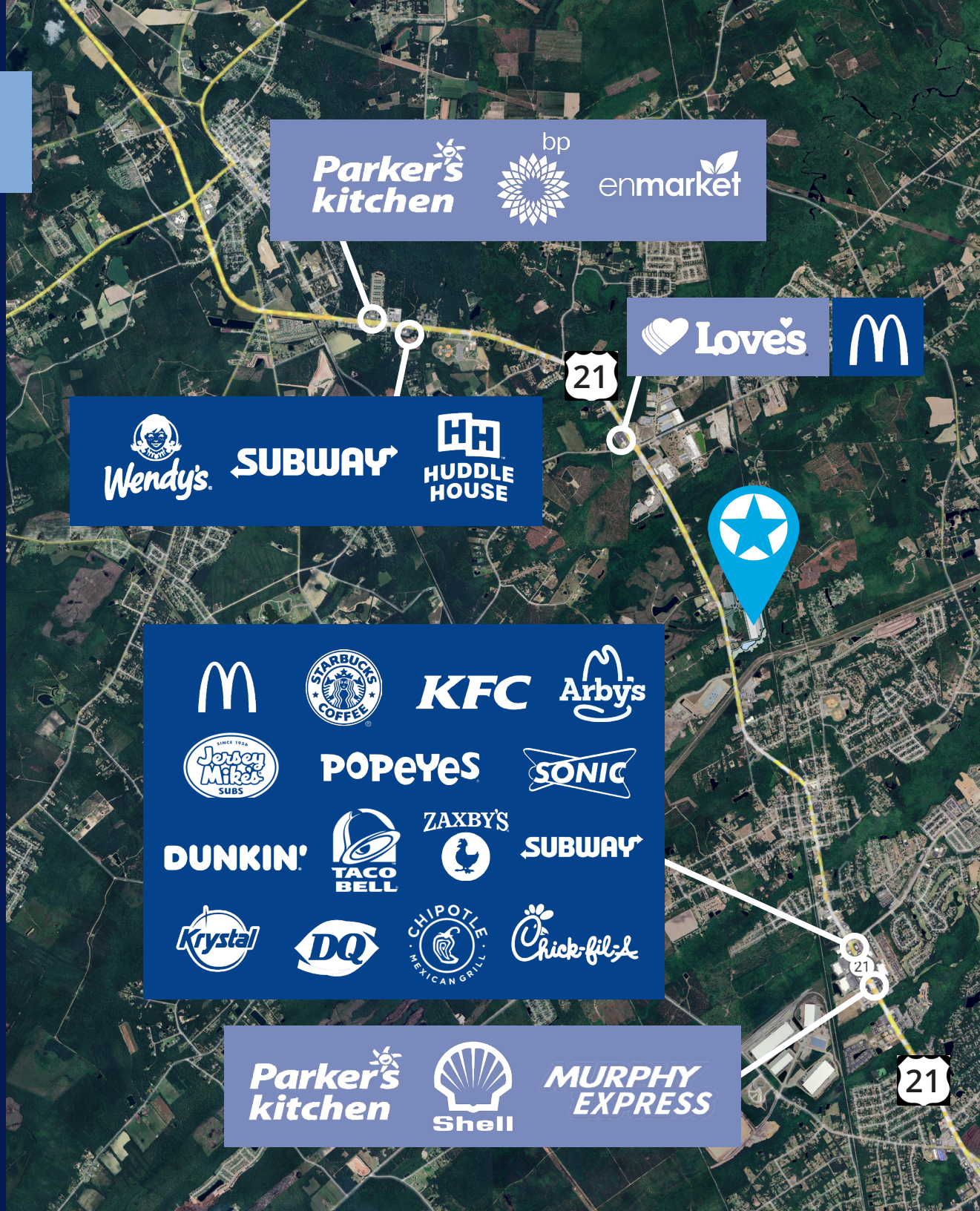
30 hotels



121 restaurants/fast food



1,945 housing units available



Logistical Advantage

Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



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