



BUILD-TO-SUIT OPPORTUNITY



**CENTRAL PORT
LOGISTICS CENTER**
AT ROCKINGHAM

±2 - 9.13 AC | ±20,000 - 100,000 SF POTENTIAL

with Excellent Interstate & Port Connectivity

250 Landmark Boulevard East | Savannah, Georgia 31405



Land Size:
**±2 to 9.13
Acres**



BTS Opportunity:
**±20,000 to
100,000 SF**



Rail Potential:
**Access to
CSX Rail**



Site Condition:
**Cleared &
Graded**



Development Ready:
**Access & Utilities
In Place**

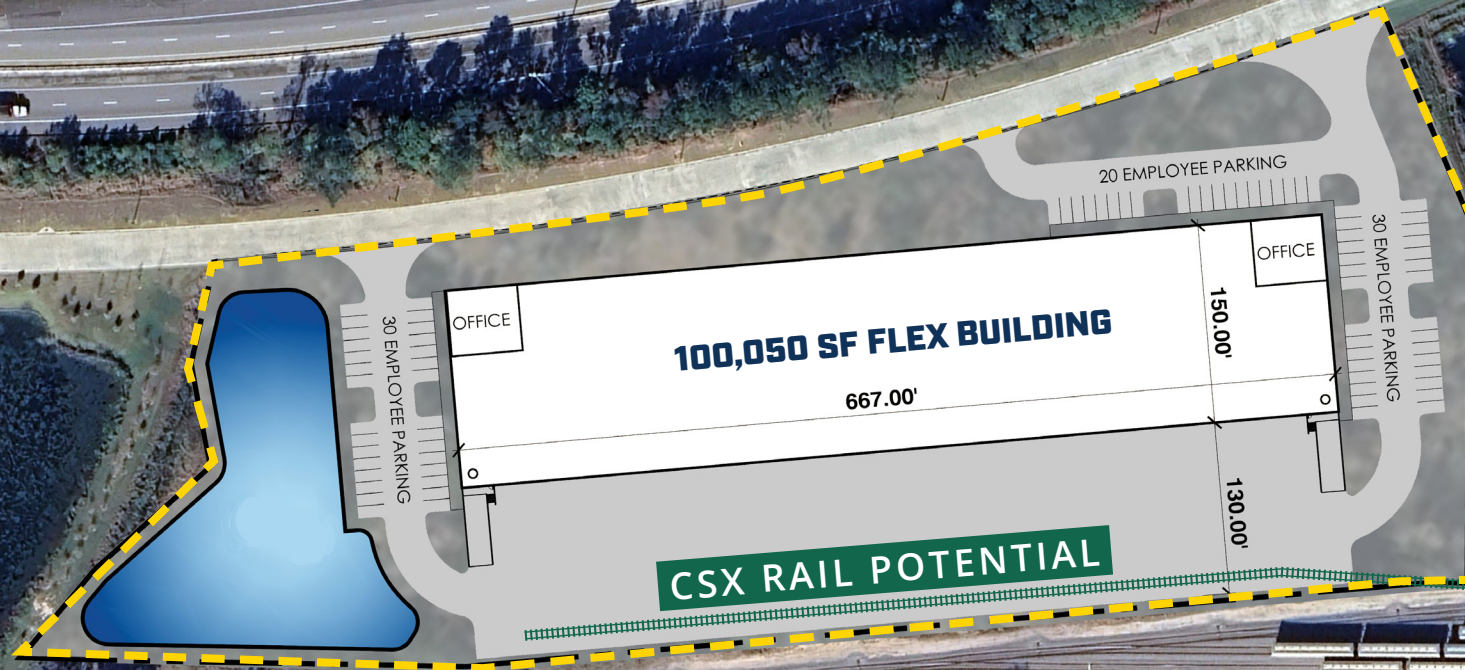


SITE

CSX RAIL POTENTIAL

UTILITIES AT SITE:
WATER, GAS, SEWER,
FIRE & POWER

Conceptual Site Plan





Booming ±11 Million SF Industrial Development.

Recently Completed	Size
Building 1	1,456,000 SF
Building 4	168,480 SF
Building 5	284,580 SF
Building 6	769,500 SF
Building 7A	284,744 SF
Building 7B	284,744 SF
Building 9	942,400 SF
Building 10	413,230 SF
Building 11	982,400 SF
Flex Building 1	150,000 SF
Flex Building 2	150,000 SF

Additional ±5.2 million square feet of future development over the next few years.



23,700
Vehicles Per Day



Estimated employees
2,000

Destinations

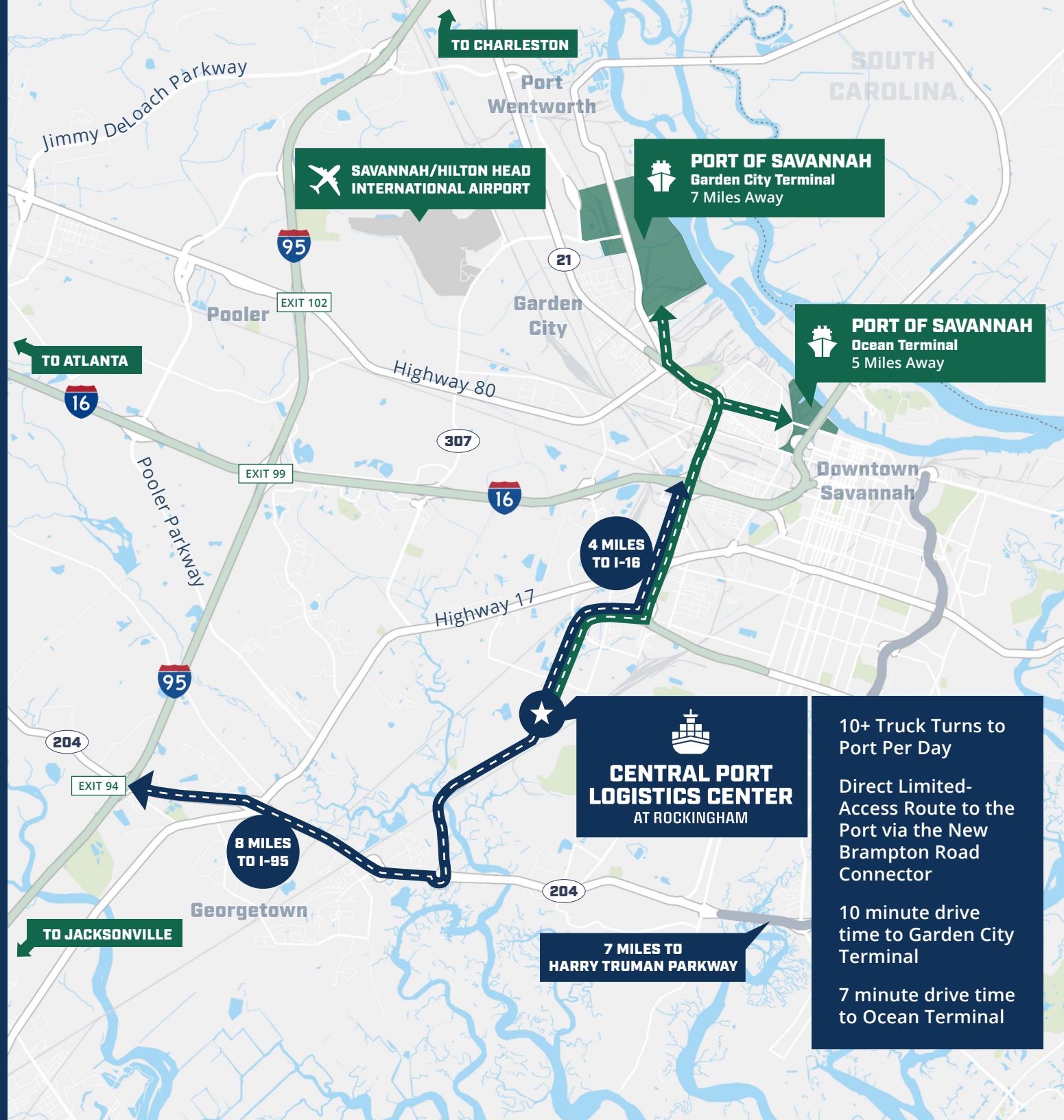
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyundai Metplant	30 Miles

Major Roadways

Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4 Miles
Interstate 95	8 Miles

Cities

Pooler, GA	8 Miles
Charleston, SC	113 Miles
Jacksonville, FL	135 Miles
Atlanta, GA	250 Miles



Logistics & Distribution Hub

Port of Savannah

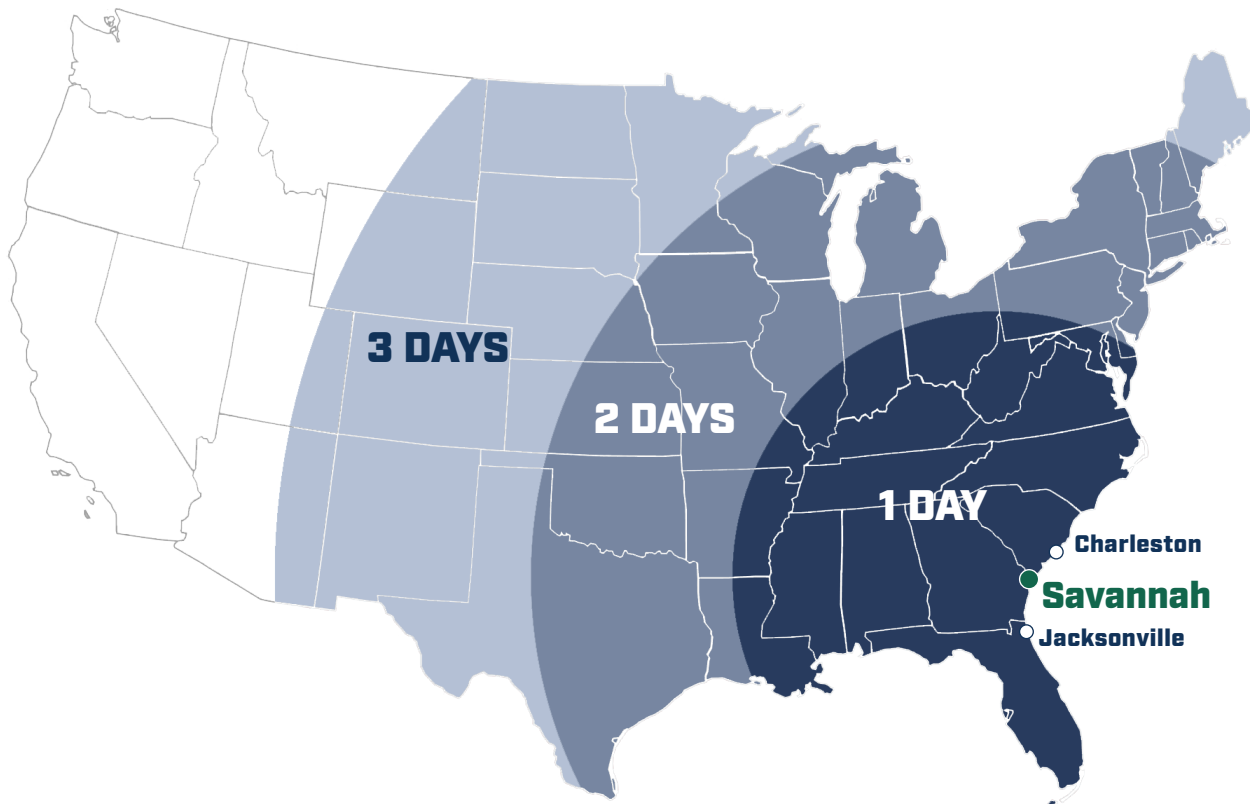
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

Transport Connectivity

Linked to the vast network of transportation routes in the United States, I-95 grants Savannah entry to the entirety of the Eastern Seaboard, while I-16 seamlessly connects it to the Atlanta market.

Strategic Location

Savannah benefits from overnight service to the entire Southeast and direct connectivity to over 80% of the U.S. population within a two-day drive.



Military Zone

Building is located in Military Zone. If a company created 100 qualifying new jobs, then they would receive **100 qualifying new jobs x \$3,500 x 5 years = \$1,750,000 in tax credits.**

Tax Credit Incentives

- The maximum Job Tax Credit allowed under law - \$3,500 per job created (x5 years)
- Use of Job Tax Credits against 100% of income tax liability and withholding taxes

U.S. Foreign-Trade Zone 104

Cost Benefits

- Customs duties deferred on imports improves cash flow
- No duty or quota charges on re-exports. No duty on waste, scrap or defective parts
- Duty paid at the lower tariff rate of the imported component or finished product
- Reductions in merchandise processing fees due to weekly entry
- Inventory may be exempt from local and state inventory taxes

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CAPITAL
DEVELOPMENT PARTNERS

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