

2604 Causton Bluff Rd

INFILL WAREHOUSE WITH MIXED-USE REDEVELOPMENT POTENTIAL

Savannah, GA • 8.95 Acres • 66,004 Total Building SF



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

CALL FOR OFFERS

2604 Causton Bluff Rd, Savannah, GA 31404

Cushman & Wakefield | Gilbert & Ezelle is pleased to offer the opportunity to acquire **2604 Causton Bluff Road** (the "Property"), a unique industrial asset located in the thriving port market of Savannah.

2604 Causton Bluff consists of ±8.95 total acres including 66,004 SF of industrial space – a 57,981 SF Class B warehouse, a 5,903 SF warehouse, and a 2,120 SF shop. Immediately adjacent to East President Street, within 5 miles of Interstate 16, the Georgia Ports Authority Ocean Terminal and the Central Business District, the Property offers investors a potential redevelopment opportunity in one of the tightest, most institutionally-preferred markets in the Southeast.

PROPERTY AT A GLANCE

Site Size: 8.95 Total Acres

Number of Buildings: 3 (57,981 SF, 5,903 SF and 2,120 SF) | 66,004 Total SF

Zoning: IL-T: Light Industrial Transition Area

Flood Zone: X – Outside of the 100 Yr. Flood Zone

TENANCY AT A GLANCE

Hale Marine – Month to Month

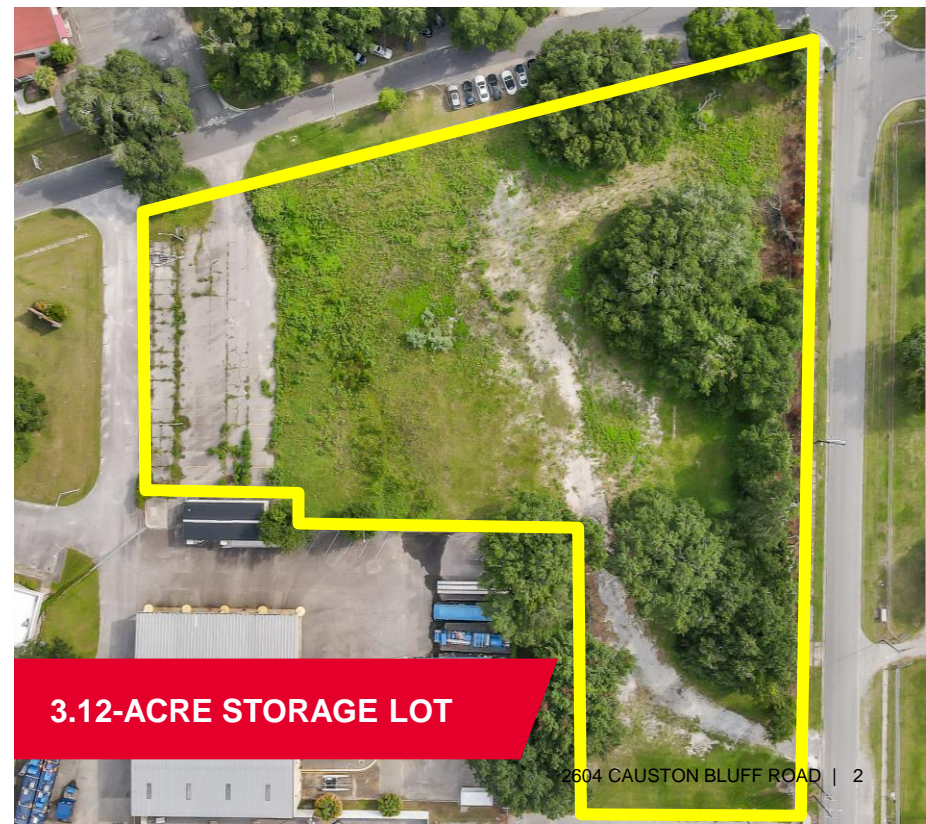
24e – Month to Month

Advance AV – September 2024 Expiration

MSRC – November 2024 Expiration



66,004 SF OF INDUSTRIAL WAREHOUSE



3.12-ACRE STORAGE LOT



SAVANNAH RIVER

DOWNTOWN SAVANNAH

SEAPoint
INDUSTRIAL TERMINAL COMPLEX
GROUNDBREAKING Q4 2023

E Presidents Street

3.12-Acre
Storage Lot

5,903 SF
Warehouse

57,981 SF
Warehouse

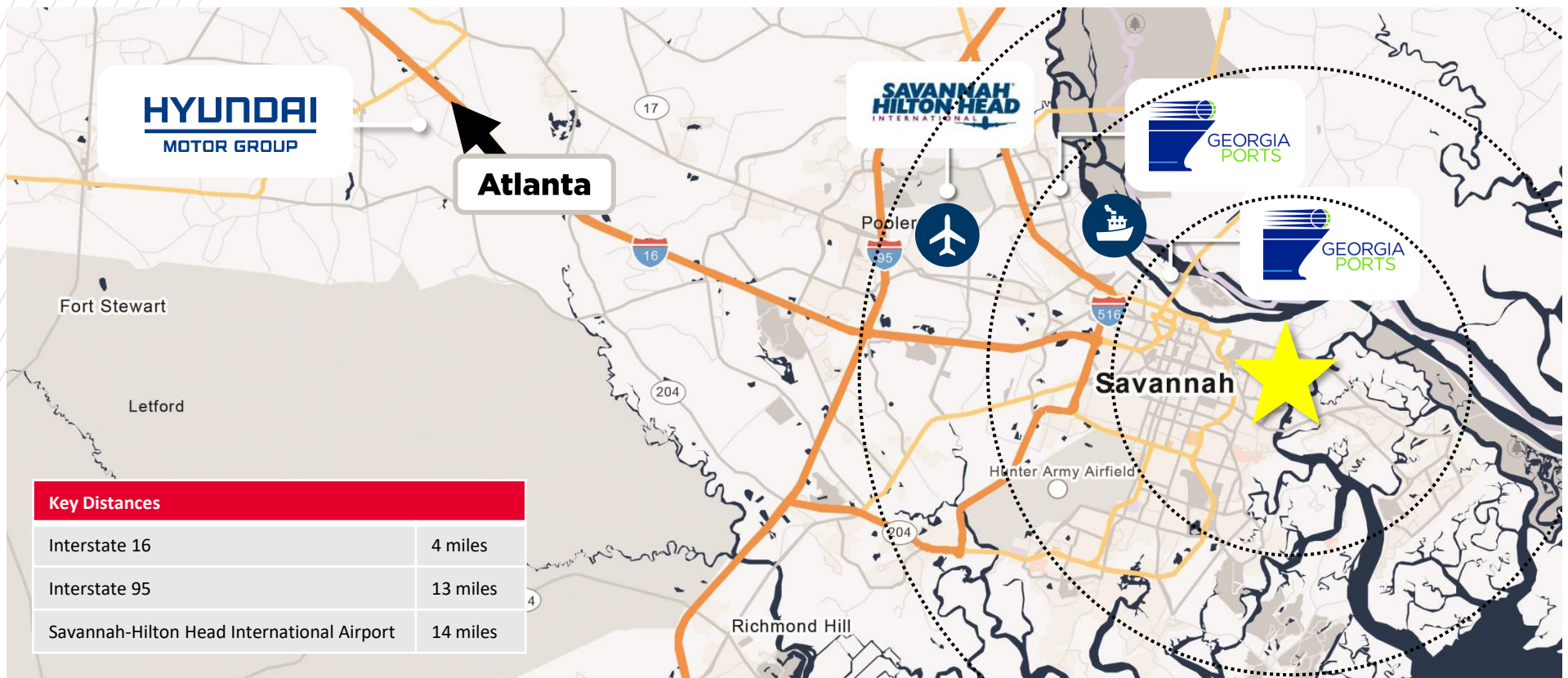
2,120 SF
Shop

±8.95 Total
Acres

Causton Bluff Rd



PRIME DOWNTOWN LOCATION



LOCATION OVERVIEW

- Central and high-profile location along President Street Ext. corridor proximate to CBD, Eastern Wharf Project, Truman Parkway, and the Savannah Golf Club
- President Street and Truman Parkway provide ideal regional access to bedroom communities including Wilmington/Whitemarsh/Talahi Islands, Isle of Hope, Dutch Island, Skidaway Island, etc.
- East President Street Corridor has evolved into preferred location for Class A Apartments
- City of Savannah has supported Planned Development Rezoning for Mixed-Use Projects
- Site has excellent visibility from President Street Extension
- Located across the street from future SeaPoint Industrial Terminal Complex – planned groundbreaking in Q4 2023

2023 Demographics	5 Mile	10 Miles	15 Miles
Population	100,388	200,911	328,582
Median Age	35.2	37.1	36.9
Households	41,301	82,190	132,481
Average Household Income	\$85,721	\$87,334	\$97,414

Source: ESRI, July 2023

SEAPOINT INDUSTRIAL TERMINAL COMPLEX



A premier industrial terminal with an unrivaled combination of one mile of deepwater frontage on the main shipping channel, direct rail, quality roads, existing infrastructure, and a commitment to green industrial practices - all located in a Federal Opportunity Zone in the port of Savannah, the fourth busiest port in the nation.

- 47' Deepwater frontage
- No air draft restriction on shipping channel
- Direct rail access to CSX, switch to NS
- Existing utilities and infrastructure
- A 30 MW substation, steam generator, access to LNG, wastewater treatment, and potable water
- Existing connectivity to interstate and commercial routes
- Existing 100,000 SF warehouse
- Existing 60,000 R&D facility and Cleantech Incubator



» [TOUR SEAPOINT](#) «

SAVANNAH OVERVIEW

- Savannah sprawls across three counties, and with more than 410,000 (up 12% since 2020) residents calling it home, is one of the fastest growing regions in the state
- Savannah's economy is anchored by the Georgia Port's Authority, Tourism, Manufacturing, the Military, and Higher Education
- Savannah is home to the nation's 3rd busiest and fastest-growing container port, which supports more than 561,000 jobs throughout the state annually and contribute \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy
- Tourism continues as a major economic driver attracting over 9.7 million overnight visitors in 2022 who spent over \$4.4 billion
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD), among others
- Savannah/Pooler is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing nearly 10,000 workers locally
- Hyundai Motor Group will open their first fully dedicated EV and battery manufacturing facility in Bryan County, investing \$5.54 billion and crating approximately 8,100 new jobs



Gulfstream



amazon



HYUNDAI
MOTOR GROUP

Scheduled to begin producing vehicles in January 2025.

GEORGIA PORTS AUTHORITY

- #1 fastest growing container port in the U.S. processing 4.6 million TEU's per year representing a 63% throughput increase since 2010
- #1 largest single-terminal container facility and #1 concentration of import distribution centers on the East Coast
- #2 largest East Coast port and the #3 largest U.S. port with 70% of the U.S. population within a two-day drive
- Garden City Terminal: single largest and fastest-growing container terminal in America
- 2022 saw a record breaking 5.9 million TEU throughput with a 25.8% cargo volume growth since 2020
- Georgia Port Authority estimates 11 million TEU capacity by 2030
- Most westerly port on the Atlantic seaboard with direct access to 80% of U.S. population via two-day drive
- As manufacturing continues to move outside of China, Savannah stands to benefit from this diversification over west coast ports

EXPANSION PROJECTS

- \$3.2 billion investment over the next 8 years
- Two major expansion projects:
 1. **Garden City Terminal Expansion:** 90 acres of additional outdoor container storage and a new truck gate lane which will increase annual capacity by 1 million TEU's in 2024
 2. **Ocean Terminal Renovation:** Rebuilding docks to provide 2,800 linear feet of berth space with crane fleet
- Recently completed projects:
 - » **Savannah Harbor Expansion Project:** Allows ships carrying 16,000+ TEUs
 - » **Mason Mega Rail Terminal:** 97,000 SF of new rail and 10 new CSX/Norfolk Southern working tracks



GARDEN CITY TERMINAL

Berth 9,693 ft (2,955 m) • Area 1,505 acres (609.1 ha)
STS Container Cranes 30 • Rubber-Tired Gantries 190

2604 CAUSTON BLUFF ROAD

GEORGIA
PORTS



FOR MORE INFORMATION, CONTACT:

HARVEY GILBERT, CRE
Managing Partner
+1 912 547 4012
hgilbert@gilbertezelle.com

STEPHEN EZELLE, SIOR
Partner
+1 912 441 3083
sezelle@gilbertezelle.com

Cushman & Wakefield | Gilbert & Ezelle
820 Abercorn Street
Savannah, GA 31401
www.gilbertezelle.com