

**FOR SALE OR LEASE | JV OPPORTUNITY**

# Prime Industrial Land Development Opportunity ±35 Acres Located Two Miles from Both Port of Savannah Terminals

(GARDEN CITY TERMINAL & OCEAN TERMINAL)

204 Old West Lathrop Avenue | Savannah, GA 31415

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Accelerating success.

# The Opportunity

Colliers is excited to offer a unique opportunity to acquire ±35.15 Upland Acres of prime industrial land in Savannah, Georgia just **two miles** from both container terminals of the Georgia Ports Authority (Garden City Terminal and Ocean Terminal). The property also has potential for **dual rail** with access to CSX and Norfolk Southern Rail lines. It has commercial frontage on Interstate-516 and excellent access to all major interstates of Savannah. The property is a perfect location for rail served warehousing, truck terminal, transload facility, container terminal, bulk/agriculture services facility or any other industrial use that needs to be near the Georgia Ports Authority's primary container terminals and can benefit from multi modal connectivity.

This property can be sold or leased and ownership is also open to joint ventures.

Significant entitlement/diligence work has been performed on the property such as:

- Light Industrial Zoning (City of Savannah)
- ALTA Survey
- Boundary Survey with TOPO
- Geotechnical Report
- Utility Will Serve Letters (Power, Water, Sewer)
- Historical Survey
- Site Plans
- Rail Service Letter
- Much More

## Property at a glance



**±35.15**  
Upland Acres  
Industrial Zoning



**Dual Rail**  
Potential  
(CSX & Norfolk Southern)



**Development Potential**  
Warehousing, Transloading,  
Truck Terminal

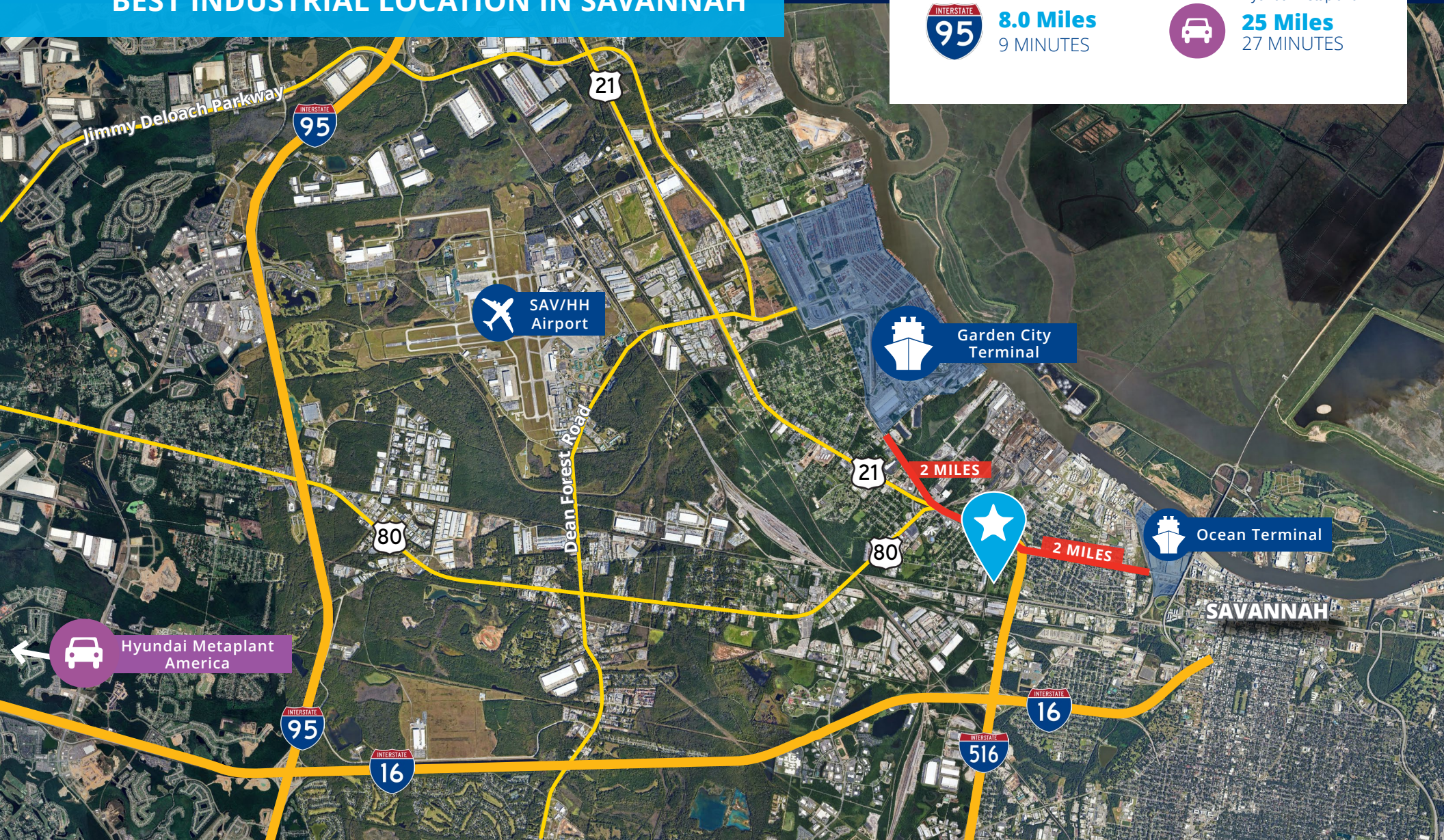


**Located 2 Miles**  
from both Georgia Ports  
Authority Terminals  
(Garden City & Ocean Terminal)



# Property Location

**BEST INDUSTRIAL LOCATION IN SAVANNAH**



**Immediate ACCESS**



Garden City Terminal  
**2.0 Miles**  
5 MINUTES



**1.7 Miles**  
3 MINUTES



Ocean Terminal  
**2.0 Miles**  
5 MINUTES



**8.0 Miles**  
9 MINUTES



Hyundai Metaplant  
**25 Miles**  
27 MINUTES


# The Site

## Site Details

Address	204 Old West Lathrop Avenue, Savannah, GA 31415
Parcel No.	206000200, 2060002002, 2060002002A, 2060002003
Size	35.15 Acres
Zoning	I-L, Light Industrial, City of Savannah
Rail	CSX & Norfolk Southern
Potential Uses	Truck Terminal/Transload Facility, Rail Served Warehouse, Container Stacking



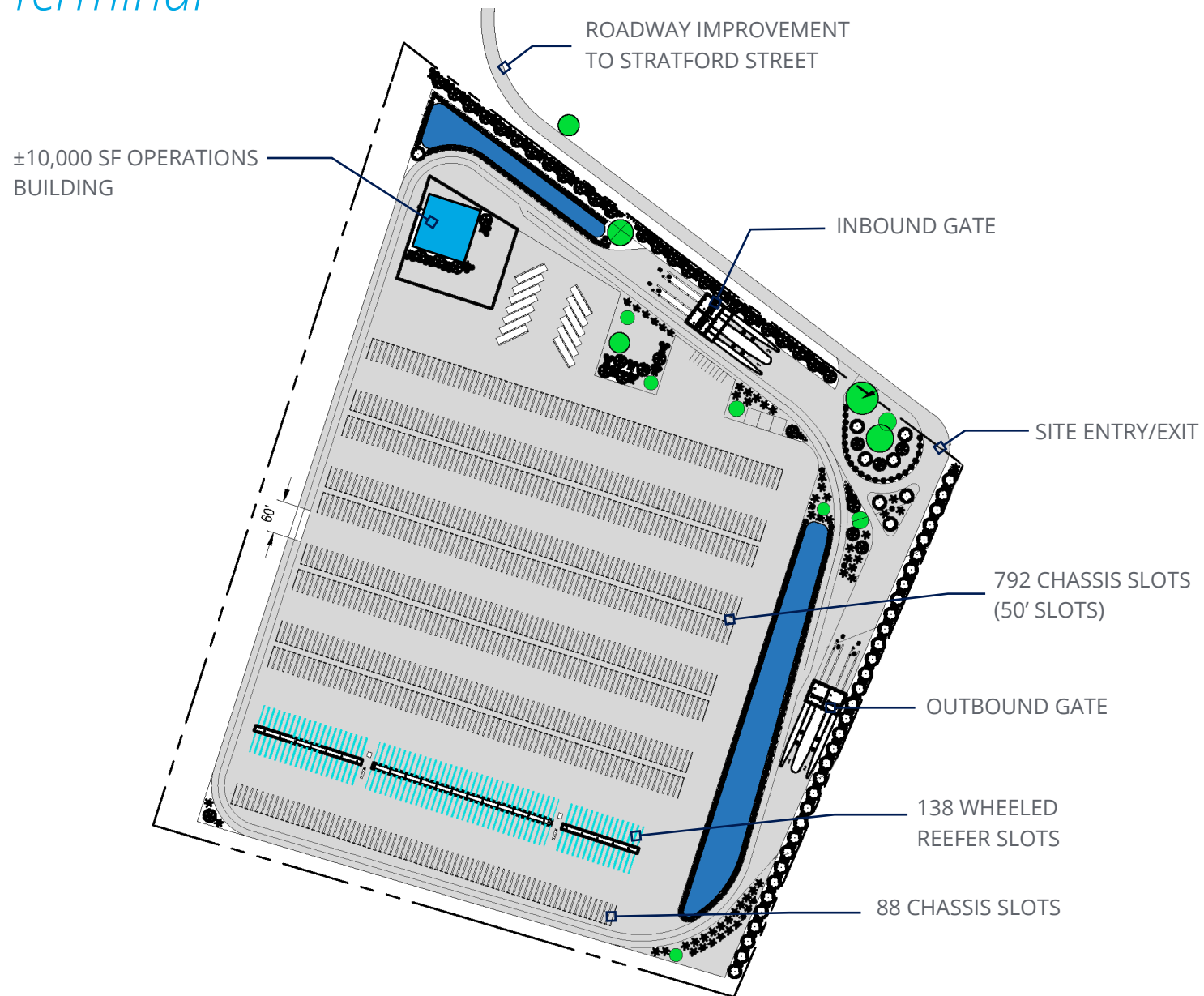
 Garden City Terminal  
2 MILES

 Ocean Terminal  
2 MILES

Norfolk Southern

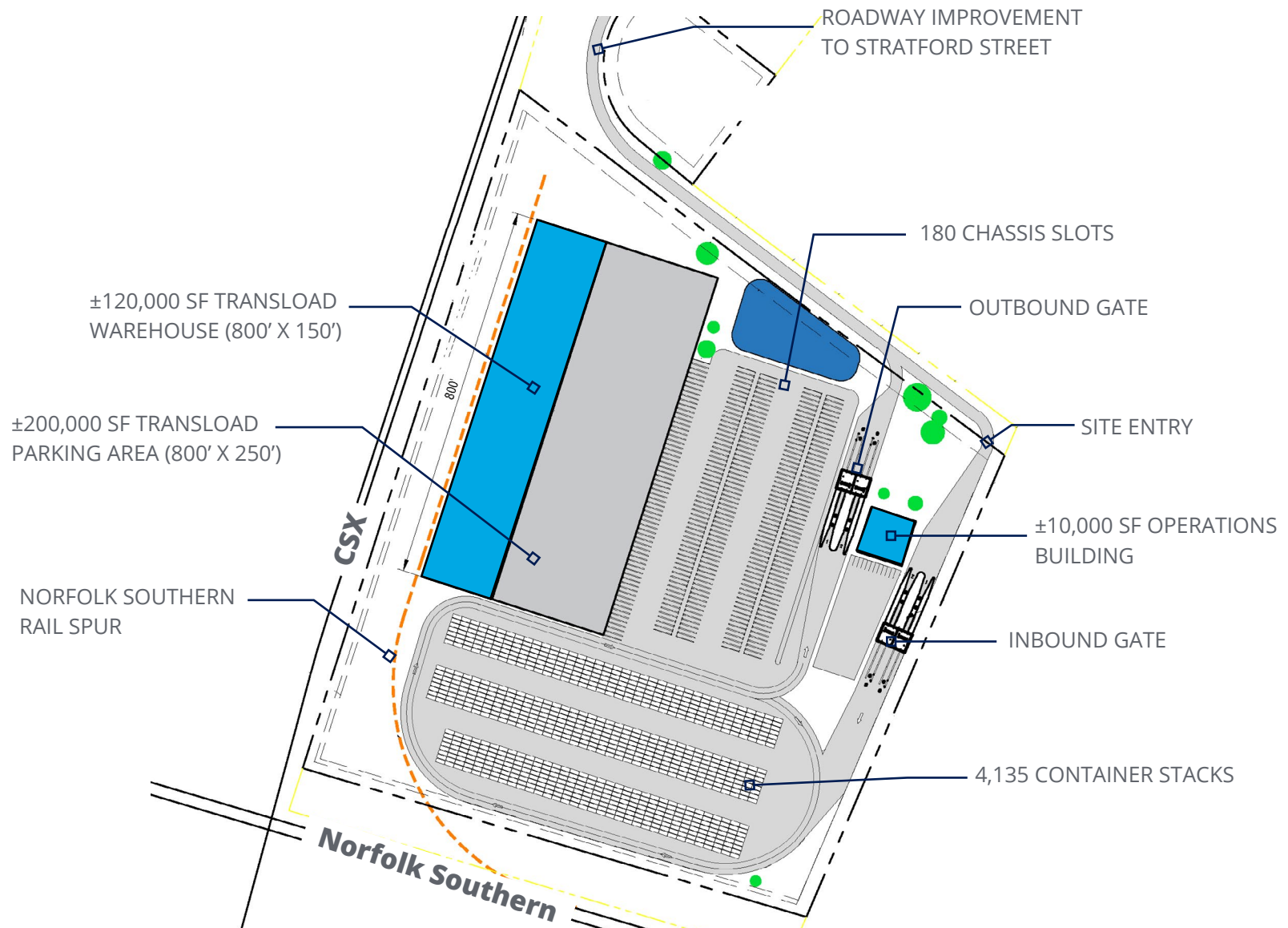
# Conceptual Plan

## Truck Terminal



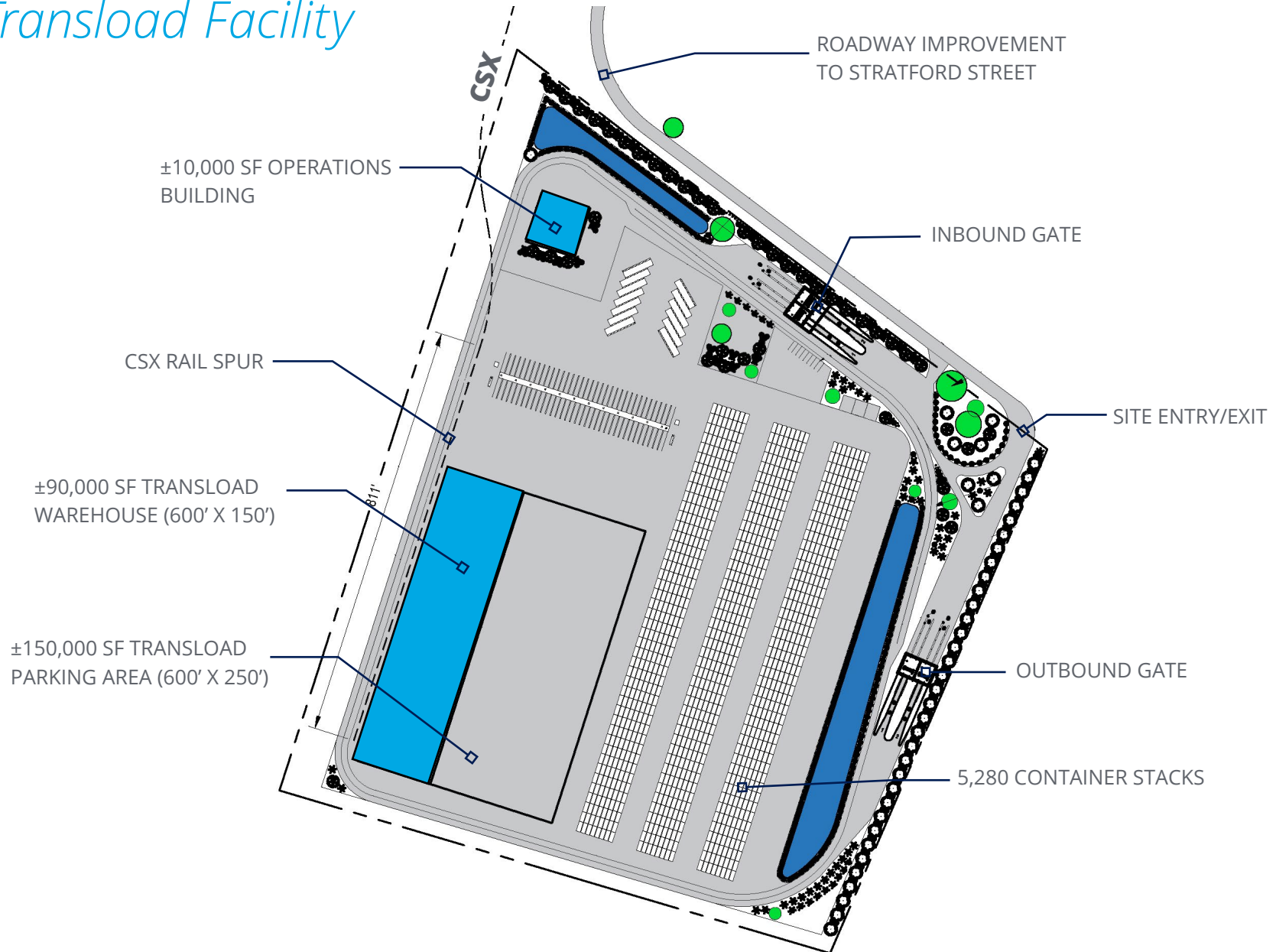
# Conceptual Plan

## Container Stacking Terminal



# Conceptual Plan

## Transload Facility



# Savannah is the Premier Logistical Location

Savannah is known as a vital transportation and logistics center in North America, thanks to its strong links with sea, rail, air, and road networks.



SEA

The Port of Savannah is the **third largest & fastest-growing** container terminal in the U.S.



ROAD

Savannah's connectivity through major interstates (**I-16 & I-95**) offers drivers **easy access to the entire East Coast**



RAIL

**Access to two Class I Railroads (CSX & Norfolk Southern)** with 24 hour ship to rail cargo time



AIR

Savannah/Hilton Head International Airport, **Georgia's 2nd busiest airport**, with more than 40 direct daily flights

## Georgia Ports Authority

The Georgia Ports Authority (GPA) plays a vital role in supporting global commerce through its management of key ports in Georgia, including the Port of Savannah and the Port of Brunswick. Known for its efficient operations and strategic infrastructure, GPA is a major driver of economic growth in the southeastern United States. The authority focuses on innovation, sustainability, and expanding capacity to meet growing international trade demands, positioning Georgia as a premier logistics hub for global markets.

## Hyundai Motor Group Metaplant America

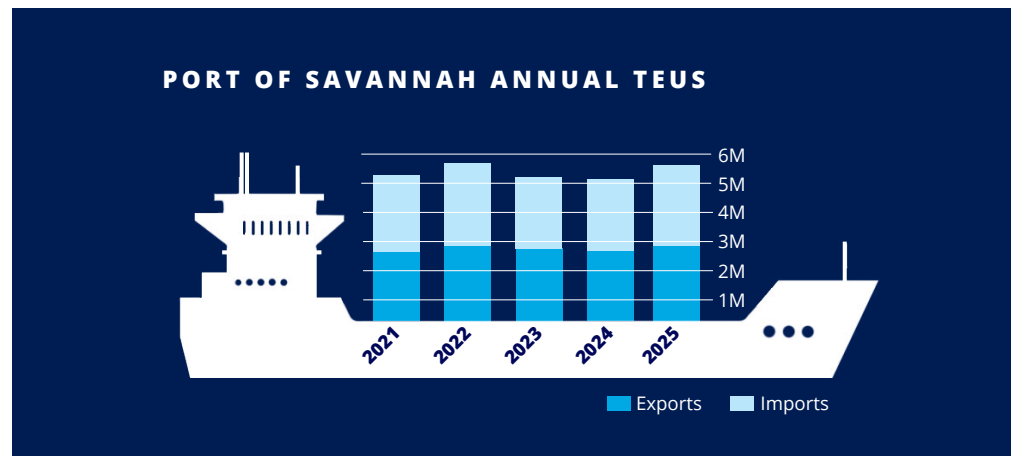
Hyundai Motor Group's first dedicated Electric Vehicle mass-production plant is located in Bryan County, GA. Construction began in January 2023 and is now in full production as of January 2025. The plant is expected to produce 300,000 vehicles per year under the Hyundai, Kia and Genesis brands.

# Georgia Ports Authority

Home to the largest and fastest-growing container terminal in North America, the Port of Savannah comprises two modern deepwater terminals: Garden City Terminal and Ocean Terminal. Together, they reflect the Georgia Ports Authority's (GPA) standards of efficiency and productivity.

The port recently achieved its busiest February on record, handling over 400,000 TEUs, an 11.5% increase from last year. Despite global supply chain challenges, the Port of Savannah continues to show resilience, solidifying its role in East Coast logistics.

GPA's ongoing \$4.5 billion expansion plan will increase the port's capacity to meet growing demand. The goal is to reach 10 million TEUs by 2030 and 20 million TEUs by 2050, boosting Savannah's competitiveness in global trade.



**20%** of the U.S. population and industry is best served by the Port of Savannah

**44%** within easy reach of inland connectivity and infrastructure



# Ocean Terminal Expansion Project: *At a Glance*

## QUICK FACTS

**TIMELINE:** 2024–2028 (Full Completion)

**BERTH EXPANSION:** 2,650' to Serve Two Vessels Simultaneously

**GATE UPGRADE:** 12 Inbound & 6 Outbound Lanes (Previously 5 Total)

**CRANES:** Eight All-electric Super Post Panamax Cranes

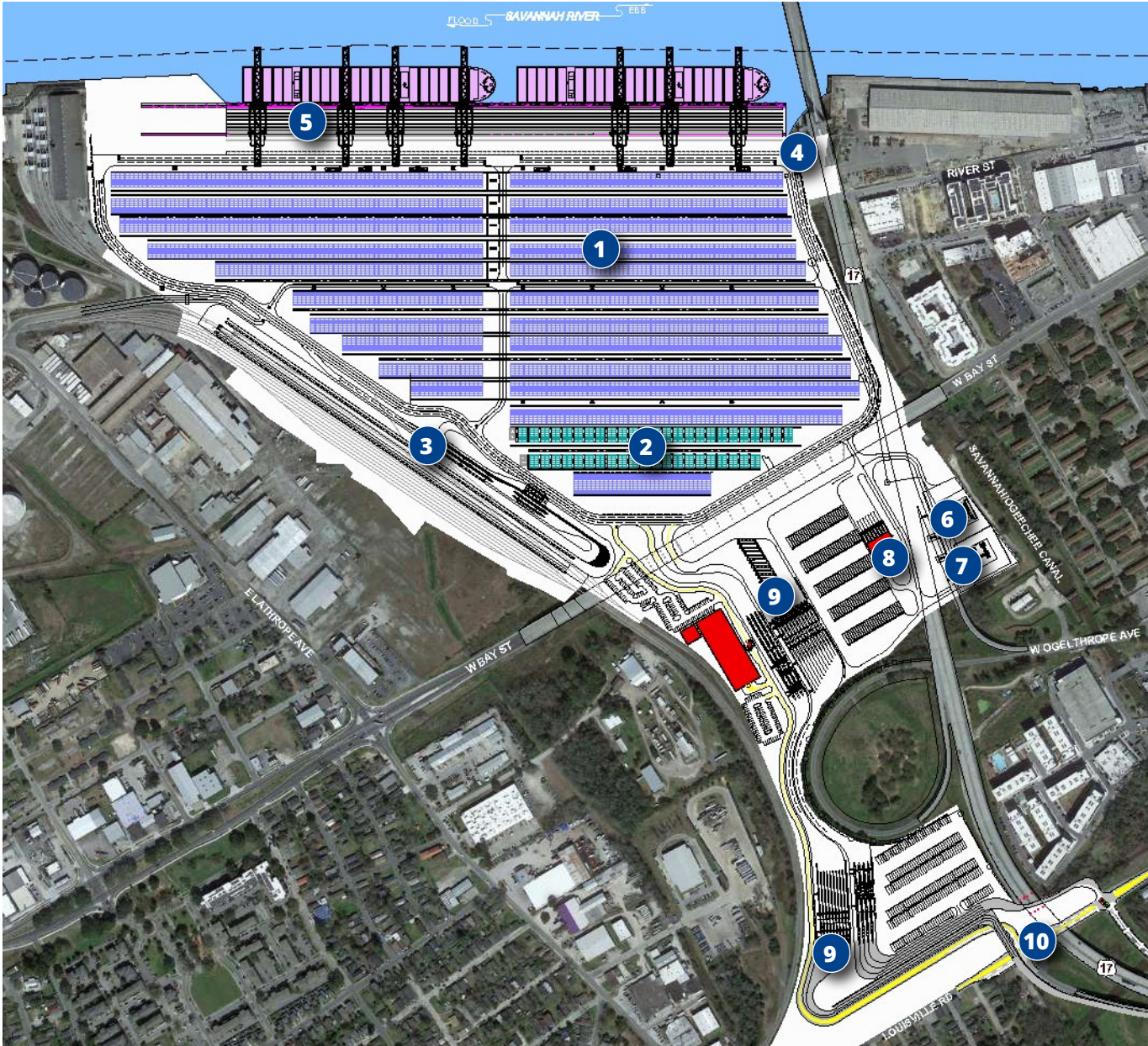
**\$29M OVERPASS:** Direct Truck Access to US-17, Reducing Neighborhood Traffic

**RAIL/LAY BERTH ENHANCEMENTS:** Reduced Vessel Idle Time at Garden City Terminal from 12 Hours to 3 Hours

The Georgia Ports Authority is undertaking a transformative **\$200+ million renovation** of Savannah's Ocean Terminal to significantly expand its capacity and efficiency. This multi-phase project will increase the terminal's annual throughput from **300,000 to 1.5 million TEUs**, enabling it to handle two large container ships simultaneously.

With major upgrades to berths, gate infrastructure, crane technology, and truck access, Ocean Terminal is being positioned as a next-generation logistics hub—built to meet rising global demand while reducing impacts on local communities.

# Ocean Terminal Expansion Plan



## Legend

- 1 Container Yard
- 2 Reefer Racks
- 3 Intermodal Yard
- 4 Savannah/Ogeechee Canal Bridge
- 5 Wharf (Not in Scope)
- 6 Reefer Washdown
- 7 Substation (Not in Scope)
- 8 Reefer Service Area
- 9 Inbound/Outbound Gate
- 10 Off Terminal Road Improvements (Not in Scope)

# Unsurpassed Rail *Connectivity*

The site is located adjacent to two Class I railroads—CSX and Norfolk Southern—offering a strategic advantage for streamlined logistics. With a ship-to-rail cargo transition time of just 24 hours, the location enables efficient freight movement. Both CSX and Norfolk Southern provide extensive rail networks that can support a wide range of transportation needs.

## CSX

CSX is a leading transportation provider offering reliable rail and intermodal services across 20,000 route miles in 26 states, D.C., and parts of Canada. Headquartered in Jacksonville, Florida, CSX connects businesses to nearly two-thirds of the U.S. population, delivering efficient, rail-based solutions that keep supply chains moving.

## Norfolk Southern

Norfolk Southern has been powering the U.S. economy since 1827, delivering innovative, customer-focused rail and intermodal solutions. With access to major East Coast ports, a broad terminal network, and connections to North American rail providers, we offer flexible, reliable service tailored to your needs—wherever and whenever you need it.



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