

FOR LEASE
±326,400 SF WAREHOUSE



**PORT OF SAVANNAH IS THE
3RD BUSIEST CONTAINER
PORT IN THE U.S.**

**7.6 MILES FROM PORT OF
SAVANNAH**

**LOCATED 4 MILES FROM I-16
AND 8 MILES FROM I-95**

**4704 OGEECHEE ROAD
SAVANNAH, GA 31405**

CBRE  **PANATTONI®**

CONSTRUCTION PROGRESS

JUNE 19, 2026



LOCATION OVERVIEW



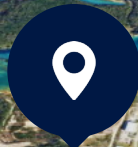
**SAVANNAH
HILTON HEAD**
INTERNATIONAL



Daan Forest Road (GA-307)



Ogeechee Road (U.S. Highway 17)



BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building Size:	±326,400 SF
Dimensions:	907' x 360'
Clear Height:	36'
Trailer Positions:	210
Drive-Ins:	2
Auto-Parks:	±120
Future Auto-Parks:	98
Bay Size:	53'4" x 50' (typical bays) 53'4" x 60' (dock bays)
Slab:	7" 4000 psi unreinforced with 10-mil vapor barrier
Power:	1,600 amp Main Distribution Switch Board
Roof:	45-mil TPO over R-20 polystyrene insula- tion
Fire Protection:	K-17 & K-22 ESFR System



SUPERIOR LOGISTICS LOCATION

SAVANNAH
HILTON HEAD
INTERNATIONAL

GEORGIA
PORTS

NS INTERMODAL

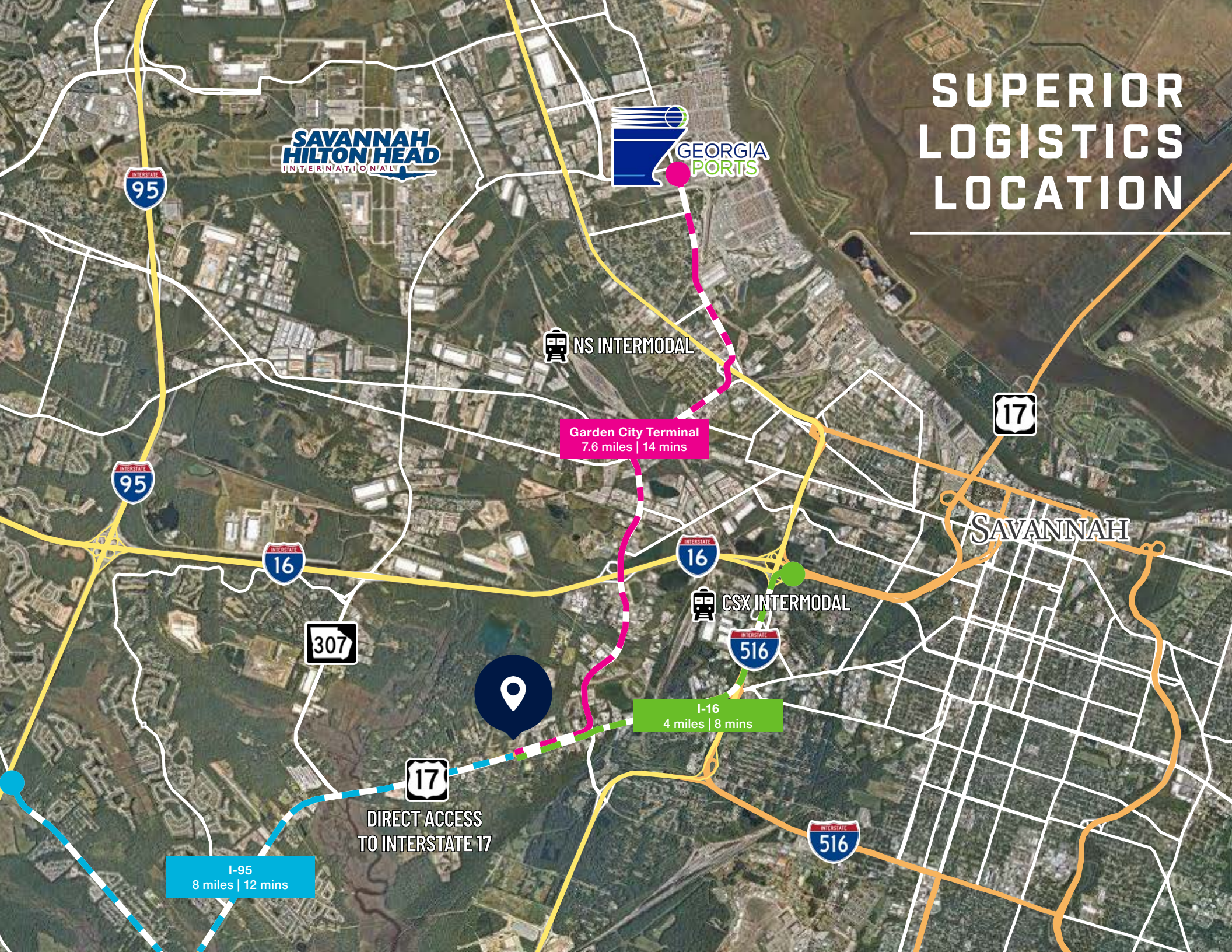
Garden City Terminal
7.6 miles | 14 mins

CSX INTERMODAL

I-16
4 miles | 8 mins

DIRECT ACCESS
TO INTERSTATE 17

I-95
8 miles | 12 mins



MARKET AERIAL



Public Storage



TRUIST



SUBWAY

ZAXBY'S



FIREHOUSE SUBS



CIRCLE K

SMOOTHIE KING

MacAljon

METALCRAFTS
TR TA AMERICA

±326,400 SF
(907' x 360')

Ogeechee Road (U.S. Highway 17)

DOLLAR GENERAL

Badcock & more
HOME FURNITURE & more

Bojangles

DUNKIN'

SHERWIN-WILLIAMS



Chatham Parkway



STRATEGIC DISTRIBUTION HUB

- Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- Located on the I-95 corridor with direct access to the Florida markets, the Carolinas, Eastern seaboard and Atlanta population center via I-16
- Largest concentration of break bulk import distribution centers on the East coast
- Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force
- Skilled workforce of more than 453,000 within a 60-mile radius, fueled in part by Georgia Southern University, nearby Fort Stewart and Hunter Army Airfield, and other colleges, universities, and industry ecosystems such as aerospace

PORT OF SAVANNAH

- The 3rd largest port and the fastest-growing container port by TEU's in the U.S.
- The Port's Garden City Terminal is the largest single container terminal in North America
- Immediate access to I-16 and I-95 offering a one to two-day drive to key cities and manufacturing points throughout the Southeast and Midwest
- The new Mason Mega Rail delivers the largest intermodal rail facility for a port authority in North America
- The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs
- Two Class I on-terminal rail facilities to allow more choices to reach your inland markets
- Ocean Terminal renovation projected completion in 2028 will transform the current three berth facility into two big ship berths
- \$29 Million Exit Ramp for truckers direct to the highway
- Talmadge River Bridge to be heightened by 2028 allowing larger container ships into the port

SAVANNAH: GATEWAY TO AMERICAN COMMERCE



44% of U.S. consumers and manufacturers are best served from the Port of Savannah



SAVANNAH

GEORGIA

THE MOST LOGISTICS-FRIENDLY CITY IN THE NATION

Named “the most logistics friendly city in the nation” by Logistics Today, Savannah is internationally recognized as a superior transportation hub. Only a four-hour drive to major markets such as Atlanta, Orlando and Charlotte, Savannah’s infrastructure is anchored by the Port of Savannah, the third-busiest container gateway in the U.S., providing direct links to I-95, I-16, and on-terminal rail.

As one of the fastest growing ports in the nation, the Port of Savannah’s efficiency, coupled with entitled industrial land in close proximity to GPA (within 25 miles), gives Savannah edge over Charleston and other competing markets. Every major carrier calls on Port of Savannah - 37 weekly calls (the most on the east coast). And with CSX Transportation and Norfolk Southern on terminal, the Port of Savannah’s Garden City Terminal offers the fastest East Coast connections to/from Atlanta, Tennessee, Alabama, Louisiana, and Texas.

STATE OF GEORGIA

NATIONWIDE

GEORGIA PORT AUTHORITY: AN ECONOMIC ENGINE

651,000
FULL AND PART-TIME JOBS

\$174 BILLION
IN SALES (11% OF STATE TOTAL SALES)

\$77 BILLION
IN STATE GDP (9% OF GA TOTAL GDP)

\$43 BILLION
IN INCOME (7% OF GA TOTAL PERSONAL INCOME)

12.3%
OF U.S. CONTAINERIZED EXPORTS (2024)

20%
OF U.S. EAST COAST CONTAINERIZED TRADE

FOR LEASE
±326,400 SF WAREHOUSE



4704 OGEECHEE ROAD
SAVANNAH, GA 31405

CONTACT:

BILL SPARKS, SIOR

Executive Vice President

+1 912 859 1147

bill.sparks@cbre.com

CBRE, INC.

+1 912 228 3528

144 Habersham St

Savannah, GA 31401

 PANATTONI®

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.