

BUILD-TO-SUIT OPPORTUNITY

±117,595 SF



Prologis Portside 170

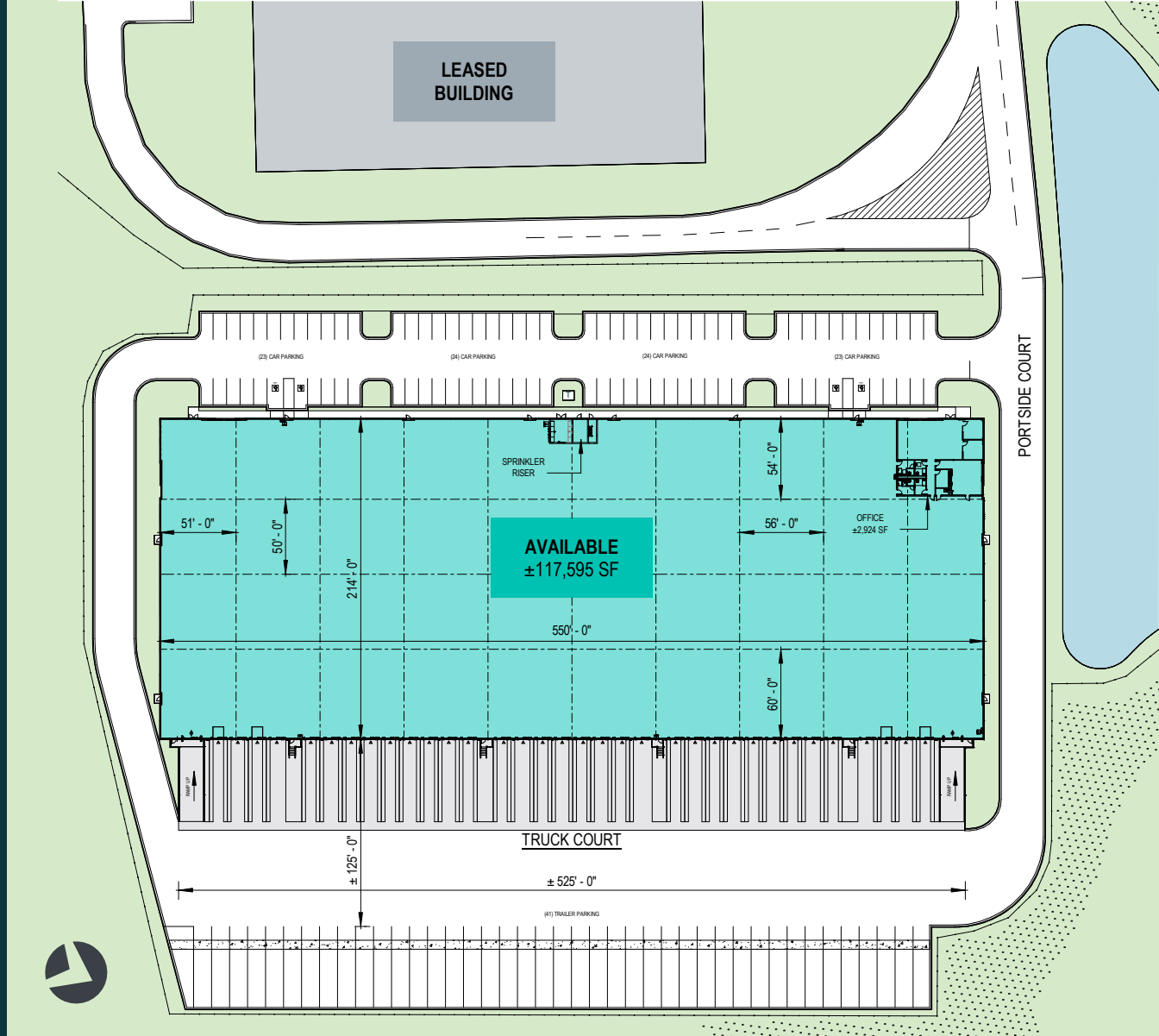
170 PORTSIDE COURT | SAVANNAH, GEORGIA 31407



Building Specs

Industry-leading features to empower your business.

Buildable Square Feet	±117,595 SF
Office Square Feet	±2,924 SF or To Suit
Clear Height	36'
Column Spacing	50' x 56'
Dock Doors	34 (9' x 10')
Drive-in Doors	2 (12' x 14')
Trailer Parking Spaces	41
Car Parking Spaces	94
Electrical Service	2000 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor
EV Charging Spaces	4
Acreage	21.77 AC



Targeting LEED Silver
with capacity for EV charging



30-year, 80 mil TPO Roof
designed for future solar capacity

LEGEND

- PLANNED
- LEASED
- LAND
- WATER
- CONCRETE APRON
- DOCK DOORS
- DRIVE-IN DOORS

Port Access Starts Here



Port of Savannah

No. **1**

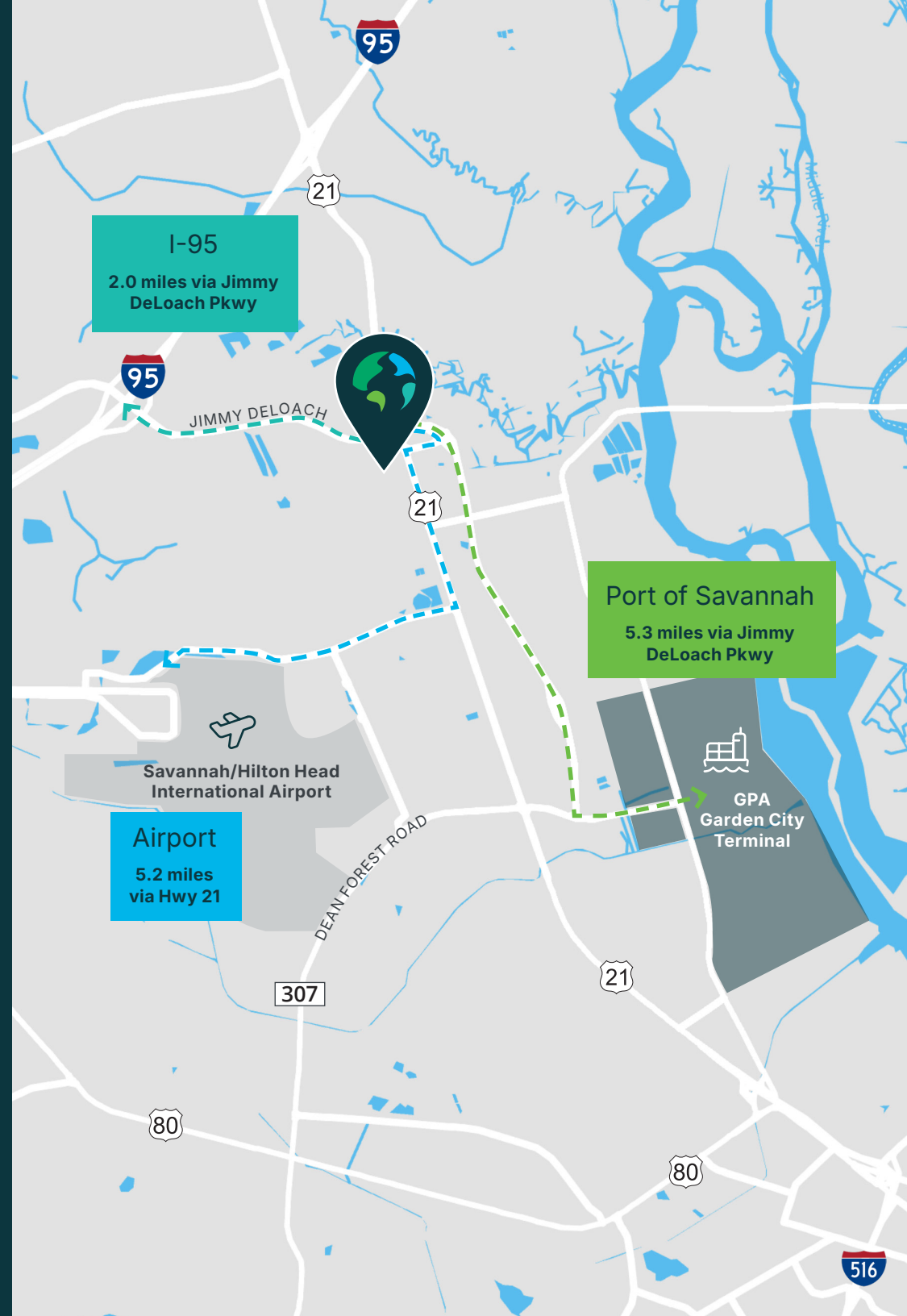
Fastest-growing container port in the U.S. over the past decade

5.7M

TEUs handled in Fiscal Year 2025 - up 8.6% year-over-year

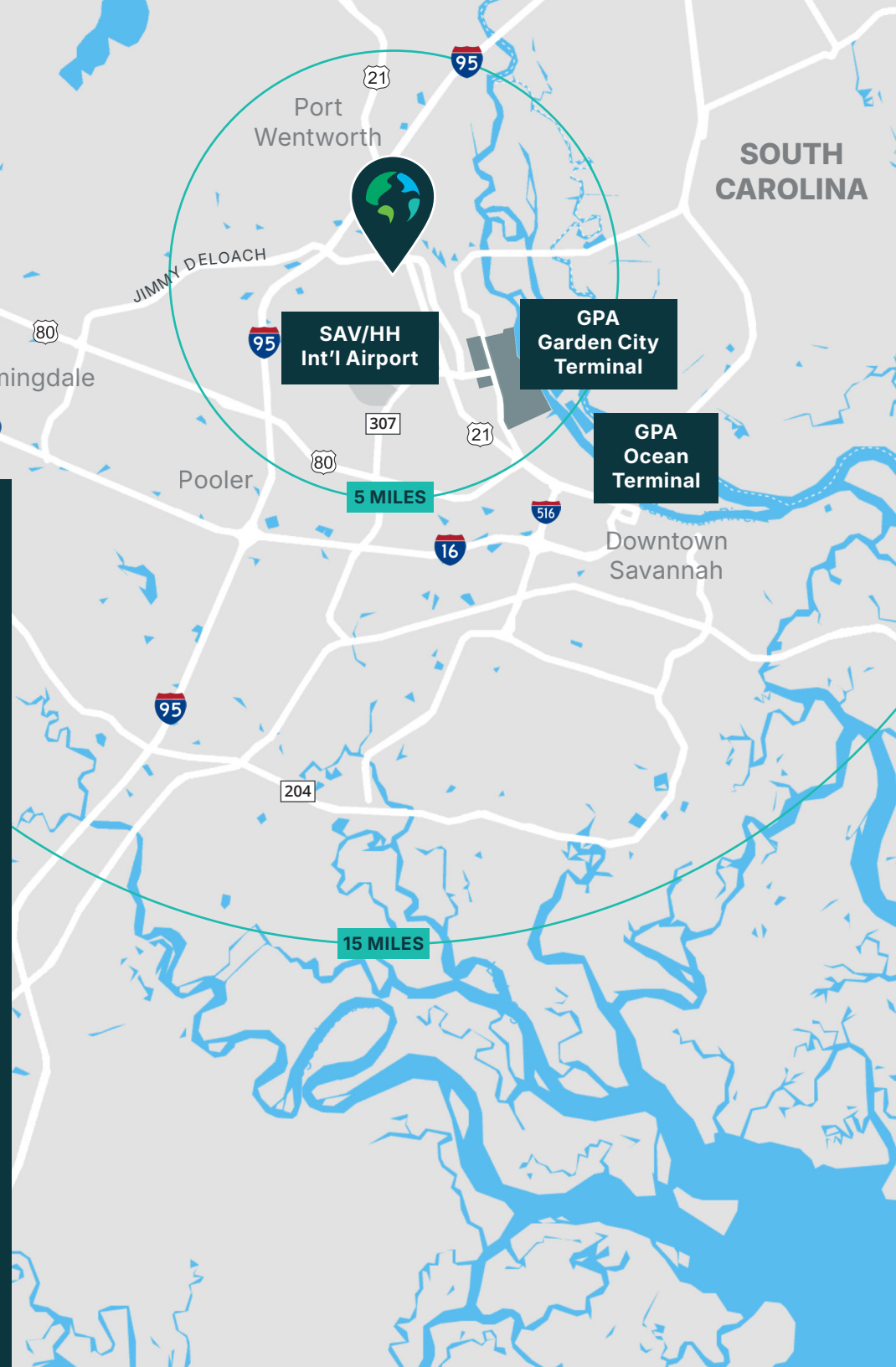
12M+

Projected annual capacity by 2032, supporting long-term growth



Ultimate Connectivity

Immediate Access to Jimmy DeLoach Parkway	0.8 Miles
I-95	2.0 Miles
Savannah/Hilton Head International Airport	5.2 Miles
Georgia Port Authority Garden City Terminal	5.3 Miles
I-516	8.6 Miles
I-16	8.9 Miles
Georgia Port Authority Ocean Terminal	10.0 Miles
Hyundai Metaplant	19.8 Miles



Global Logistics Gateway



Top U.S. Container Port Growth Market anchored by the Port of Savannah



300 Million+ Consumers Within 2-Day Truck Reach



Rapid Southeast Population Growth Driving Demand



Strategic East Coast Alternative to Los Angeles & New York City Ports



Major Corporate Investment Including Hyundai Motor Group

National Reach & Access

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

Built For You, Powered By Prologis

Optimize your operation with a build-to-suit product backed by the expertise of the world's largest industrial real estate brand.

Built-to-Suit Partnerships

amazon FedEx MCKESSON



SIEMENS



154+

custom-built projects
completed in just the US
over the past 5 years.

Benefits of Customer Led Development



SPEED TO MARKET

Available as a fully entitled project, Prologis Park is ready to begin construction almost immediately. Accommodating industrial zoning makes plan modifications easy.



FLEXIBLE DEVELOPMENT

From building materials and design to flexible deal terms and new markets, we customize and build to your requirements.



TURNKEY OFFERINGS

Prologis Essentials provides the certainty and ease of professional, full-service facilities solutions throughout your tenancy.

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

