



Delivering May 2026

For Lease

## Crossdock Warehouse with Expansion Opportunity & Ability for Dual Rail-Service

Savannah Gateway Industrial Hub Building 2F,  
105 Tall Tree Road, Rincon, GA 31326

- ±584,820 SF warehouse with potential to expand to ±942,678 SF
- Divisible to ±200,000 SF
- 12 miles to the Port of Savannah, 15 miles to the Hyundai Metaplant
- Highly versatile site offering crossdock layout, dual rail-service, and room to grow
- 40' clear height
- 164 trailer parking spaces
- 193 car parking spaces (expandable to 380)
- 116 dock doors (58 with 40,000 lbs levelers)
- 4 drive-in doors
- 8" slab
- Electrical Service: Two 4000 AMP transformers, 3 phase, 480/277V
- ±15 AC outdoor storage option available
- Building dimensions: 1,026' x 570'
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

### David Sink, SIOR

Colliers | Savannah  
+1 912 662 8010  
david.sink@colliers.com

### Hilary Shipley, SIOR

Colliers | Savannah  
+1 912 662 8013  
hilary.shipley@colliers.com



### Kevin Caille

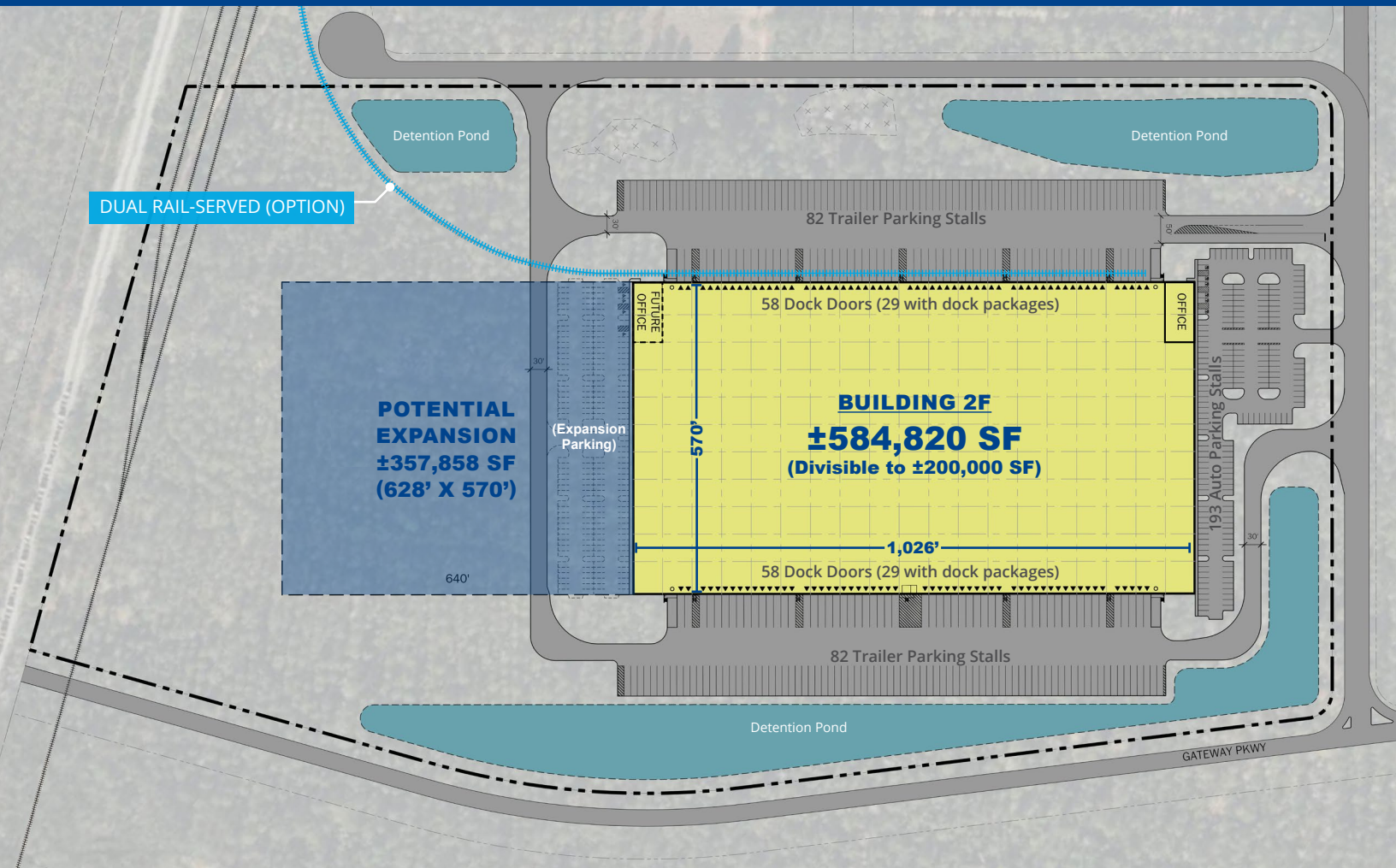
Broe Real Estate Group  
+1 770 827 8385  
kcaille@broerealestate.com

### Scott Rogers

Broe Real Estate Group  
+1 843 621 0826  
srogers@broerealestate.com

Accelerating success.

# Building Profile



## Building 2F Specs | Delivering May 2026

±584,820 sf  
Building Size  
(Expandable to ±942,678 SF)

Crossdock  
Configuration

116 dock  
Doors (58 w/ dock packages)

4 drive-in  
Doors

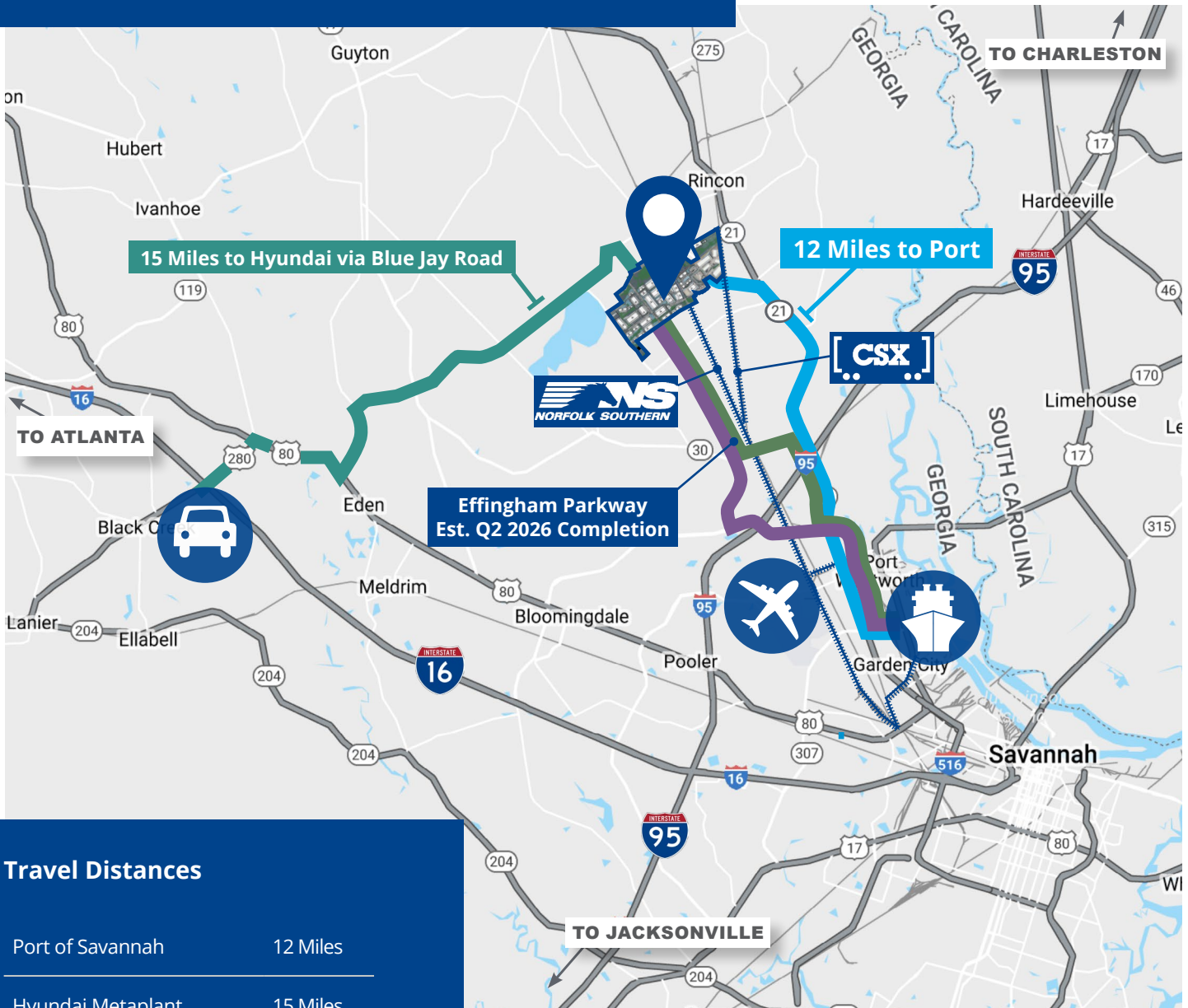
40 foot  
Clear Height

164 trailer  
Parking Stalls

193 auto  
Parking Stalls  
(Expandable to 380)

Rail-Served  
Option

# Location & Access



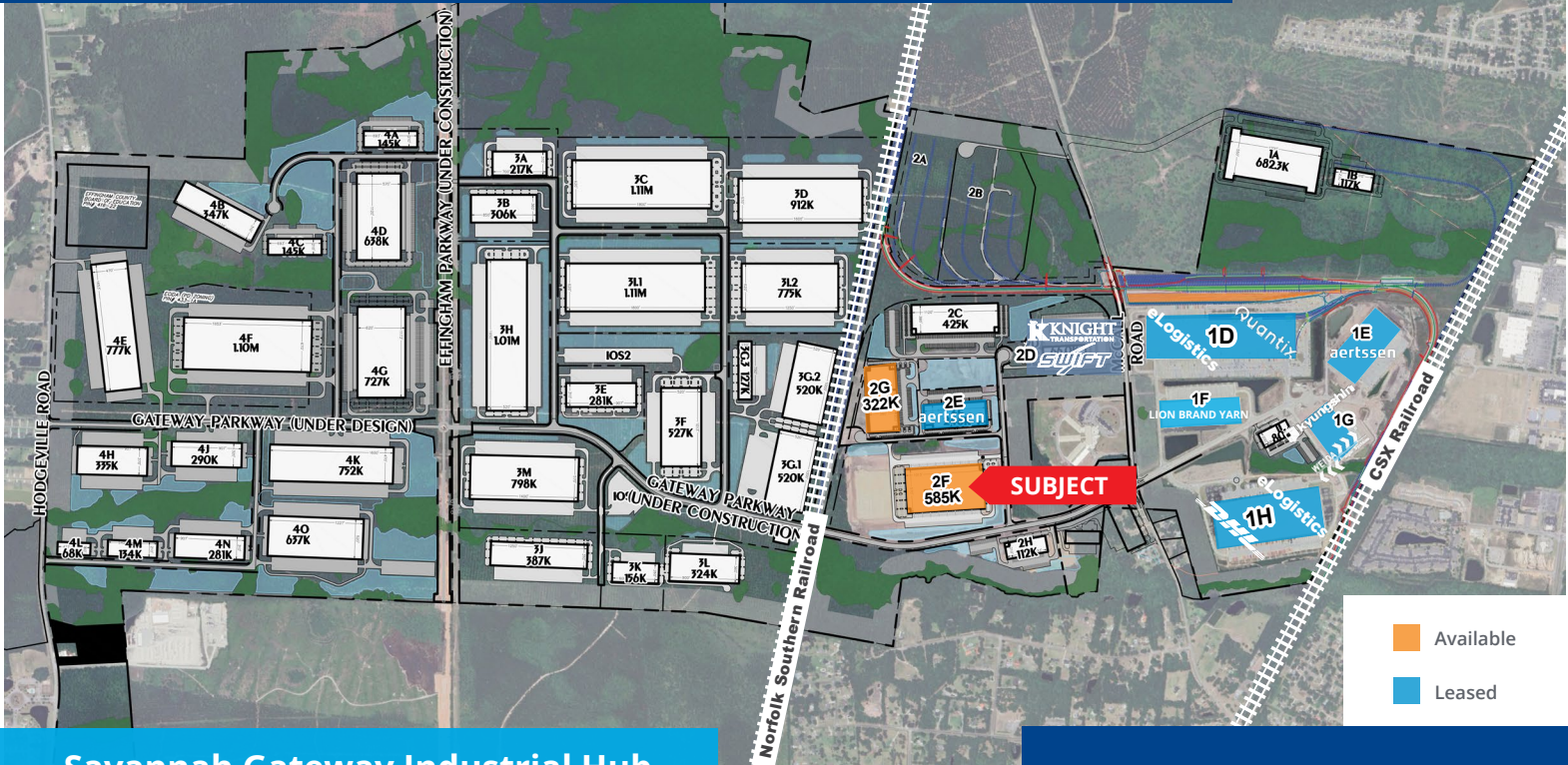
## Travel Distances

Port of Savannah	12 Miles
Hyundai Metaplant	15 Miles
Interstate 95	5 Miles
Savannah Airport	9 Miles
Interstate 16	17 Miles
Atlanta, GA	238 Miles
Charlotte, NC	251 Miles
Orlando, FL	286 Miles

## Legend

-  Savannah Gateway Industrial Hub
-  Georgia Ports Authority's Port of Savannah
-  Routes to Port
-  Hyundai Motor Group's Metaplant America
-  Interstates
-  Savannah Hilton Head International Airport

# Multimodal Logistics Park



■ Available  
■ Leased

## Savannah Gateway Industrial Hub

-  **±2,600 Acre Multimodal Industrial Logistics Park**
-  **Direct Rail Access to CSX & Norfolk Southern via OmniTRAX**
-  **Dedicated and Flexible Rail Switching**
-  **12 Miles to the Port of Savannah**
-  **Proximity to Hyundai Metaplant**
-  **Sites Available to Accommodate 75,000-2,000,000+ SF**
-  **Available for Build-to-Suit**
-  **OmniTRAX Managed Rail Services**

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### David Sink, SIOR

Colliers | Savannah  
 +1 912 662 8010  
 david.sink@colliers.com

### Hilary Shipley, SIOR

Colliers | Savannah  
 +1 912 662 8013  
 hilary.shipley@colliers.com



### Colliers | Savannah

545 E York Street  
 Savannah, GA 31401  
 P: +1 912 233 7111  
 F: +1 912 236 1200  
 colliers.com/savannah