



GTIS PARTNERS



For Lease | Q1 2027 Delivery

PORT 21 INDUSTRIAL PARK

Old Augusta Road, Rincon (Savannah), Georgia 31326

Leasing By:



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Colliers | Savannah

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New Class A

Industrial Development



2 Buildings for a total of

±297,163 SF



±9.8 Miles (15 Minutes)

from Port of Savannah

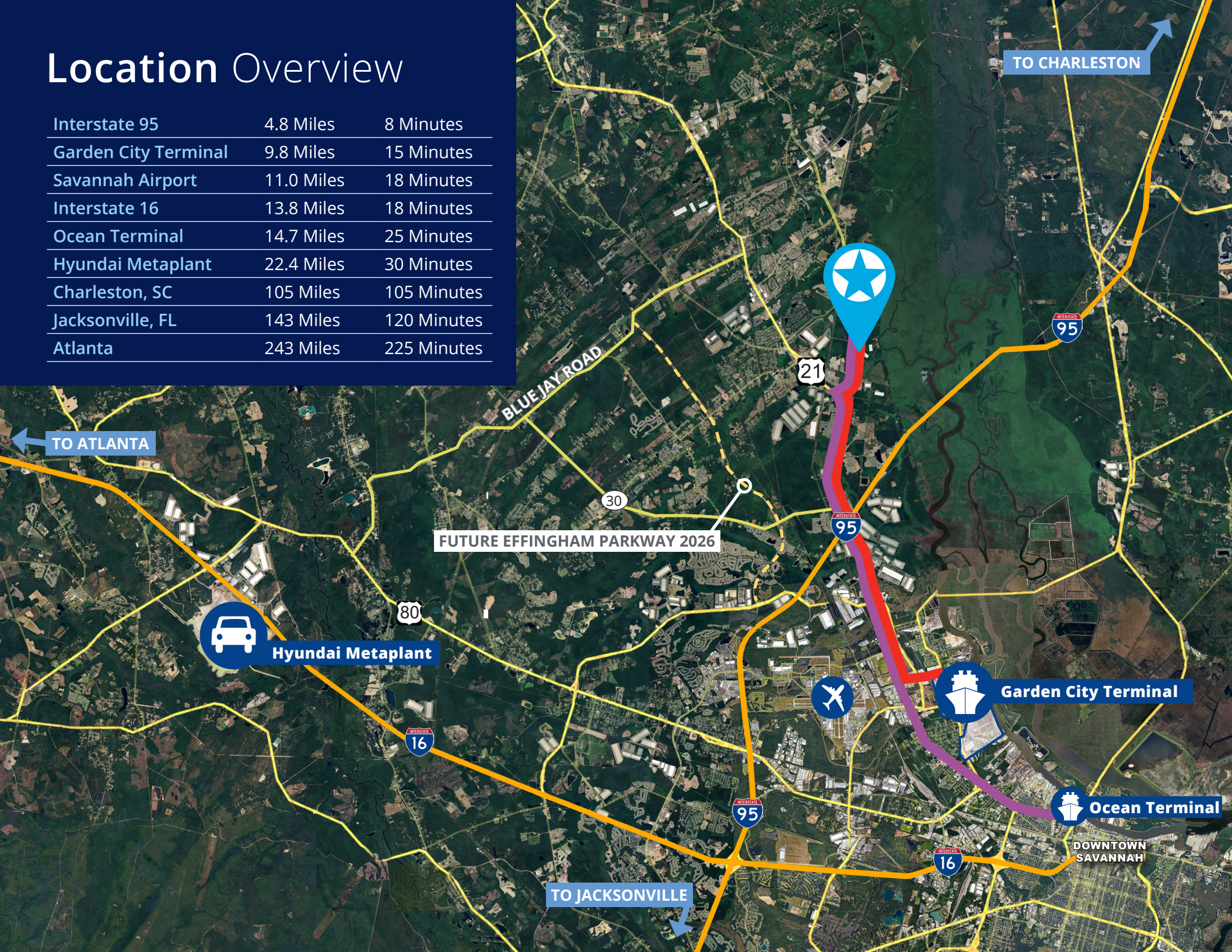


Easy Access to

Highway 21 & I-95

Location Overview

Interstate 95	4.8 Miles	8 Minutes
Garden City Terminal	9.8 Miles	15 Minutes
Savannah Airport	11.0 Miles	18 Minutes
Interstate 16	13.8 Miles	18 Minutes
Ocean Terminal	14.7 Miles	25 Minutes
Hyundai Metaplant	22.4 Miles	30 Minutes
Charleston, SC	105 Miles	105 Minutes
Jacksonville, FL	143 Miles	120 Minutes
Atlanta	243 Miles	225 Minutes



LOGISTICS PARKWAY

Site Plan

OLD AUGUSTA ROAD

57 AUTO SPACES

BUILDING 1
±167,288 SF

675'

250'

EXPANDABLE PARKING

38 DOCK DOORS (13 W/ LEVELERS)

±42 TRAILER SPACES

DETENTION POND

±42 TRAILER SPACES

DETENTION POND

38 DOCK DOORS (13 W/ LEVELERS)

BUILDING 2
±129,875 SF

648'

200'

EXPANDABLE PARKING

60 AUTO SPACES

DETENTION POND

15 Minutes
9.8 Miles





Site
Cleared



Building 1 Specifications

Building Size	±167,288 SF	Dock Doors	38
Divisible	Yes; ±50,000 SF	Levelers	13
Building Dimensions	675' x 250'	Auto Parking	57 (Expandable to 71)
Column Spacing	47'-6" x 54'	Trailer Parking	42
Clear Height	32'	Sprinkler	ESFR
Spec Office	±1,780 SF	Electrical	2,000 Amps
Drive-in Doors	2 (12' x 16')	Floor	6" Slab, 4,000 PSI



Building 2 Specifications

Building Size	±129,875 SF	Dock Doors	38
Divisible	Yes; ±30,000 SF	Levelers	13
Building Dimensions	648' x 200'	Auto Parking	60 (Expandable to 82)
Column Spacing	47'-8" x 54'	Trailer Parking	42
Clear Height	32'	Sprinkler	ESFR
Spec Office	±1,750 SF	Electrical	2,000 Amps
Drive-in Doors	2 (12' x 16')	Floor	6" Slab, 4,000 PSI

Neighboring Industrial Tenants

10 Miles Radius

GP
Georgia-Pacific

NFI

SEWON AMERICA, INC.
"If you can dream it, you can do it"

CIRRO

aertssen **DHL**

CIRRO LION BRAND

kyungshin **WEIDA** Freight System

KNIGHT TRANSPORTATION **SWIFT** TRANSPORTATION

LEANGS **NFI**



SCM
Supply Chain Management, LLC

FedEx Ground **GEODIS**

SAVANNAH RIVER LOGISTICS

WORLD DISTRIBUTION SERVICES **East Coast** WAREHOUSE & DISTRIBUTION CORP.

RBW LOGISTICS

DEWELL GROUP **GEODIS**

PACIFICCYCLE
A DIVISION OF BOGAL INDUSTRIES

SERENA & LILY **ARM & LOGI** ARMSTRONG LOGISTIC

LOWE'S **Shaw**

ESTES

PRIME SOURCE BUILDING PRODUCTS, INC. **HUTX**

EXIT 109

PortCity

anatolia **NFI**

wayfair **Shaw**

SAFAVIEH **target**

FedEx Express **IKEA**

THE HOME DEPOT **AVERITT**

LOWE'S **CRANE** WORLDWIDE LOGISTICS

ONL
RBW LOGISTICS

LOWE'S **OUTSOURCE LOGISTICS** **DOLLAR TREE**

DSI LOGISTICS **Walmart** **THE HOME DEPOT**

amazon

RBW LOGISTICS

PortCity

FedEx Freight **Matson** LOGISTICS

unis **Plastic Express**

HARBOR FREIGHT **FLOOR DECOR**

JCB

FedEx Ground **DHL**

Gulfstream

Garden City Terminal

Surrounding Area

Demographics (10 Miles)

Population	92,162
No. of Households	33,901
Daytime Employees	35,923
Total Businesses	2,585

Within 10 Miles from the Property



83 hotels



231 restaurants/fast food



2,641 housing units available



Logistical Advantage

Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



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

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