



COASTAL

TRADE CENTER

±4.7M SF Industrial Development Delivering in Phases

PHASE 1 RECENTLY DELIVERED



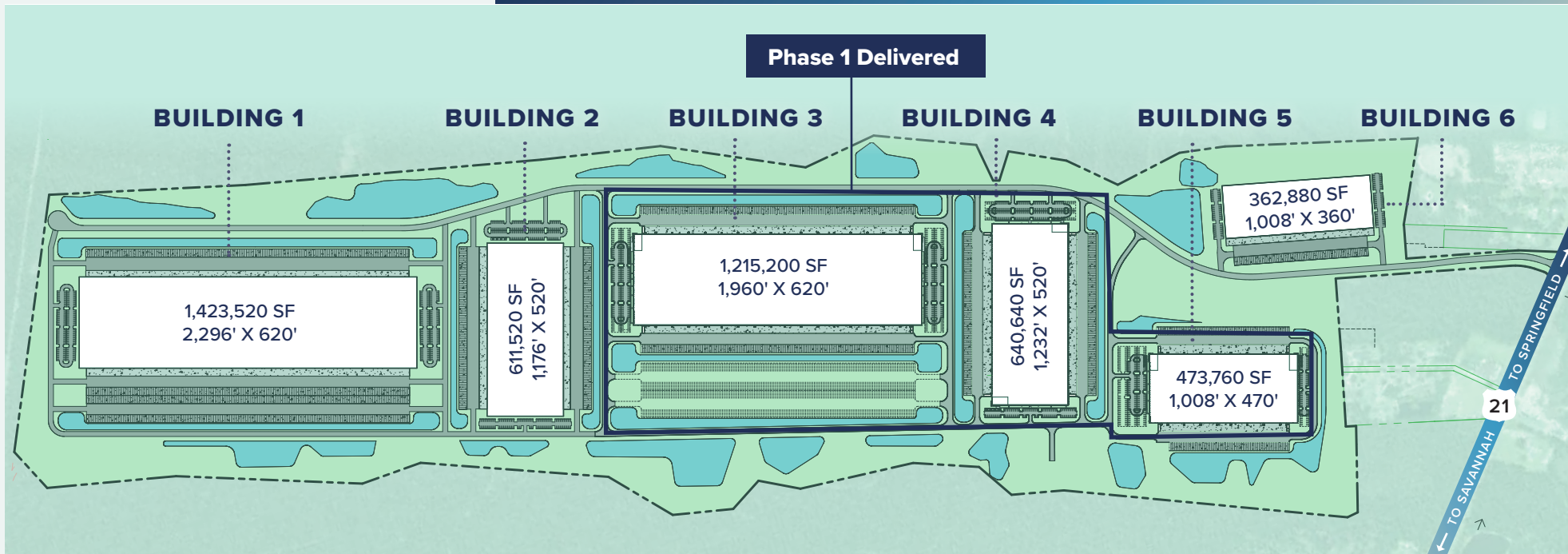
Trammell Crow Company

MASTER PLAN

Coastal Trade Center is a ± 418 acre industrial development site in Effingham County, Georgia.

This will include ± 4.7 million square feet of Class-A logistic space consisting of 6 buildings, and this will be constructed in two phases. Phase 1 recently delivered ± 2.3 million square feet, now available across buildings 3,4 and 5. Phase 2 of construction will deliver buildings 1, 2 and 6.

Scan to Tour



Coastal Trade Center is situated along Highway 21, which provides direct access to I-95 and I-16, and will be located on the to-be-built Coastal Trade Center Parkway.



The Port of Savannah is within 14 miles of the site and the Atlanta CBD can be reached by vehicle in less than four hours.

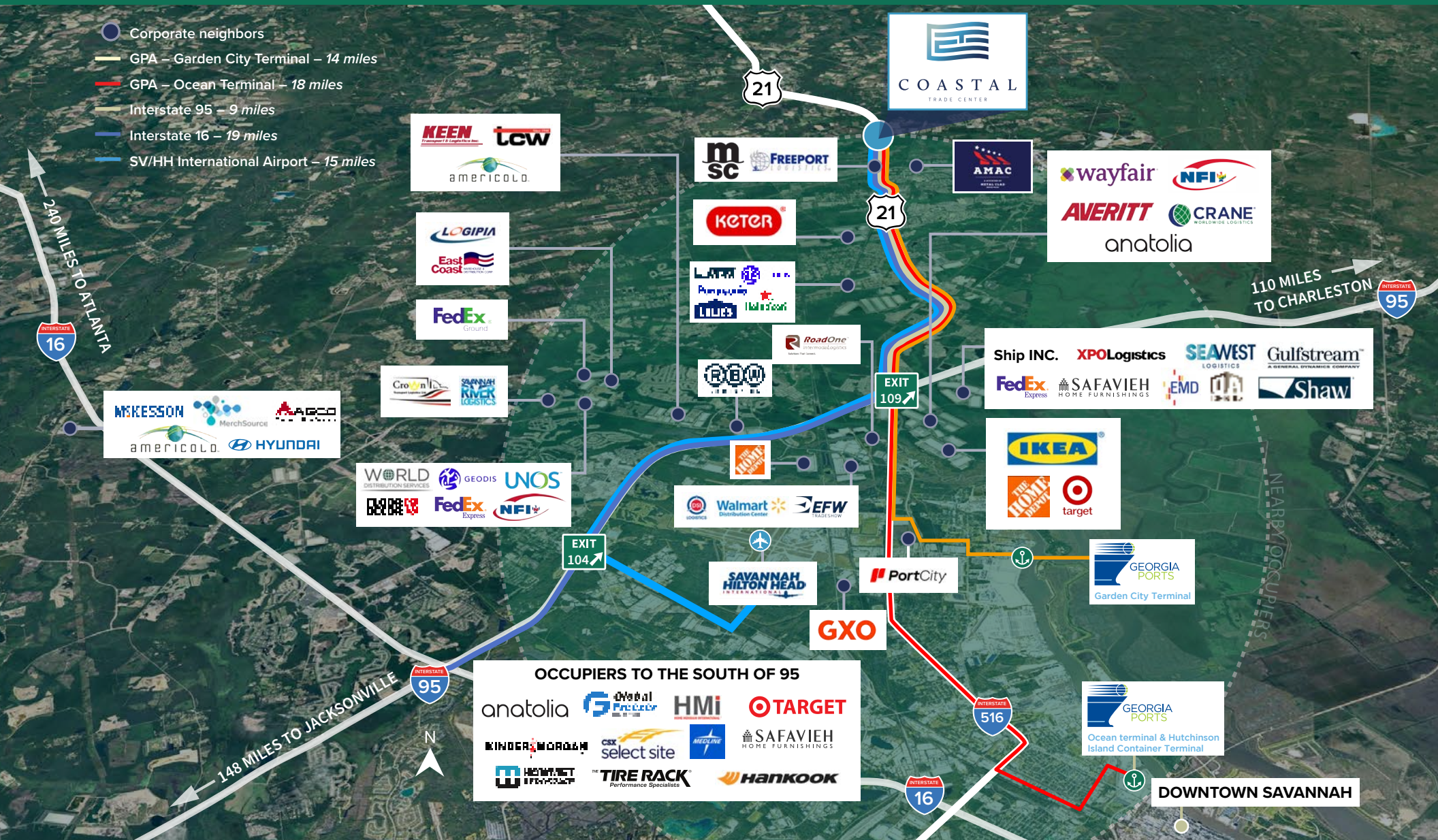


Download our site plan



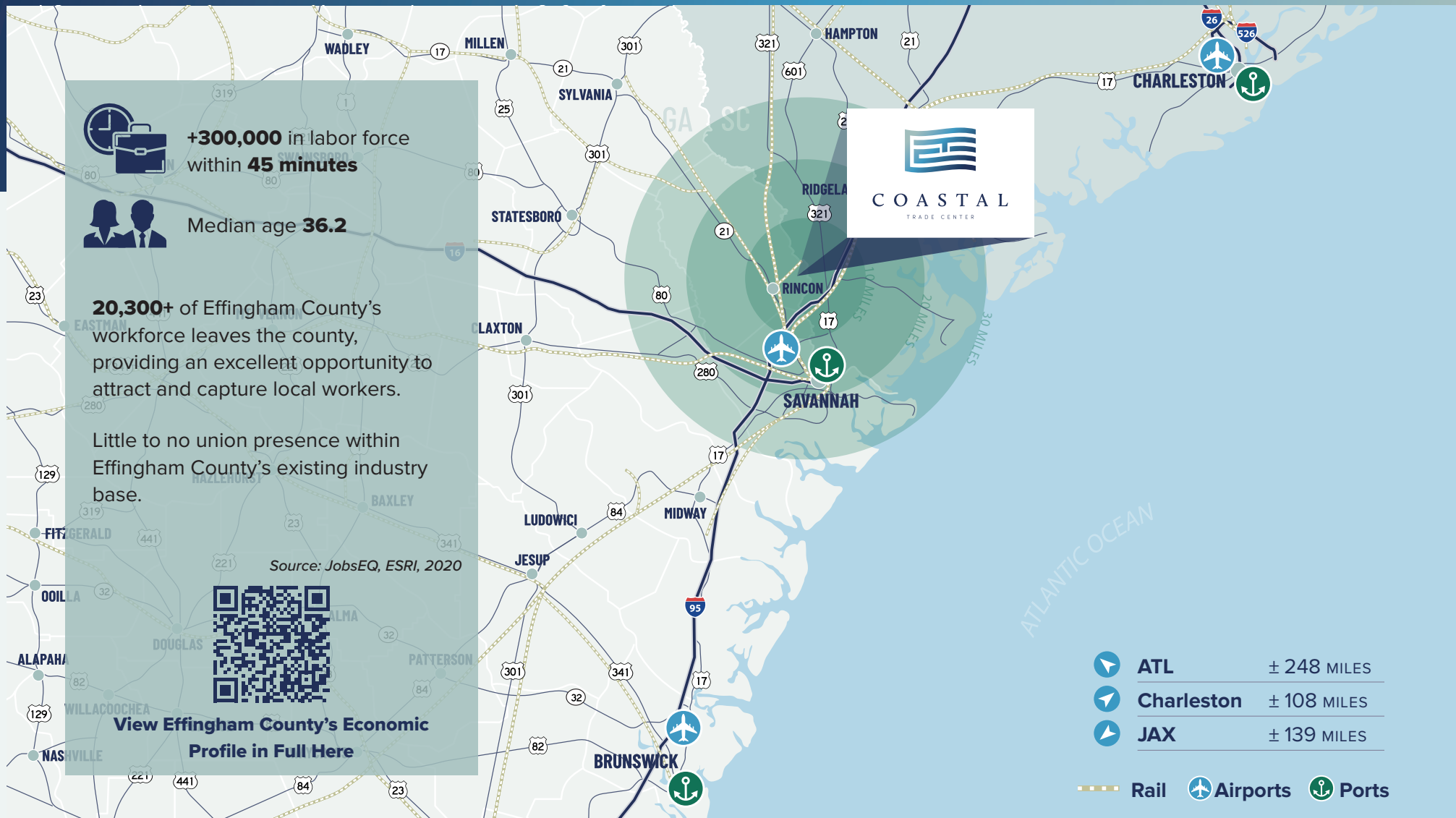
CORPORATE NEIGHBORS

■ Coastal Trade Center is located 14 miles from the fastest growing port in the U.S.



STRATEGICALLY POSITIONED

■ **Coastal Trade Center** is strategically placed in Rincon, GA, which is not only a great location for your business, but where your employees will thrive.

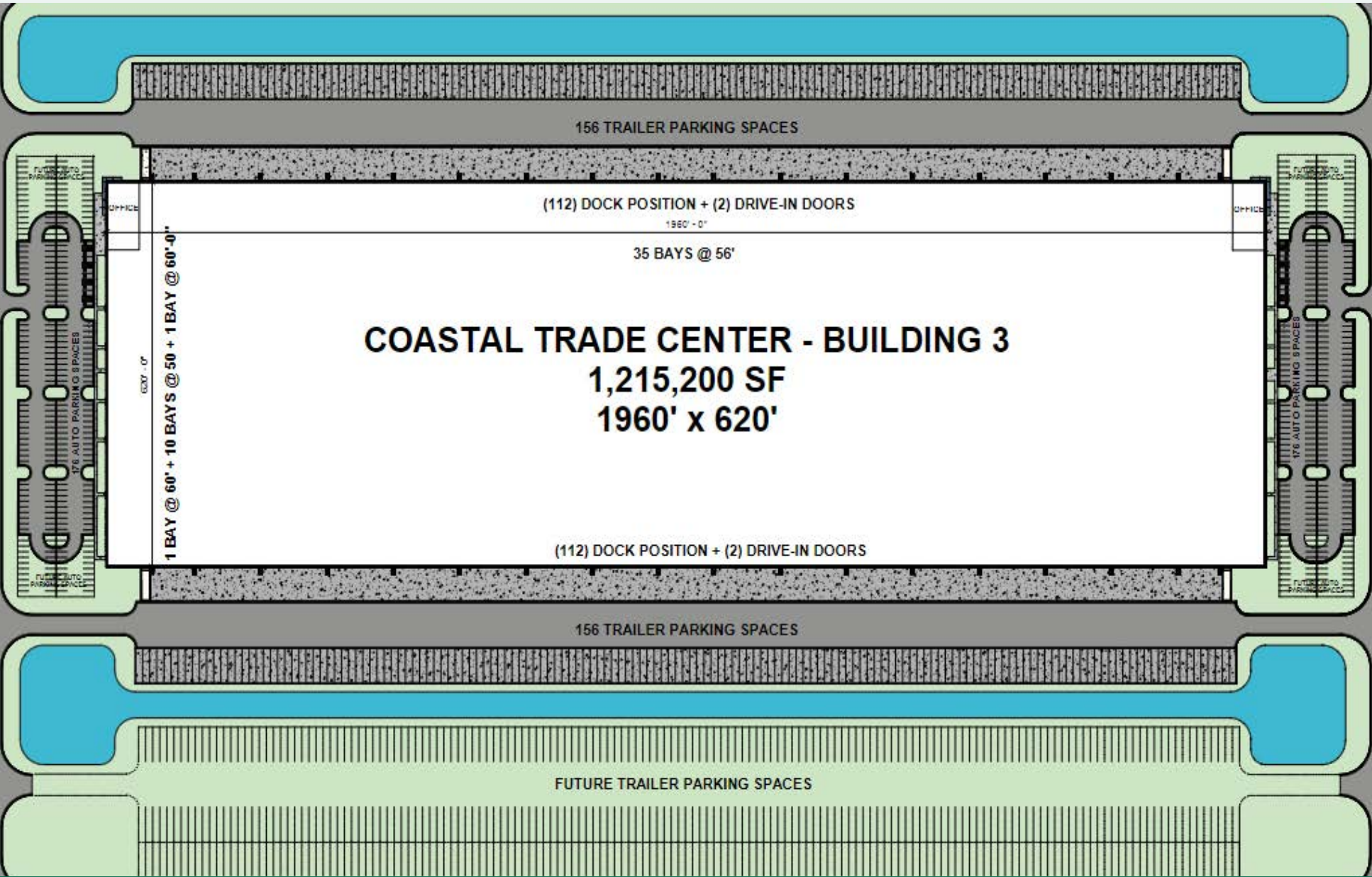


PHASE I

BUILDING 3

± 1,215,200 SF

BUILDING 3	BUILDING SIZE (SF)	1,215,200
	BUILDING DIMENSIONS	620'D x 1,960'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	220 – (9' X 10') dock doors with vision panels (75 dock levelers)
	RSF PER DOOR	5524
	OVERHEAD DOORS	224
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
	SPECULATIVE OFFICE	2,770 SF Spec Office
SITE	LAND AREA	125.6
	TRUCK COURT	185' deep
	TRAILER STORAGE	312 trailer parks, expandable to 931 spaces total
	CAR PARKING	360
SLAB	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
	VAPOR BARRIER	10 mil - throughout
ROOF	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
	ROOF WARRANTY	20 year NDL
MEP/FP	HVAC	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
	ELECTRICAL	2 – 2,500 AMP services, 480 Volt
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	10" ductile - fire, 3" domestic, 2" irrigation
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics



PHASE I

BUILDING 3

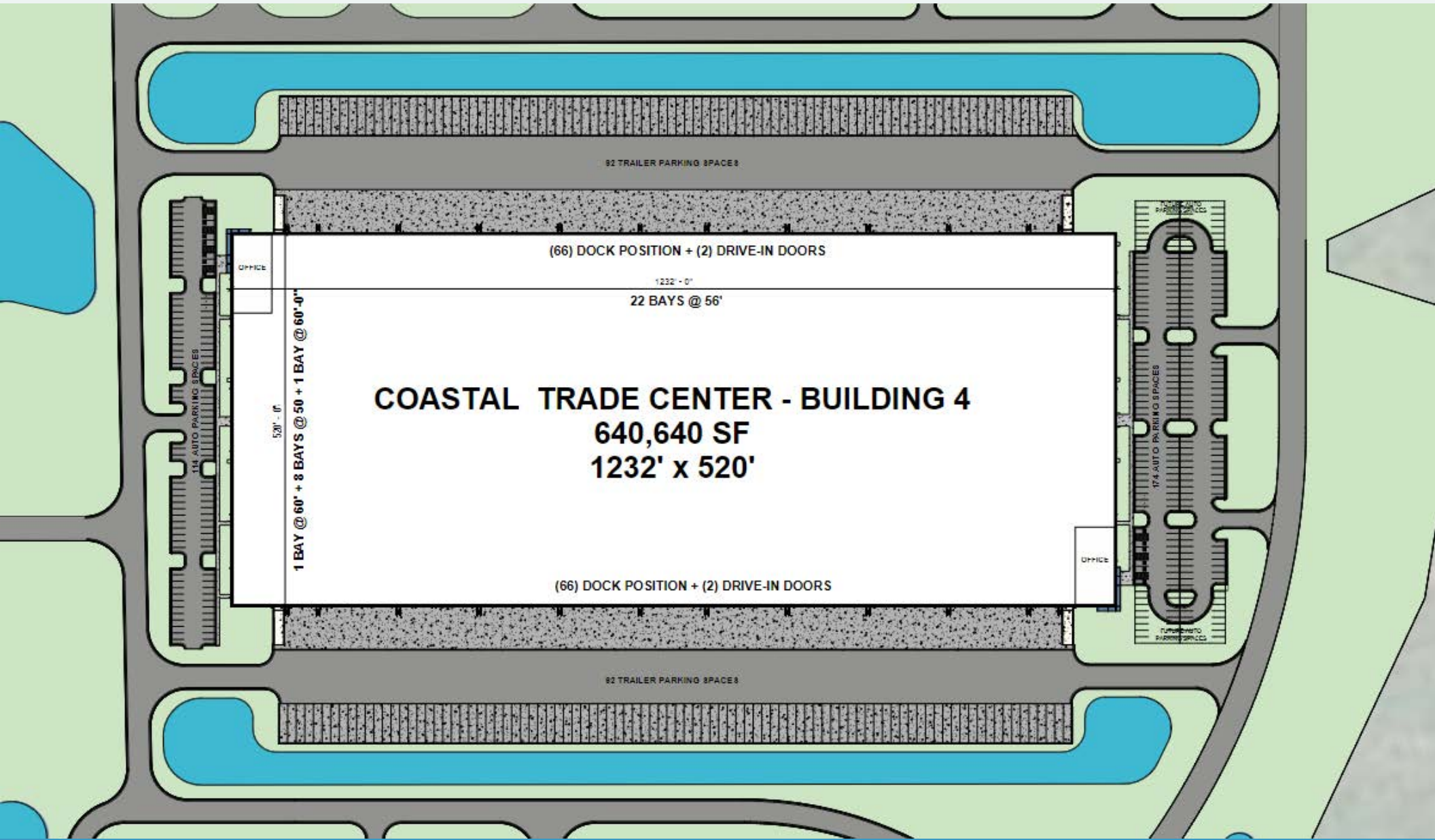
± 1,215,200 SF

PHASE I

BUILDING 4

± 640,640 SF

BUILDING 4	BUILDING SIZE (SF)	640,640
	BUILDING DIMENSIONS	520'D x 1,232'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	130 – (9' X 10') dock doors with vision panels (44 dock levelers)
	RSF PER DOOR	4928
	OVERHEAD DOORS	134
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
	SPECULATIVE OFFICE	2,770 SF Spec Office
SITE	LAND AREA	56.6
	TRUCK COURT	185' deep
	TRAILER STORAGE	184
	CAR PARKING	290
SLAB	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF78/FL57
	VAPOR BARRIER	10 mil - throughout
ROOF	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R25 over office, R19 Polyiso over warehouse
	ROOF DECK	Painted corrugated metal
	ROOF WARRANTY	20 year NDL
MEP/FP	HVAC	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
	ELECTRICAL	Two electrical services at 2,000 amps each
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	fire 12", water service 2"
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics



PHASE I

BUILDING 4

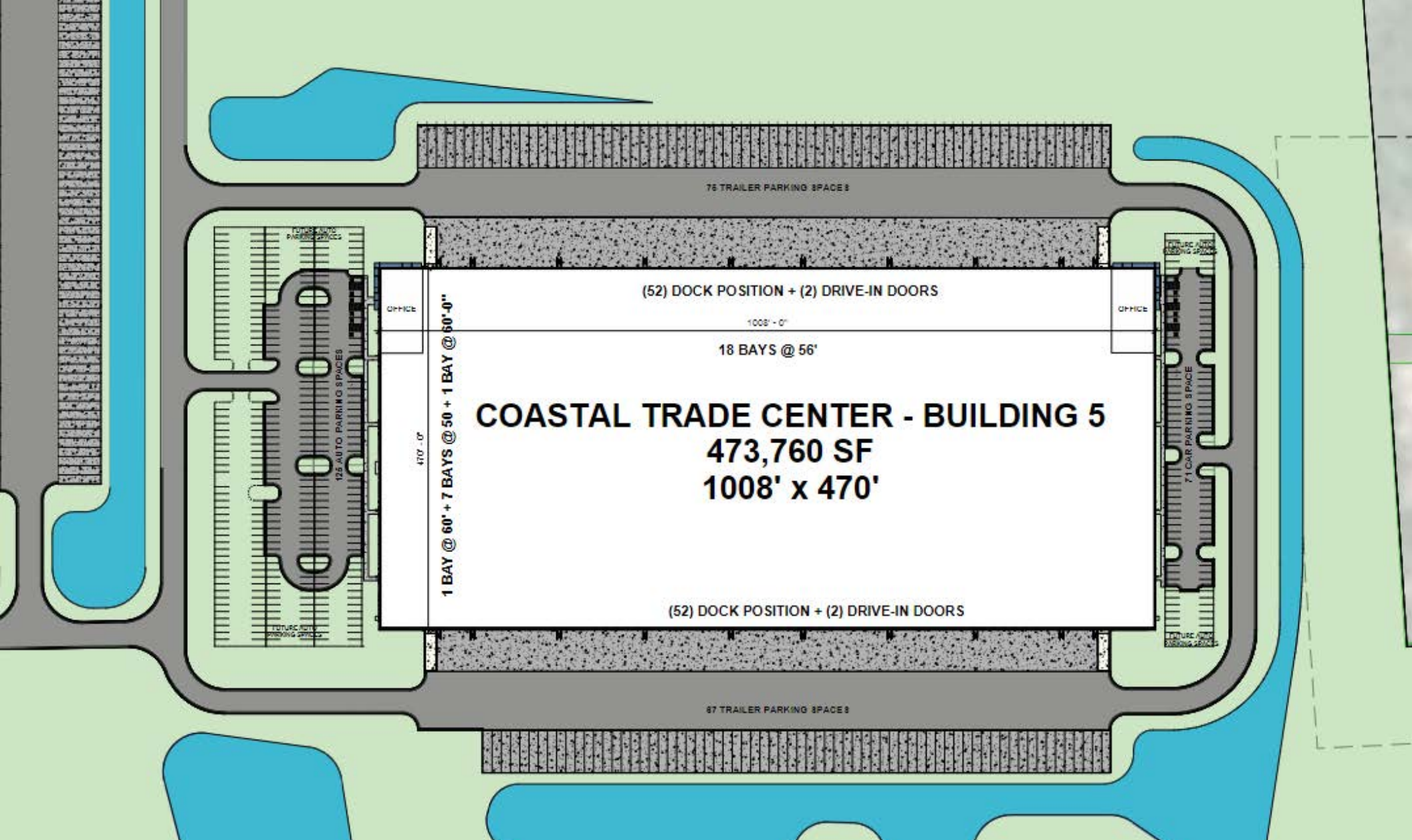
± 640,640 SF

PHASE I

BUILDING 5

± 473,760 SF

BUILDING 5	BUILDING SIZE (SF):	473,760
	BUILDING DIMENSIONS	470'D x 1,008'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	102 – (9' X 10') dock doors with vision panels (35 dock levelers)
	RSF PER DOOR	4645
	OVERHEAD DOORS	106
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
	SPECULATIVE OFFICE	2,770 SF Spec Office
SITE	LAND AREA	78.2
	TRUCK COURT	185' deep
	TRAILER STORAGE	143
	CAR PARKING	200
SLAB	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
	VAPOR BARRIER	10 mil - throughout
ROOF	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
	ROOF WARRANTY	20 year NDL
MEP/FP		30' candles in the speed bays
	HVAC	Freeze protection with gas fired Cambridge unites and Three (3) Air Changes per hour
	ELECTRICAL	3,000 amp
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	10" ductile - fire, 3" domestic, 2" irrigation
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics



PHASE I

BUILDING 5

± 473,760 SF

GEORGIA PORTS AUTHORITY

Infrastructure Improvements

Record investment for capacity building

FY2024 Budget:

\$726M

Next 10 Years:

\$4.2B

TEU CAPACITY

CURRENT: 7M

2030-2032: 12M

#3 BUSIEST

U.S Container Gateway (5,253,381 TEUs in FY2024)

#3 & FASTEST

Growing US Container Gateway

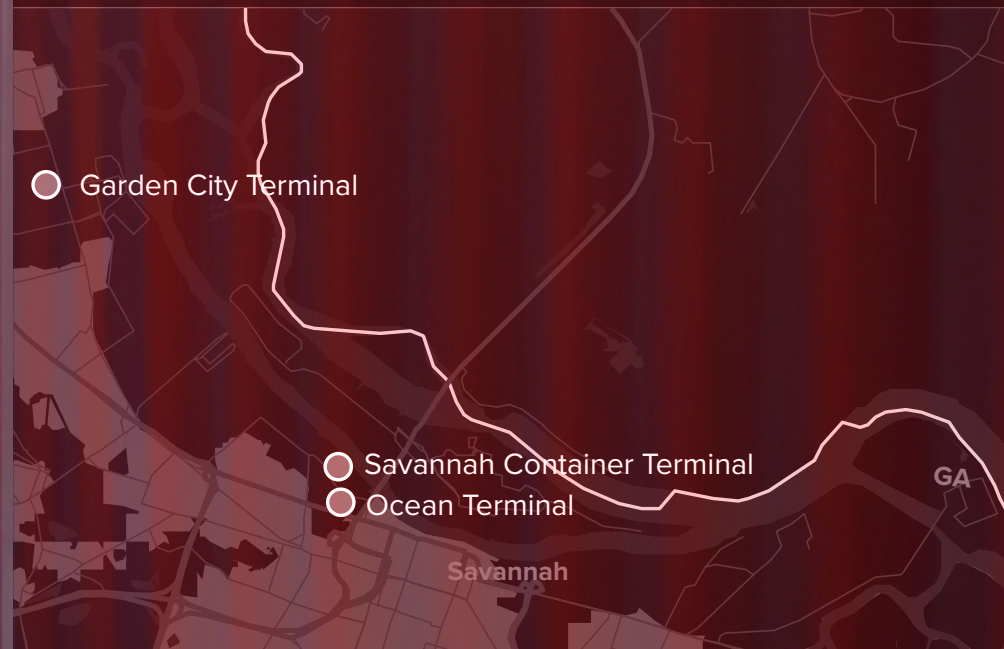
FY2024 GATE MOVES

3.4M

AVERAGE OVER 12.7K GATE MOVES/DAY

SINGLE 38 MINUTES | DOUBLE 53 MINUTES

3 Gates | 53 Lanes | 32 Pre-check Lanes



No Ports can Deliver the Savannah Model

Georgia Ports Authority
An Economic Engine

3rd Busiest U.S. Container Port Complex
= Strategic Gateway

Most Global Container Services
Among U.S. Southeast & Gulf Ports

2 On-Terminal Class 1 Railroads
CSX & Norfolk Southern

Fast & Convenient Infrastructure
= Faster to Market

Near Port Import Distribution Centers
= Matchback Opportunities

Great Port Partnerships
ILA, USCBP/USDA, State of Georgia





COASTAL

TRADE CENTER

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