

Offering Memorandum

U.S. Customs and Border Protection
Maritime Interagency Center of
Operations



U.S. Customs and
Border Protection

139 Southern Blvd | Savannah, GA 31405



Accelerating success.



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The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a

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Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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Offering Summary

139 Southern Blvd
Savannah, GA



The Ficke Team of Colliers is pleased to present the exclusive opportunity to acquire the U.S. Customs & Border Protection, Maritime Interagency Center of Operations, leased asset at 139 Southern Boulevard in Savannah, GA. CBP executed a fresh 5-year renewal in September 2025, reaffirming 18-plus years of uninterrupted occupancy at this purpose-built, mission-critical facility. With border security a defining national priority and CBP backed by over \$6 billion in new federal funding, the property delivers investors a secure, government-guaranteed income stream with zero credit risk.

The facility serves as CBP's Savannah Operations Center, strategically positioned at the intersection of the nation's fastest-growing container port, two Class I rail lines, and Savannah/Hilton Head International Airport. With no comparable alternative space in the market and high relocation costs, the asset offers exceptionally strong tenant retention and an operationally irreplaceable location.

Built-to-suit in 2007 to CBP's exact specifications, the 16,211 RSF asset sits on 9.12 acres with the current lease requiring only 3.89 acres, providing additional CBP expansion opportunities in the future or bifurcating the excess 5.23 acres of land for future development opportunities or sale. The property's specialized buildout reinforces the long-term security of this investment.



AA+ Credit Tenant

Lease is backed by the full faith and credit of the U.S. Federal Government, rated AA+ by S&P.



Operationally Irreplaceable Location

Positioned at the intersection of the nation's fastest-growing container port, two Class I rail lines, and Savannah/Hilton Head International Airport.



Fresh 5-Year Renewal Executed

CBP exercised its renewal just months ago, confirming long-term operational commitment to this location after 18-plus years of continuous occupancy.



Surplus Land Optionality

Only 3.89 of 9.12 total acres required under the current lease, providing future expansion potential or the ability to sell the excess 5.23 acres.



Mission-Critical Federal Funding Tailwind

CBP is backed by over \$6 billion in new federal funding under the current administration, reinforcing agency stability and long-term occupancy.



Contractual Rent Growth

Base rent increases from \$37.76/SF to \$40.76/SF at the start of the soft term, driving total rent to \$49.00/SF or greater with CPI adjustments to the OpEx Rent and growing NOI through lease expiration.

Investment Thesis & Lease Security

Long-Term Tenant Commitment

CBP has occupied this location since its 2007 build-to-suit construction, exercising a fresh 5-year renewal in September 2025 and demonstrating 18-plus years of uninterrupted operational presence.

New Five-Year Lease Through September 2030

The U.S. Federal Government is contractually obligated for three years of non-cancellable, government-guaranteed income, followed by two additional soft-term years.

Contractual Rent Growth

Base rent increases approximately 8% at the start of the soft term, with OpEx Rent subject to annual CPI adjustments, driving total in-place rent to \$49.00/SF or greater through lease expiration.

Credit Tenant

The U.S. Federal Government holds an AA+ credit rating from S&P, providing zero credit risk.

Operationally Irreplaceable Location

Positioned at the intersection of the nation's fastest-growing container port, two Class I rail lines, and Savannah/Hilton Head International Airport. CBP's presence here is not discretionary.



Mission-Critical Operations & Relocation Barriers

CBP Savannah Operations Center

- Serves as CBP's primary operations center for the Savannah port of entry, supporting customs officers, border protection agents, and administrative personnel. 40+ personnel on site.

Strategic Multimodal Location

- CBP's cargo inspection and clearance operations at the 3rd busiest container gateway in the U.S. are difficult to replicate at another site.

Over 18 Years of Embedded Tenancy

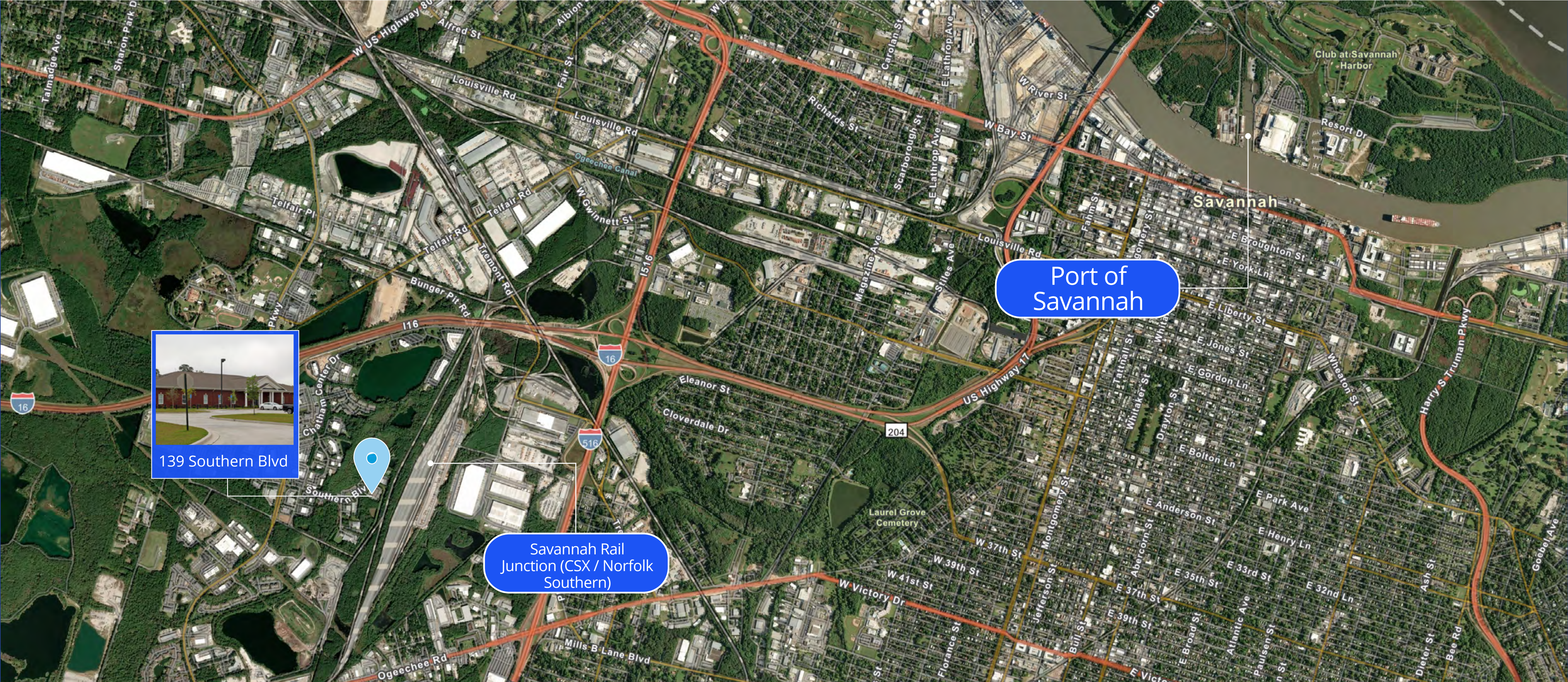
- CBP has occupied this facility since its 2007 construction, deeply anchoring personnel, systems, and operations to this location.

Specialized, Hard-to-Replicate Buildout

Purpose-Built Layout Includes:

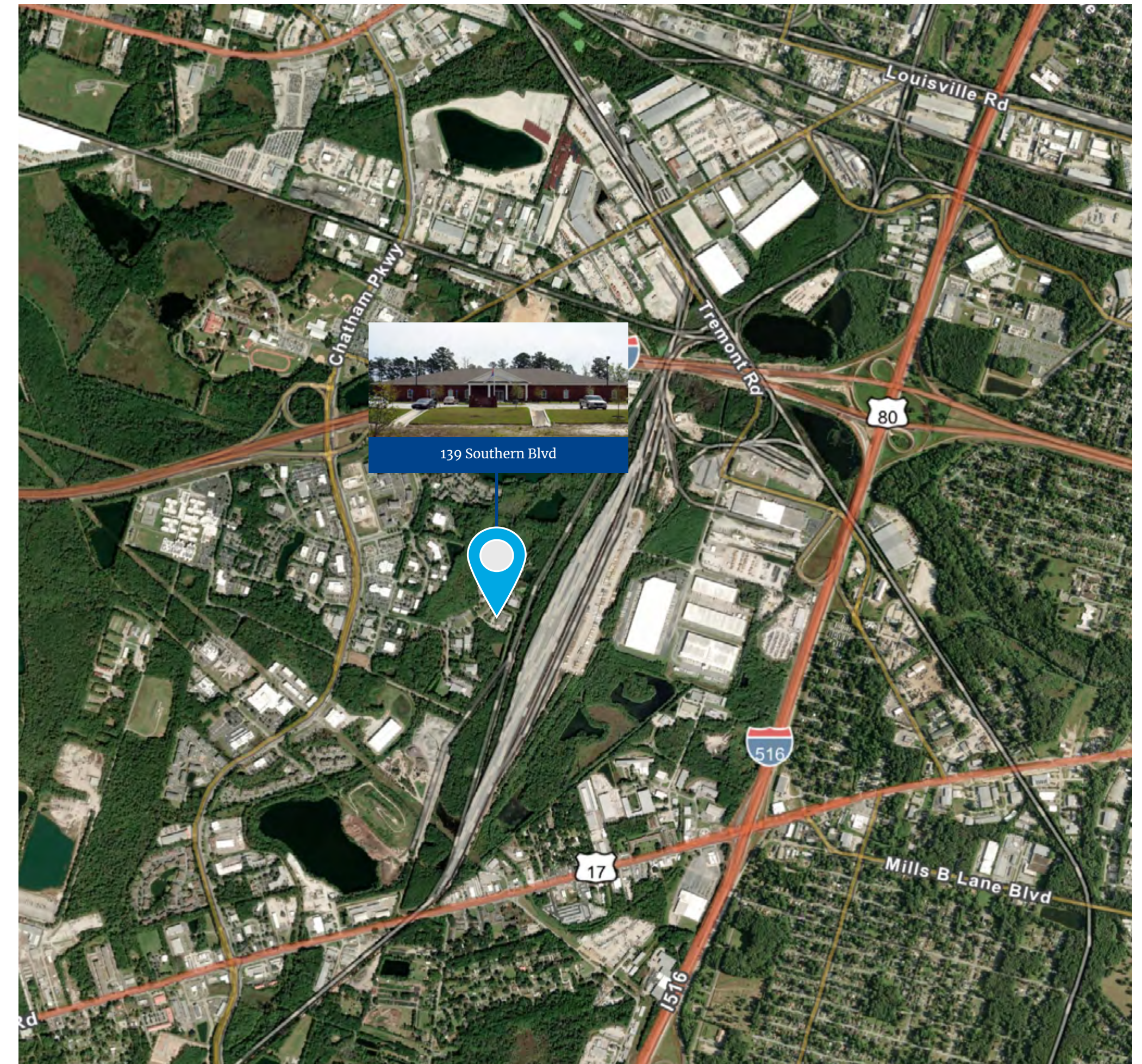
- Command Center
- Interagency Conference Facility
- Secure Weapons Storage
- Narcotics Vault
- Evidence Storage
- Tactical Briefing Room
- Fitness Room with Locker Rooms and Showers
- Dedicated Supervisor and Administrative Offices
- Loading Dock with Rear Entry Access

Aerial Overview

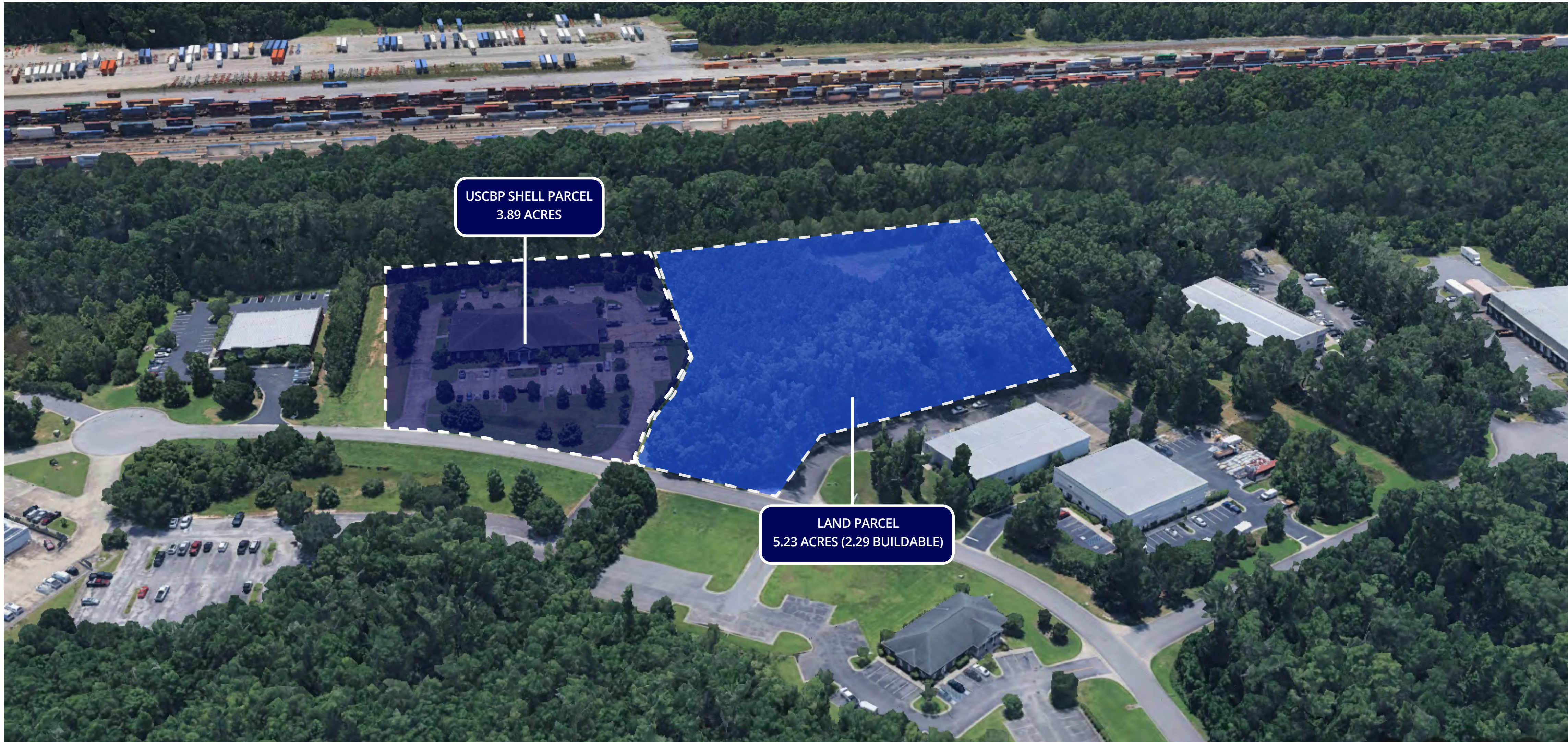


Property Profile

Property Address	139 Southern Blvd, Savannah, GA 31405
Rentable Square Feet (RSF)	16,211
Lot Size (Acres)	Shell Parcel: 3.89 acres + Land Parcel: 5.23 acres (2.29 of which are buildable) = 9.12 total acres
FAR	0.04
Year Built	2007
Building Class	B
County	Chatham
APN	2-0740-01-016
Parking	83 Spaces
Ownership Type	Fee Simple



Surplus Land Parcel



Surplus Land Parcel — Uncaptured Value Opportunity

Estimated Building Potential

- 2.29 buildable acres supports an estimated 25,000–40,000 SF single-story commercial or light industrial facility.

Zoned I-L-T (Light Industrial – Transition)

- Supports commercial, flex, office, and light industrial development consistent with the surrounding properties.

Surplus Land Value Supported by Market Comparables

- Recent Savannah land sales averaging \$393,670/acre and \$9.04/SF suggest the 2.29 buildable acres carries an implied land value in the range of \$900,000 to \$1,000,000, representing meaningful embedded upside.

Positioned in the Southeast’s Premier Industrial Corridor

- Minutes from the Port of Savannah and directly adjacent to dual Class I rail lines, the surplus parcel sits in one of the most supply-constrained industrial submarkets in the country, commanding strong demand from logistics, distribution, and port-related users.

Access and Utilities In Place

- The surplus parcel benefits from existing road frontage and utilities serving the broader site, reducing initial development costs.

Flexible Exit Strategy

- Buyer may develop, hold for future CBP expansion, or bifurcate and sell outright. Subject to buyer’s independent verification of zoning, wetlands delineation, and municipal approvals.

Property Photography



Savannah Overview



2

major U.S. Interstates, I-95 and I-16, serve the Savannah region



#1

largest single container terminal and fastest-growing container terminal in the nation



2

Class I railroads on terminal at the Port of Savannah



33

non-stop destinations at Savannah-Hilton Head International Airport

Savannah, Georgia Economy

Savannah is a diversified, globally connected economic center anchored by the Port of Savannah and supported by strong transportation infrastructure, logistics, manufacturing, aerospace, military operations, and tourism.

Key Business And Economic Advantages Includes:

- **Global Port Access:** One of the nation's busiest and fastest-growing container ports, supporting international trade and efficient supply-chain operations.
- **Logistics and Distribution:** A major Southeastern hub for warehousing, fulfillment, and regional distribution serving fast-growing East Coast markets.
- **Manufacturing and Aerospace:** A strong advanced manufacturing and aerospace presence supported by industrial parks, rail access, and port proximity.
- **Business-Friendly Climate:** State and local programs support workforce development, infrastructure investment, and corporate expansion.
- **Workforce and Education:** Regional universities, technical colleges, and training programs provide a steady talent pipeline.
- **Quality of Life and Tourism:** Savannah's historic character, coastal setting, and cultural amenities support talent attraction and a strong hospitality sector.

Together, these factors position Savannah as a competitive location for companies seeking port access, scalable logistics operations, and long-term growth in the Southeast.

Demographics

- **Strong regional economy:** Savannah benefits from a growing regional economy supported by its role as a major Southeastern trade gateway and center for logistics, manufacturing, and global commerce.
- **Port-driven commerce:** The Port of Savannah is the third-busiest container gateway in the U.S. and home to Garden City Terminal, the largest single-terminal container facility in North America, with on-terminal rail and direct access to two Class I railroads.
- **Diverse employment base:** The local labor market is supported by logistics and distribution, aerospace, advanced manufacturing, automotive operations, tourism, and defense-related activity.
- **Healthy commercial activity:** Ongoing industrial, commercial, and retail development reflects sustained business confidence and continued private investment across the region.
- **Broad economic strength:** Together, these factors support a diversified, resilient economy with long-term stability and growth potential across the Savannah metropolitan area.

Demographics in a 5-Mile Radius



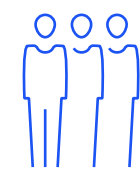
\$81,493

Average Household Income



103,615

Population



42,691

Current Total Households



35,229

College Educated



\$307,973

Median Home Value



6,948

Total Employees



Rent Schedule

Commencement: 9/10/2025 Expiration: 9/9/2030	09/10/2025 - 09/09/2028 (FIRM)			09/10/2028 - 09/09/2030 (SOFT)		
	\$/SF	Annual	Monthly	\$/SF	Annual	Monthly
Base Rent	\$37.76	\$612,127.36	\$51,010.61	\$40.76	\$660,760.36	\$55,063.36
OpEx Rent	\$8.24	\$133,578.64	\$11,131.55	\$8.24	\$133,578.64	\$11,131.55
Total	\$46.00	\$745,706.00	\$62,142.17	\$49.00	\$794,339.00	\$66,194.92

NOTES:

[1] Operating Cost base year is September 2025.



Tenant Profile Overview

U.S. Customs and Border Protection

- U.S. Customs and Border Protection safeguards the United States by securing borders, preventing unlawful entry and contraband, and facilitating lawful trade and travel. As part of the Department of Homeland Security, CBP operates across air, land, and maritime environments, enforcing customs, immigration, agriculture, and trade laws.
- CBP facilities typically support uniformed officers, agriculture and trade specialists, supervisory personnel, intelligence teams, and secure inspection operations.

Core CBP Functions:

- **Field Operations:** Inspects travelers, cargo, and conveyances at airports, seaports, and land ports of entry.
- **Border Security:** Secures land borders and coastal waters between ports of entry to prevent unlawful entry, smuggling, and trafficking.
- **Trade Enforcement:** Collects duties and tariffs, enforces trade laws, and combats import/export violations.
- **Agriculture Protection:** Prevents invasive pests, plant diseases, and harmful agricultural products from entering the U.S.
- **Targeting and Intelligence:** Uses data, risk assessment, and intelligence coordination to identify high-risk travelers and shipments.

Together, these functions make CBP central to national security, economic protection, and the secure movement of people and goods across U.S. borders.



Tenant & Lease Overview



Lease Abstract USCBP	
Lease Type	Modified Gross
Rentable Square Feet (RSF)	16,211
ANSI/BOMA Occupant Area (ABOA) Square Feet	15,193
% Share of SF	100.00%
Lease Commencement	9/10/2025
Firm Term Expiration	9/9/2028
Lease Expiration	9/9/2030
Original Lease Firm Term	3.00
Original Initial Soft Term	2.00
Original Lease Total Term	5.00
Current Lease Firm Term	2.42
Current Lease Soft Term	2.00
Current Lease Total Term	4.41
Real Estate Taxes	The Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of Increases or decreases to be referred as a tax adjustment based on an established tax base.
Operating Expense	Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.
Shell Rental Rate/SF	\$37.76
Operating Expense Rent/SF	\$8.24
Total Rent Amount/SF	\$46.00
Real Estate Tax Base	\$37,250.36
Termination Notice	The Government may terminate this Lease, in whole or in parts, at any time effective after the Firm Term of this Lease, by providing not less than 60 days' prior written notice to the Lessor.

Pro Forma Cash Flow

For the Years Ending ^[1]		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
		Sep-2027	Sep-2028	Sep-2029	Sep-2030	Sep-2031	Sep-2032	Sep-2033	Sep-2034	Sep-2035	Sep-2036	Sep-2037	
Rental Revenue													
USCBP - Base Rent	[2]	\$37.76											
Total Rental Revenue		\$37.76	612,127	612,127	660,760	660,760	726,836	726,836	726,836	726,836	726,836	726,836	7,633,630
Other Tenant Revenue													
USCBP - OpEx Rent	[3]	\$8.49											
USCBP - RE Tax Reimbursement	[4]	(\$0.22)											
Total Other Tenant Revenue		\$8.27	134,008	139,145	144,437	149,888	155,502	161,285	167,241	173,375	179,694	186,203	1,783,684
Effective Gross Revenue		\$46.03	746,135	751,273	805,198	810,648	882,338	888,121	894,077	900,212	906,531	913,039	9,417,314
Operating Expenses	[5]												
Lighting and Electrical Repair		\$0.11											
Fire Life Safety		\$0.16											
Gate R&M		\$0.06											
HVAC R&M	[6]	\$0.28											
Janitorial Contract		\$1.22											
Janitorial Maintenance and Supplies		\$0.20											
Landscaping		\$0.91											
Pest Control		\$0.10											
Plumbing R&M		\$0.36											
Trash Disposal		\$0.11											
Labor R&M		\$0.29											
Maintenance Supplies		\$0.01											
Association Dues	[7]	\$0.10											
Water & Sewer		\$0.09											
Electric		\$2.47											
Management Fee	[8]	\$0.85											
Property Insurance		\$0.68											
Real Estate Taxes		\$2.08											
Total Operating Expenses		\$10.07	163,252	167,831	173,447	178,304	184,529	189,683	194,990	200,457	206,088	211,888	2,088,332
Net Operating Income		\$35.96	582,883	583,442	631,751	632,344	697,809	698,439	699,087	699,755	700,442	701,151	7,328,982

Notes to Cash Flow

1. Analysis start date begins on September 10, 2026.
2. Analysis assumes USCBP will renew with a base rent increase of 110% of the previous rental rate at lease expiration.
3. USCBP OpEx Base is \$133,578.64/annum - Subject to CPI Increases, figure illustrated above includes an assumed projected increase of 3.0%. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
4. USCBP has a real estate tax base of \$37,250.36/annum - Landlord is reimbursed any overage above this amount or covers any shortfall on behalf of the Government.
5. Operating expense source: Ownership provided Trailing 3-Year P&Ls - Analysis assumes 3.0% YoY growth every calendar year.
6. HVAC R&M normalized to exclude 2025 capital expenditure related to two 5-ton unit replacements; T3 average reflects 2023, 2024, and YTD 2026 inclusive of repairs and scheduled maintenance contract.
7. Association Dues assumed to be 2025 POA dues grown by 3.0%.
8. Management Fee assumed to be 1.85% effective gross revenue (EGR).

Pricing

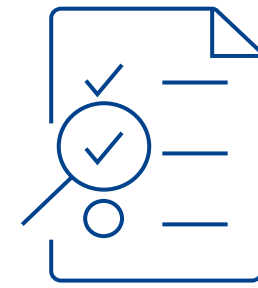
Sale Price

\$6,857,442

CAP Rate

8.50%

Please contact our Investment Sales Team for questions or more information.



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com, Zack.Ficke@colliers.com & Debra.VanderWeit@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Reach out to get started.



Accelerating success.

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