



Delivering June 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 (38 with 40,000 lbs levelers)
- 50' x 54' column spacing (60 speedbays)
- 4 drive-in doors
- 8" slab
- 30 FC LED lighting
- Electrical Service: Two 4000 AMP transformers, 3 phase, 480/277V
- ±15 AC outdoor storage option available
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

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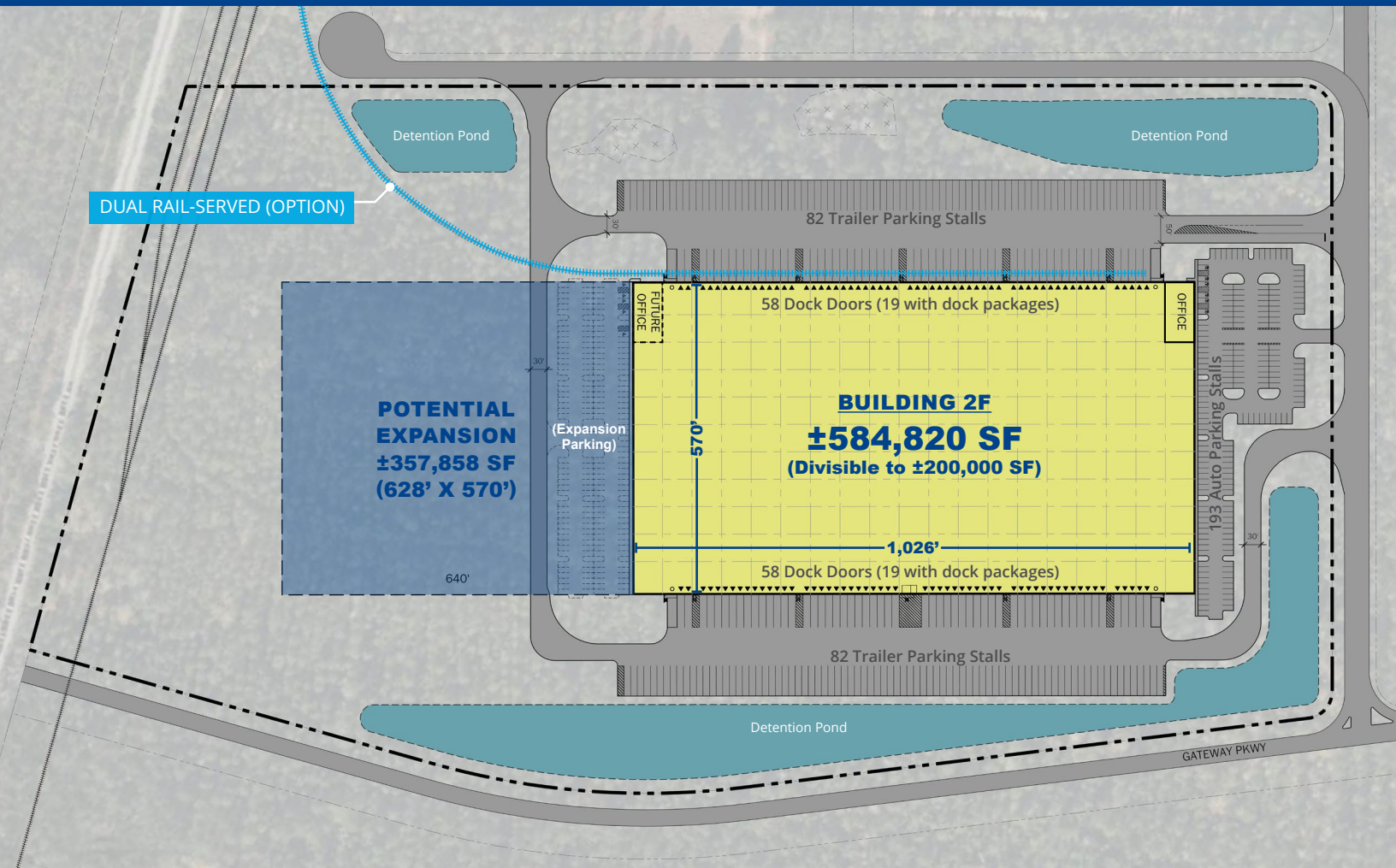
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# Building Profile



## Building 2F Specs | Delivering June 2026

±584,820 sf

Building Size  
(Expandable to ±942,678 SF)

Crossdock

Configuration

116 dock

Doors (38 w/ dock packages)

4 drive-in

Doors

40 foot

Clear Height

164 trailer

Parking Stalls

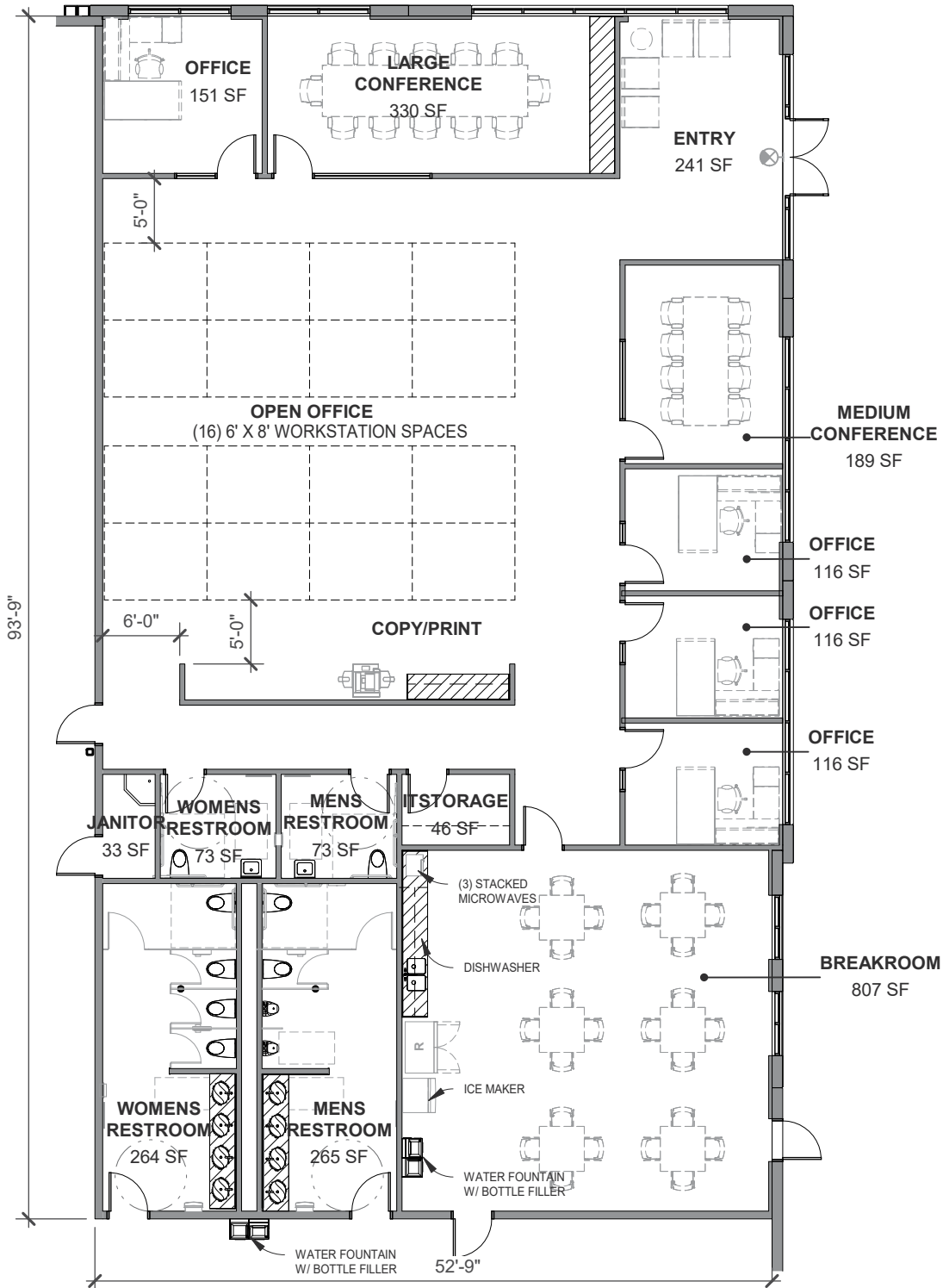
193 auto

Parking Stalls  
(Expandable to 380)

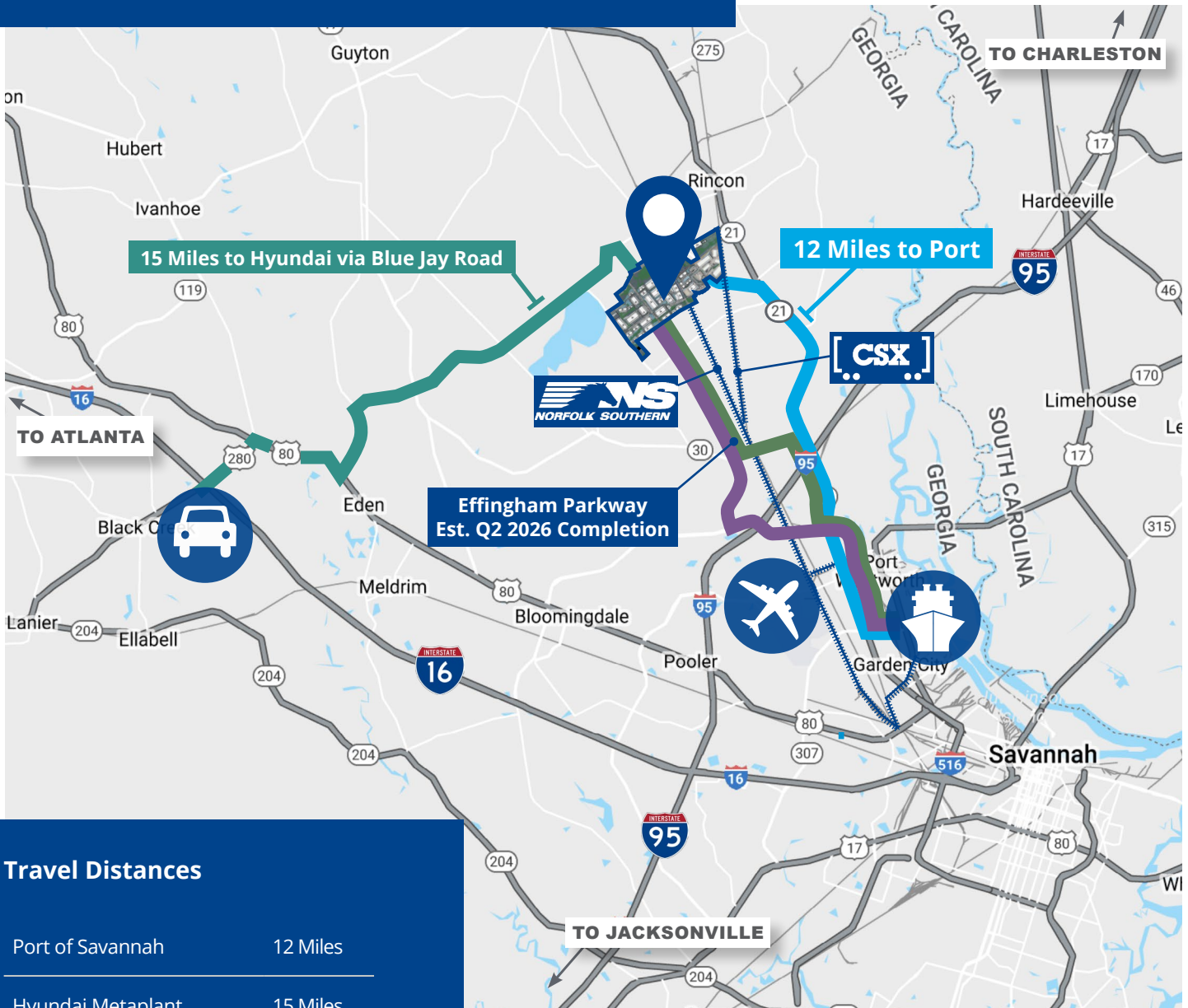
Rail-Served

Option

# Spec Office | ±5,000 SF



# Location & Access



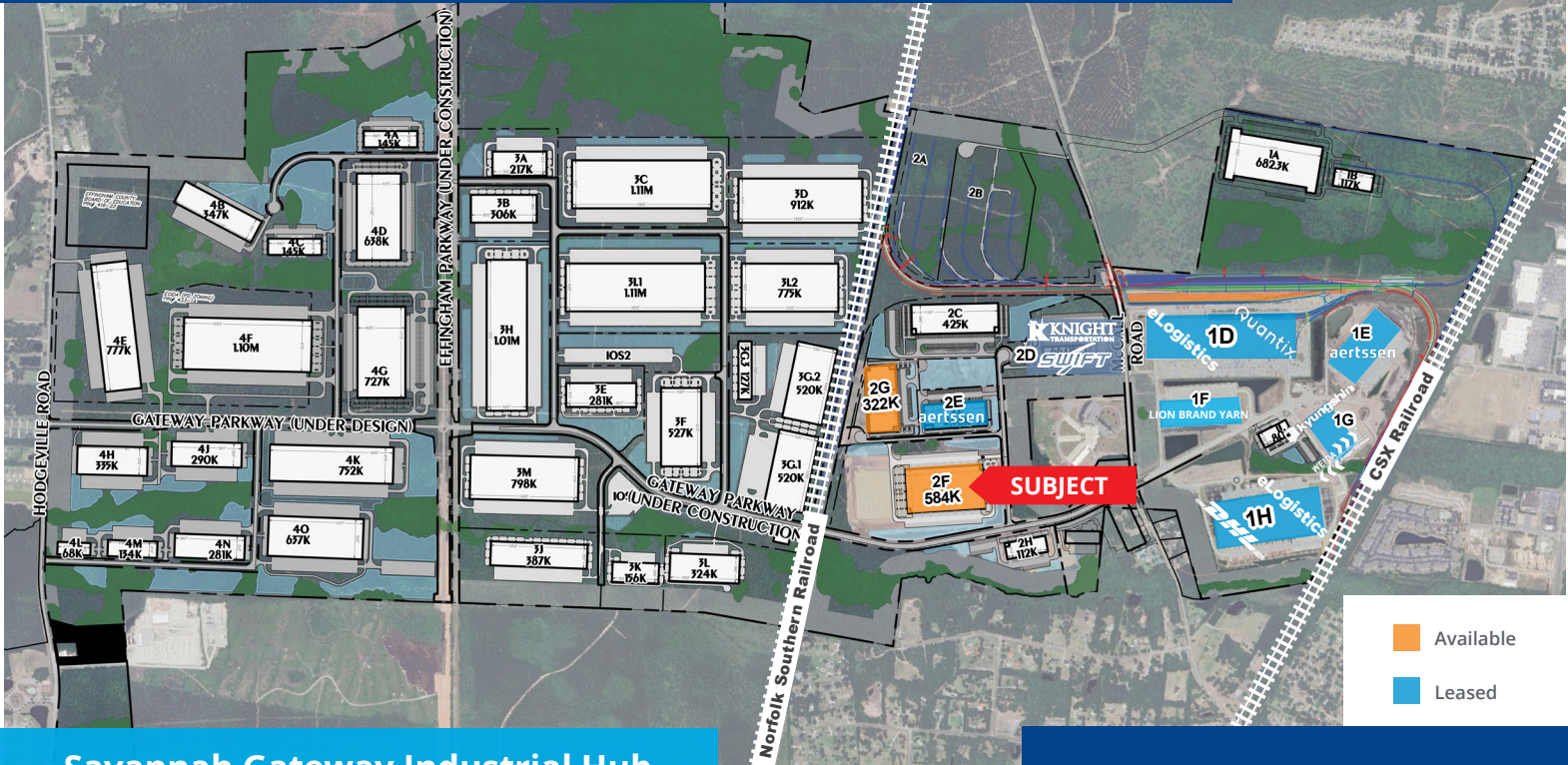
## Travel Distances

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

# Multimodal Logistics Park



## 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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