

Port Wentworth Commerce Center

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10M SQUARE FEET OF OPPORTUNITY

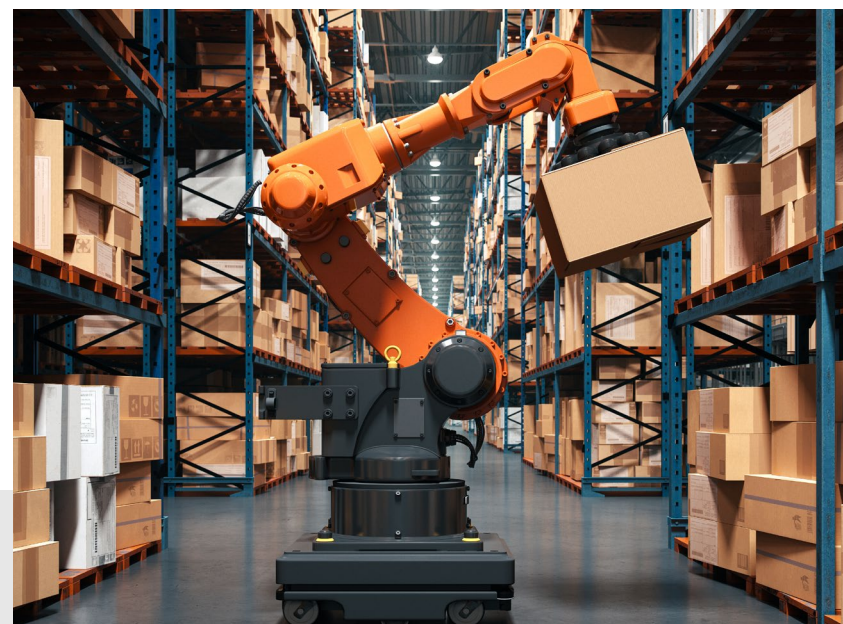
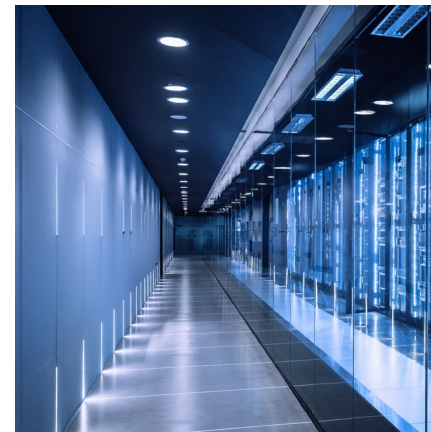
Savannah, GA | Buildings A & B Delivering Q4 2026



THE REGION'S NEW CENTER OF MOVEMENT

Where road, rail, power, and port converge, Port Wentworth Commerce Center delivers unmatched access and opportunity for modern industry. Located just 6.5 miles from the Port of Savannah, the fastest-growing and third-largest port in the nation, this master-planned development is designed for performance at scale.

Under single ownership and fully entitled, the park offers direct highway access, onsite rail capability, and a dedicated Georgia Power substation, supporting efficient, high-volume operations. With over 10 million square feet of flexible, scalable opportunity, Port Wentworth Commerce Center is built to accelerate growth.



PROJECT STATS



1,065 ACRE
MASTER-PLANNED INDUSTRIAL PARK

1 GIGAWATT
OF POWER AVAILABLE

10+ MILLION SF
OF TOTAL CAPACITY

20+
BUILDING SITES

6.5 MILES
TO THE PORT OF SAVANNAH

LOCATED ON
GA HWY 21
WITH SIGNALIZED INTERSECTION

LOCATED IN
FOREIGN TRADE ZONE

2.2-MILE
SPINE ROAD UNDER CONSTRUCTION

CLASS ONE
RAIL SERVICE
(CSX MAINLINE)

MUNICIPAL
WATER & SEWER
WITH AMPLE CAPACITY

GEORGIA POWER
SUBSTATION
ON-SITE

SPEC BUILDINGS,
BUILT-TO-SUIT
& LAND AVAILABLE



WHERE ACCESS MEETS OPPORTUNITY

 Hyundai Metaplant

PORT OF SAVANNAH

Garden City Terminal
6.5 miles | 12–16 minutes

Ocean Terminal
11.1 miles | 23–26 minutes

I-95: 1.0 mile | 3–5 minutes

I-16: 16.7 miles | 20–22 minutes

HYUNDAI METAPLANT
22.6 miles | ~33 minutes

Port Wentworth
Commerce Center

6.5 Miles | 12–16 Minutes

115 Miles to Charleston

240 Miles to Atlanta

135 Miles to Jacksonville

MARKET HIGHLIGHTS

Savannah MSA population has **increased by 22%** over the past 15 years with portions of the MSA being amongst the **fastest growing** regions in the nation.

The Hyundai EV and battery plant, the largest investment ever in Georgia at \$5.5B, opened in Q1 2025, **creating 8,100 jobs.**

Fort Stewart and Hunter Army Airfield are key employers, **hosting over 28,000 defense personnel and retiring 3,500 soldiers** into the civilian workforce on an annual basis.

Savannah has long been a tourist hotspot, with the hostess city receiving more than **17 million visitors in 2024**. Visitor spending **totaled \$3.9 billion.**

Savannah/Hilton Head International Airport (SAV) is within **a 2 hour flight of 80% of the U.S. population** and **averages 2,700 arrivals and departures** each day.



PORT AUTHORITY BY THE NUMBERS

\$3.2B TOTAL INVESTMENTS

IN ITS FACILITIES 2015-2025

\$4.2B INVESTMENT

PLANNED FROM 2025-2035

44%

OF U.S. CONSUMERS AND MANUFACTURERS ARE BEST SERVED FROM THE PORT OF SAVANNAH

2

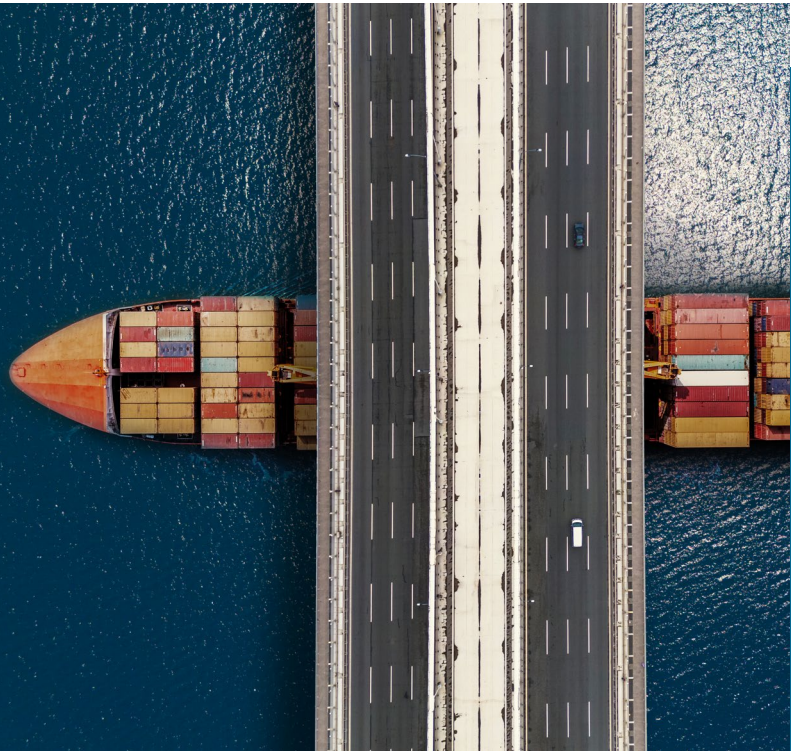
MODERN AND DEEPWATER TERMINALS

12-13M

TOTAL ANNUAL TEU CAPACITY BY 2032

\$122B

ANNUAL ECONOMIC IMPACT



#1 GARDEN CITY TERMINAL

IS THE SINGLE LARGEST CONTAINER TERMINAL IN NORTH AMERICA

#1 FASTEST GROWING

CONTAINER PORT IN THE NATION

#2 LARGEST

EAST COAST PORT

#3 BUSIEST

PORT IN THE NATION



2 CLASS I RAILROADS

(CSX & NORFOLK SOUTHERN) LOCATED ON TERMINAL

#1 LARGEST

INTERMODAL RAIL FACILITY FOR A PORT AUTHORITY IN NORTH AMERICA

8.6%

CONTAINER TRADE GROWTH IN FY 2025

\$77B 2024 GDP

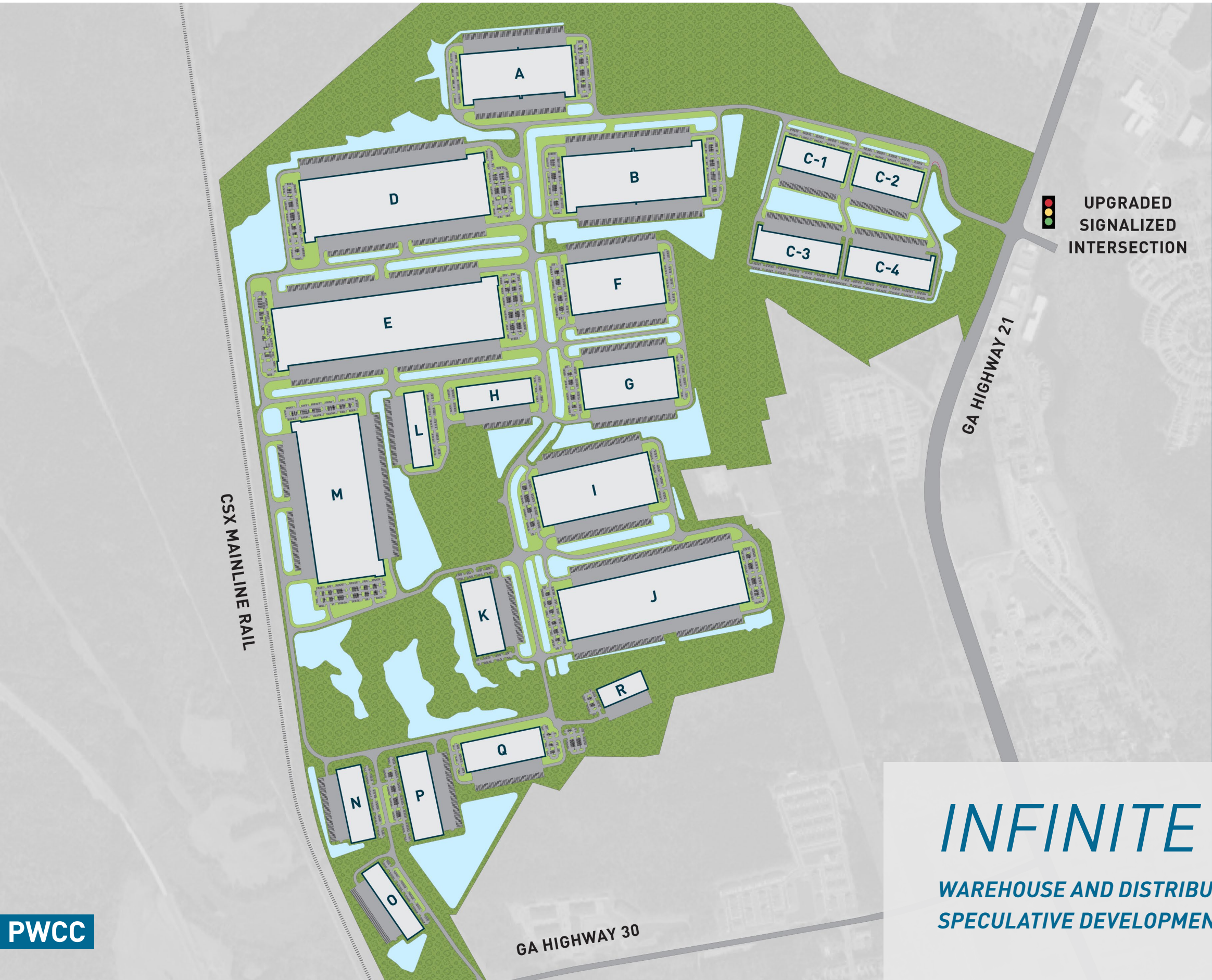
TOWARDS THE STATE OF GA (9%)

5.7M TEUS

MOVED IN FY 2025

37 WEEKLY VESSEL CALLS

THE MOST ON THE EAST COAST



BUILDING

A	538,775 SF
B	740,375 SF
C1	209,560 SF
C2	209,560 SF
C3	270,540 SF
C4	270,540 SF
D	1,108,280 SF
E	1,347,580 SF
F	495,040 SF
G	399,840 SF
H	196,560 SF
I	611,520 SF
J	960,960 SF
K	234,360 SF
L	158,760 SF
M	1,051,953 SF
N	196,960 SF
O	170,100 SF
P	267,840 SF
Q	251,100 SF
R	102,060 SF

INFINITE POTENTIAL

WAREHOUSE AND DISTRIBUTION, E-COMMERCE, LIGHT MANUFACTURING, SPECULATIVE DEVELOPMENT, AND BUILD-TO-SUIT OPPORTUNITIES

DELIVERING Q4 2026

BUILDING A

- FOOTPRINT

±538,775 SF
- COLUMN SPACING

56' x 50 with 60' speed bays
- CLEAR HEIGHT

42' one bay in from dock wall
- FLOOR SLAB

8" Reinforced
- DOCK DOORS

110
55 positions (45k lb mechanical levelers)
- DRIVE-IN DOORS

6 (14' x 16')
- TRUCK COURT

190' Heavy-Duty Concrete
- TRAILER PARKING

176
- AUTO PARKING

244
- LOOP ROADS

30' Heavy-Duty Concrete
- ROOF

60-mil TPO, R-25 Insulation
- AIR CHANGES

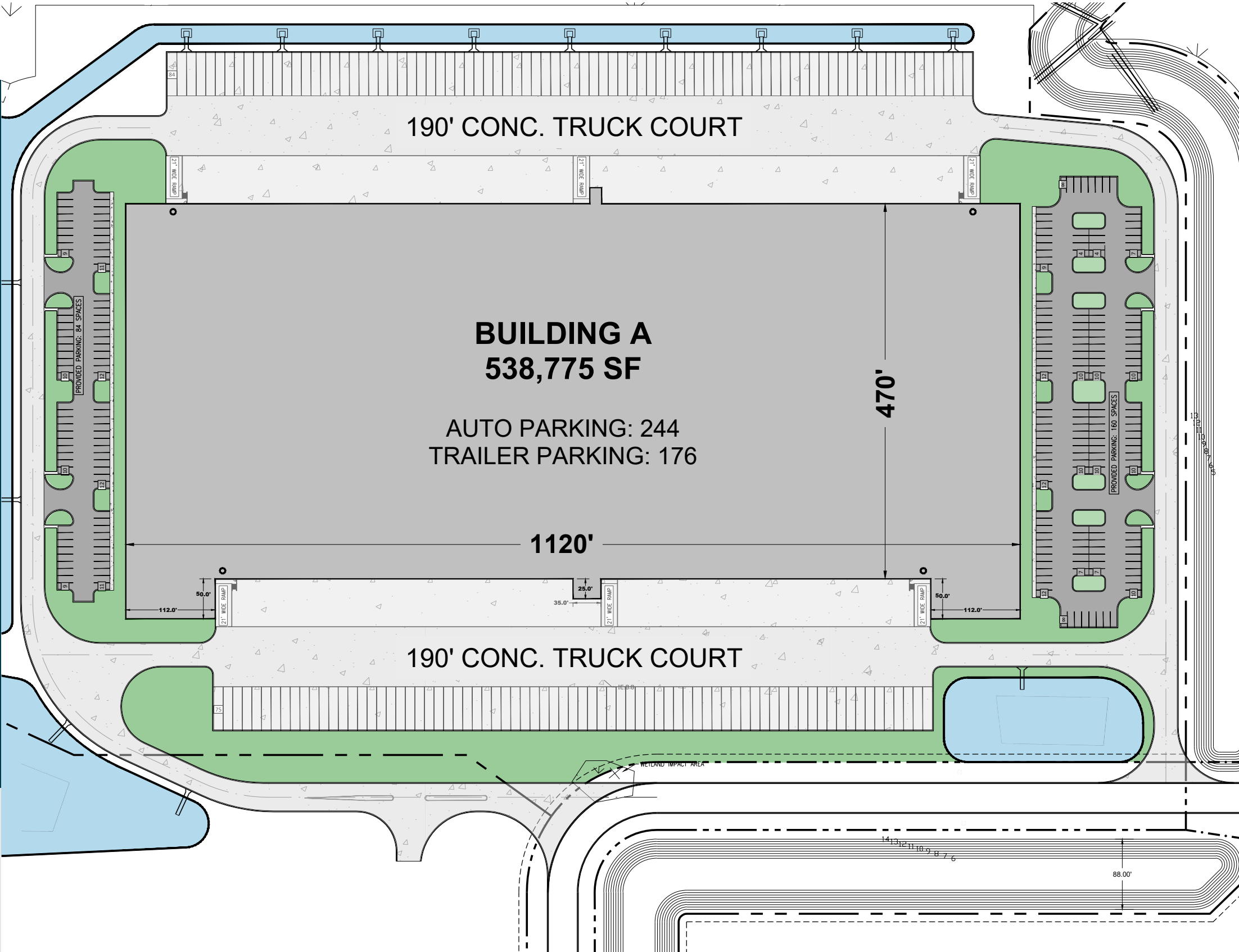
3 Per Hour
- ELECTRICAL SERVICE

(2) 3,000 Amps
- LIGHTING

30FC at 36" AFF
- FIRE PROTECTION

ESFR
- SPEC OFFICE

±5,600 SF



DELIVERING Q4 2026

BUILDING B

- FOOTPRINT

+/-740,375 SF
- COLUMN SPACING

56' x 50 with 60' speed bays
- CLEAR HEIGHT

42' one bay in from dock wall
- FLOOR SLAB

8" Reinforced
- DOCK DOORS

142
71 positions (45k lb mechanical levelers)
- DRIVE-IN DOORS

6 (14' x 16')
- TRUCK COURT

190' Heavy-Duty Concrete
- TRAILER PARKING

224
- AUTO PARKING

360
- LOOP ROADS

30' Heavy-Duty Concrete
- ROOF

60-mil TPO, R-25 Insulation
- AIR CHANGES

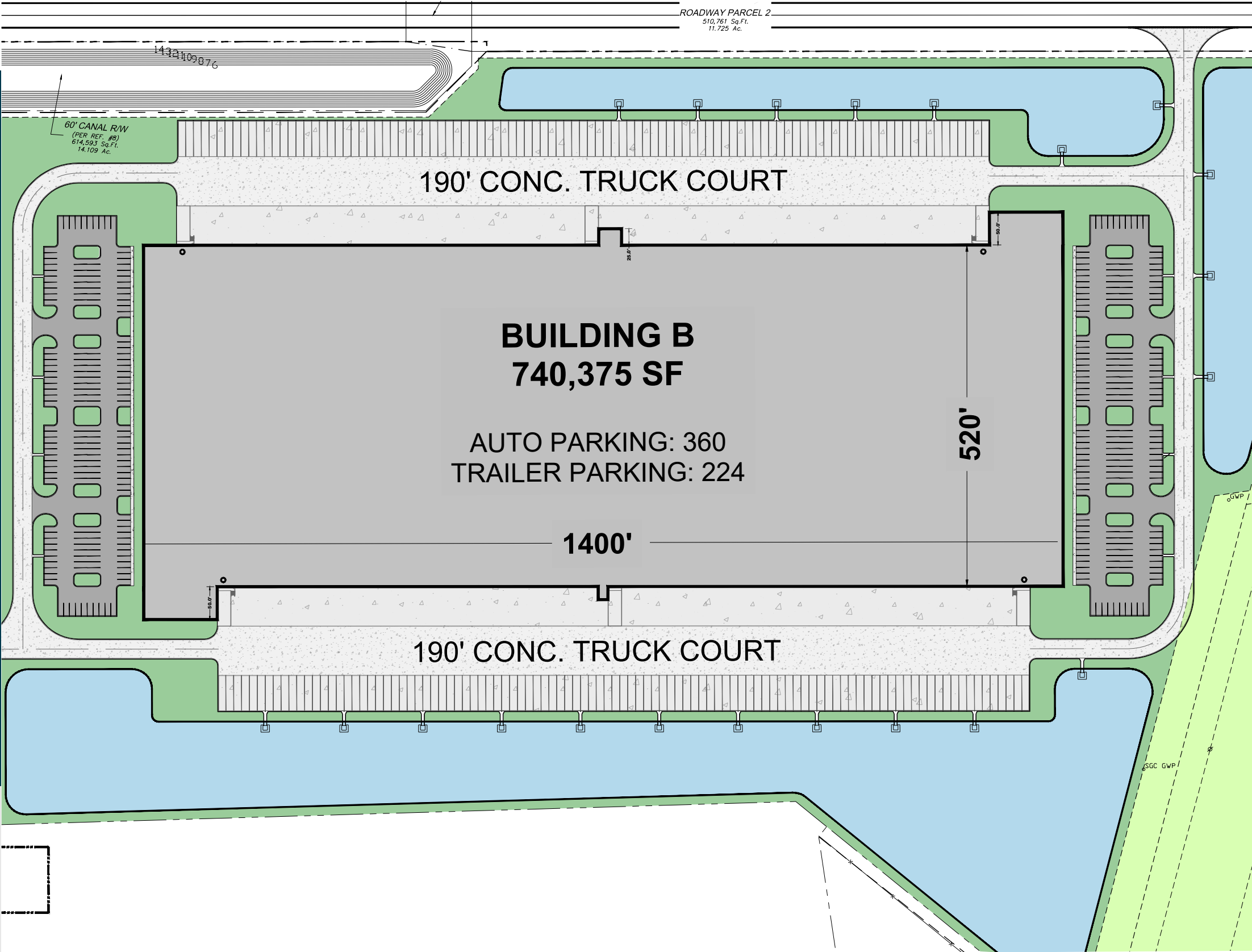
3 Per Hour
- ELECTRICAL SERVICE

(2) 3,000 Amps
- LIGHTING

30FC at 36" AFF
- FIRE PROTECTION

ESFR
- SPEC OFFICE

±5,600 SF



DELIVERING Q4 2027

BUILDING D

- FOOTPRINT

+/-1,108,280 SF
- COLUMN SPACING

58' x 50' with
70' speed bays
- CLEAR HEIGHT

42' one bay in from
dock wall
- FLOOR SLAB

8" Reinforced
- DOCK DOORS

188 (9' x 10')
94 (45k lb mechanical
levelers)
- DRIVE-IN DOORS

6 (14' x 16')
- TRUCK COURT

200' Heavy-Duty Concrete
- TRAILER PARKING

255
- AUTO PARKING

488
- LOOP ROADS

30' Heavy-Duty Concrete
- ROOF

60-mil TPO, R-25 Insulation
- AIR CHANGES

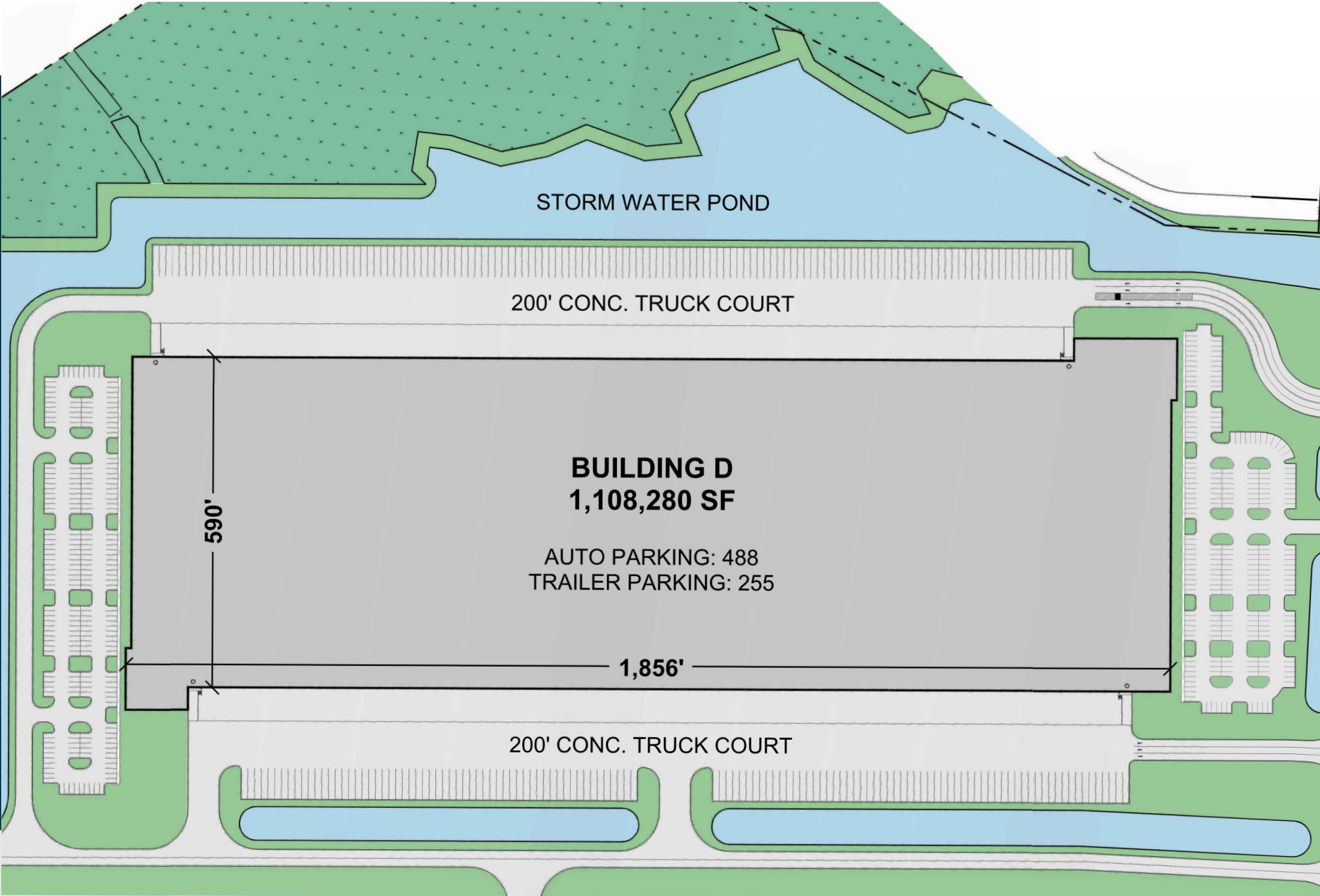
3 Per Hour
- ELECTRICAL SERVICE

(2) 3,000 Amps
(2) 2,000 Amps
- LIGHTING

30FC at 36" AFF
- FIRE PROTECTION

ESFR
- SPEC OFFICE

±9,200 SF



PROJECT TEAM



WES HARDY

PARTNER, SOUTHEAST REGION

Wes Hardy is Southeast Region Partner at Dermody and is based in Atlanta. He is responsible for the sourcing and execution of acquisition, development and redevelopment opportunities throughout the Southeast, consistent with Dermody's strategy of acquiring and developing Class A logistics facilities in infill submarkets. He also manages the existing portfolio through asset management and customer relations for the region.



CHRIS BROWN

SENIOR VICE PRESIDENT

Chris Brown is a Senior Vice President at Dermody and is based in Atlanta. He is responsible for supporting the Southeast team in the sourcing, execution and operations of new investments throughout the region. Additionally, Mr. Brown is an important member of the leasing, management and asset management team for existing assets in the region.



ERIC HENDRICKSON

SENIOR VICE PRESIDENT

Eric Hendrickson is Senior Vice President, Development in the Southeast Region. Based in Atlanta, he is responsible for providing due diligence, design, budget and construction oversight for acquisitions, redevelopment, speculative development and build-to-suit projects.

PROJECT TEAM



DAVID SPRINKLE
VICE PRESIDENT, DEVELOPMENT & INVESTMENTS

David Sprinkle is Vice President of Development & Investments in the Southeast Region for Dermody. Based in Atlanta, he is responsible for land sourcing, due diligence, entitlements, and design and budgeting efforts related to site development and land and building acquisitions/dispositions.



JOE GRANT
VICE PRESIDENT, DEVELOPMENT

Joe Grant is Vice President of Development in the Southeast Region. Based in Atlanta, he is responsible for providing due diligence, design, entitlement, regulatory, budget and construction oversight for acquisitions, redevelopment, speculative development and build-to-suit projects.

DEVELOPMENT TEAM

ABOUT DERMODY

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities.

In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California.

For more information, visit www.Dermody.com.

ABOUT LOGISTICENTER®

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



Port Wentworth Commerce Center

Buildings A & B Delivering Q4 2026

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