

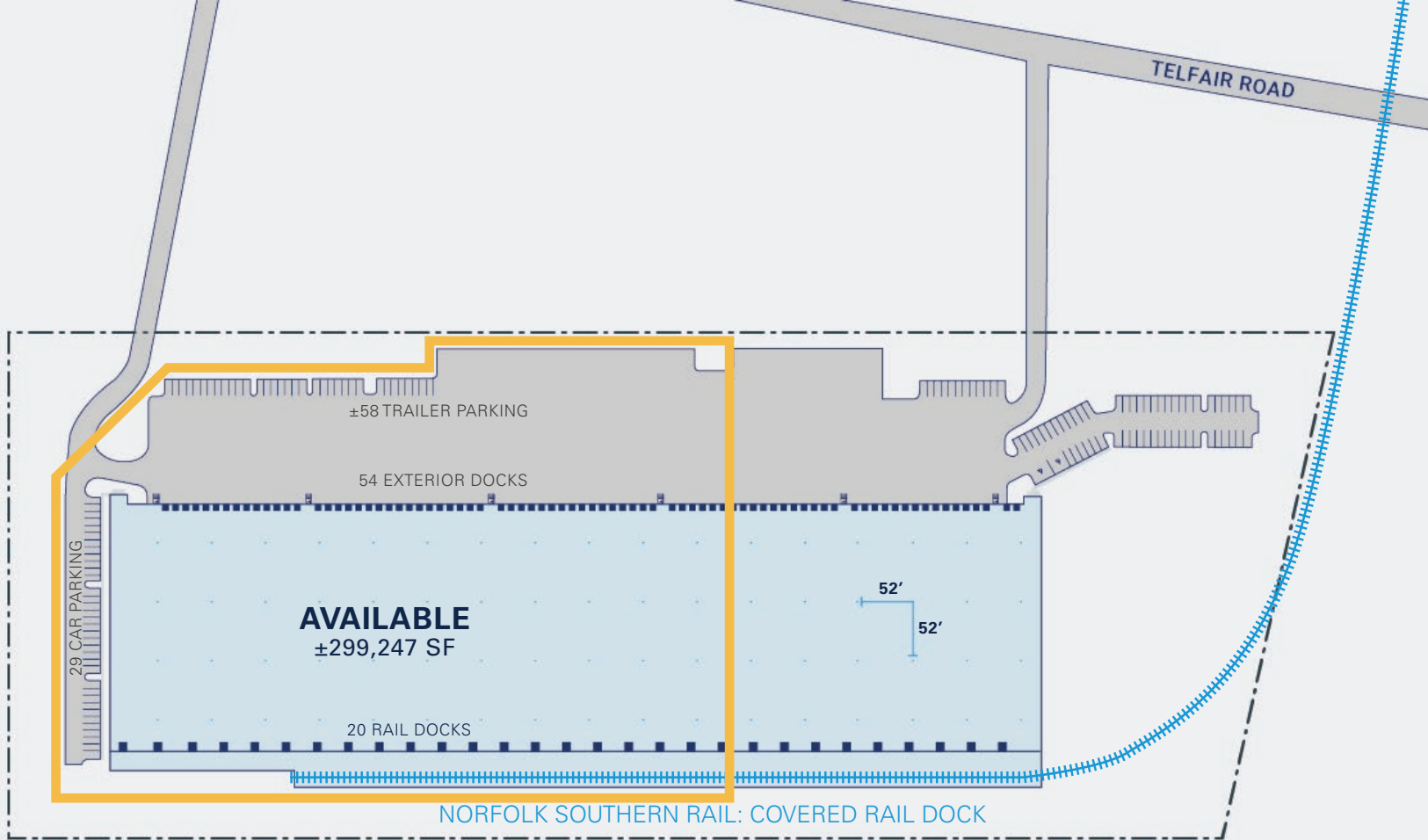


Georgia Commerce Center II

Rail-Served Warehouse (Norfolk Southern)

300 Telfair Road | Savannah, GA





Prime Location with Easy Access to Interstate 516 and Interstate 16 Direct Access to Norfolk Southern Rail Line

Property Highlights

- + ±299,247 SF Front Load Warehouse Building
- + Norfolk Southern rail access with covered rail dock in rear
- + Ceiling Height: 32'
- + Column Spacing: 52' wide x 52' deep (60' at bay)
- + Dock High Doors: 54 (9' x 10')
- + Rail Doors: 21 (12' x 12') located in rear
- + Truck Court: 200' deep concrete truck apron
- + Trailer Parks: ±58 spaces
- + Car Parks: 29 spaces
- + Construction: Concrete tilt-walls; sloped metal roof deck
- + ESFR sprinklers
- + Heavy duty floors
- + **AVAILABLE SUMMER 2025**

Georgia Commerce Center II

Location Advantages



Near the Georgia Ports Authority

3 Miles to Ocean Terminal
3.75 Miles to Garden City Terminal



Direct Access

to I-516 and I-16



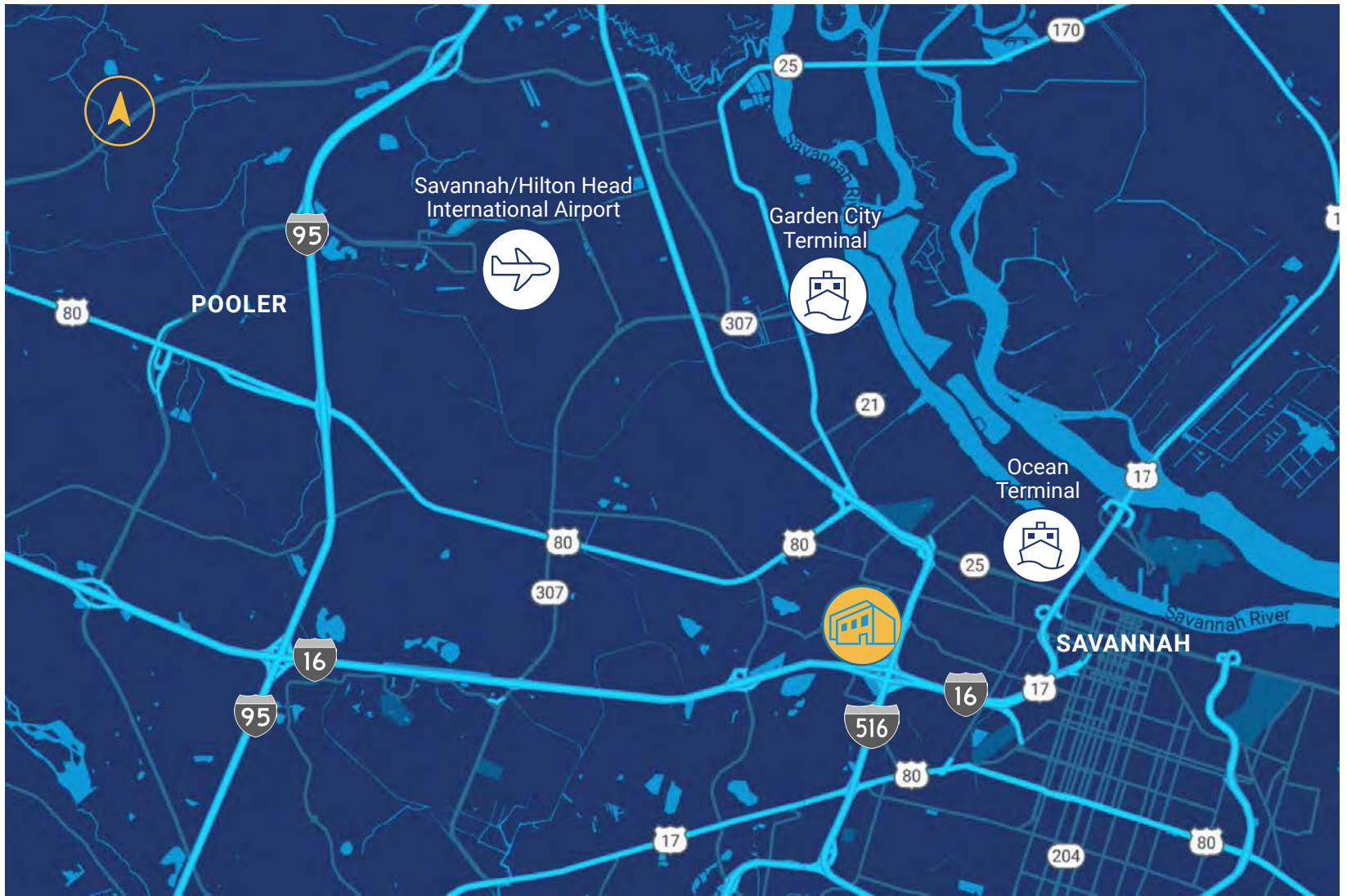
Rail Served

Norfolk Southern Rail



Class A

Industrial Building



Key Distances

Interstate 516	0.7 Miles
Interstate 16	1.4 Miles
GPA: Ocean Terminal	3.0 Miles
GPA: Garden City Terminal	3.75 Miles
Interstate 95	6.8 Miles

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible— that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve.

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All information is subject to verification and no liability for errors or omissions is assumed.

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