



**Available for
Immediate Occupancy**

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 lb levelers)
- 50' x 54' column spacing (60' speedbays)
- 4 drive-in doors
- 8" slab
- 30 FC LED lighting
- Electrical Service: Two 2000 AMP, 3 phase, 480/277V
- ±15 AC outdoor storage option available
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2027 Completion)

Accelerating success.

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Colliers

Broe
Real Estate Group

OmniTRAX[®]
POWERED BY RAIL & REAL ESTATE

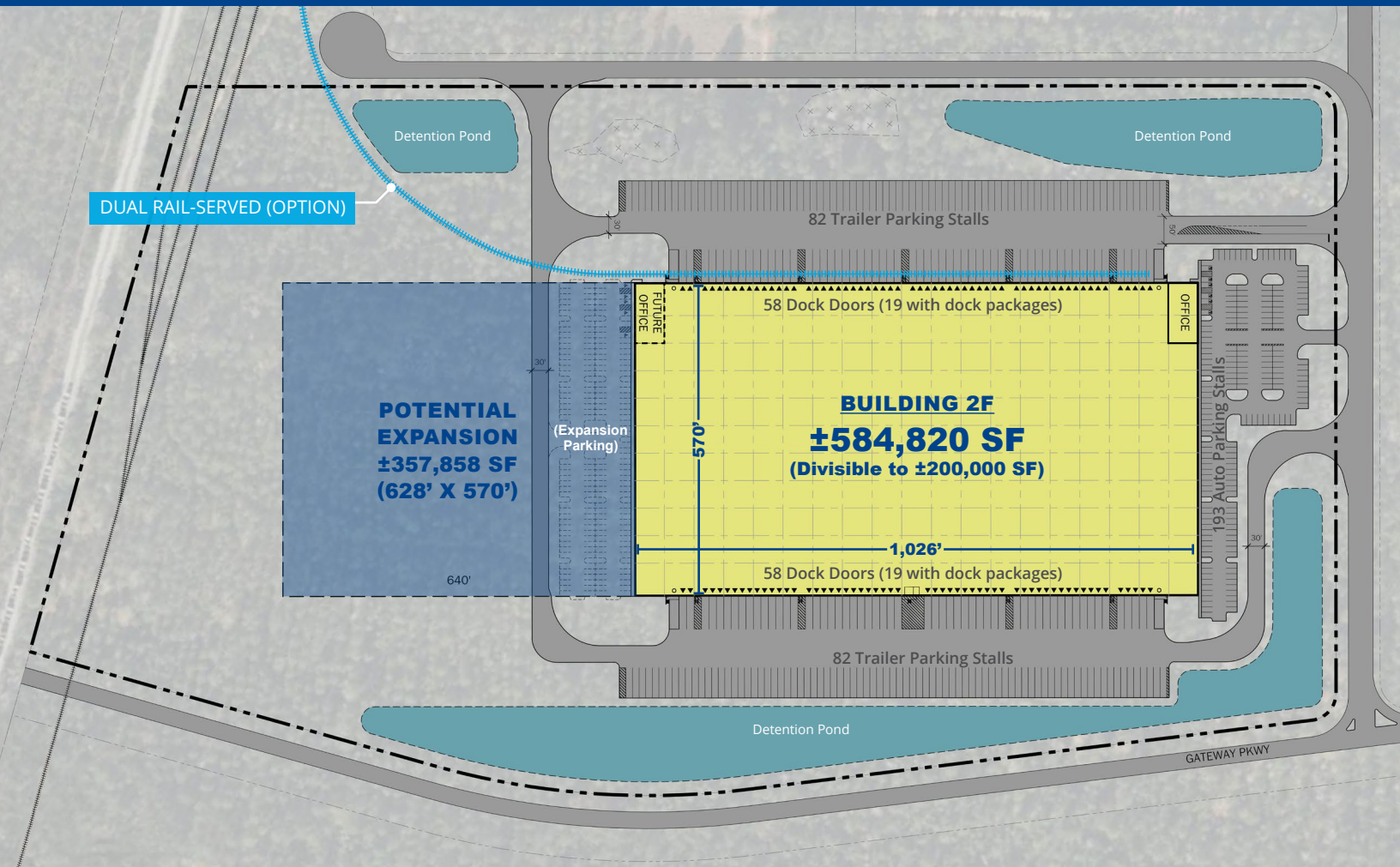
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Building Profile



Building 2F Specs

±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

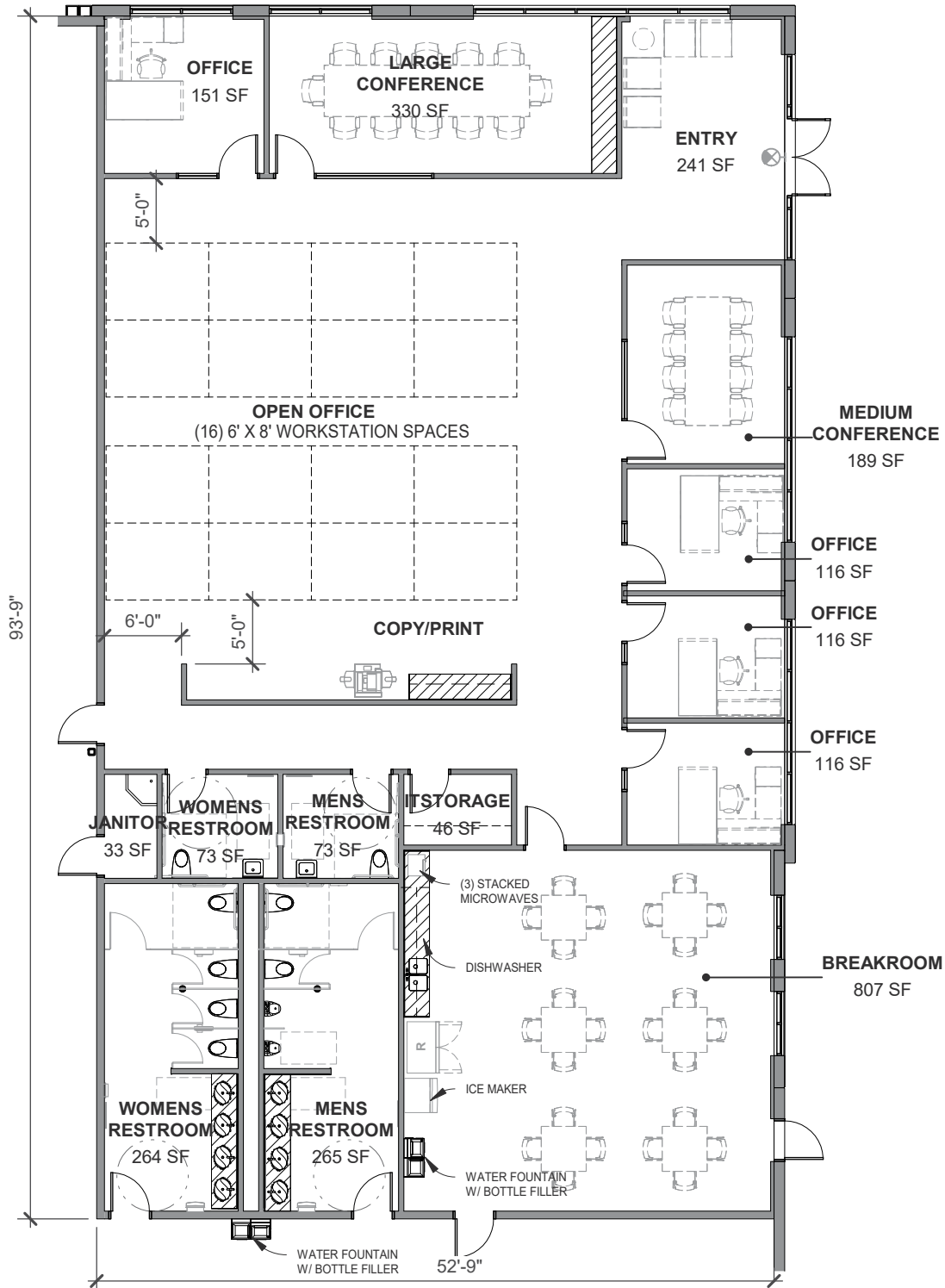
193 auto

Parking Stalls
(Expandable to 380)

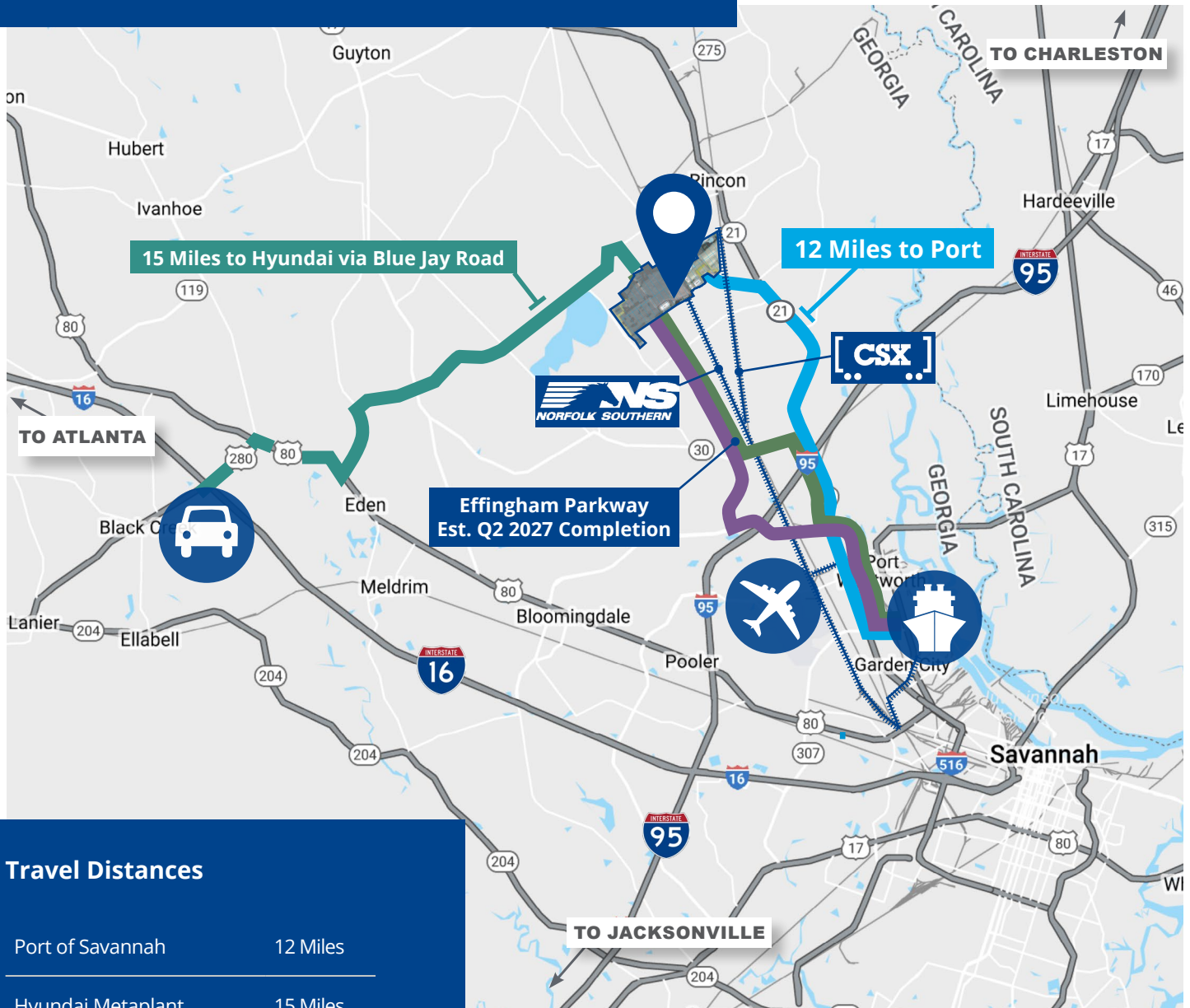
Rail-Served

Option

Spec Office | $\pm 5,000$ 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 75,000-1,000,000+ SF



Available for Build-to-Suit



OmniTRAX Managed Rail Services

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