

RINCON / GA



**Building 1**  
**169,231 SF**

**Building 2**  
**72,202 SF**

**Construction Progress: March 2026**

# South Effingham Commerce Center



**14.2 Miles to The Port of Savannah**



**6.4 Miles to I-95**



**15.3 Miles to I-16**

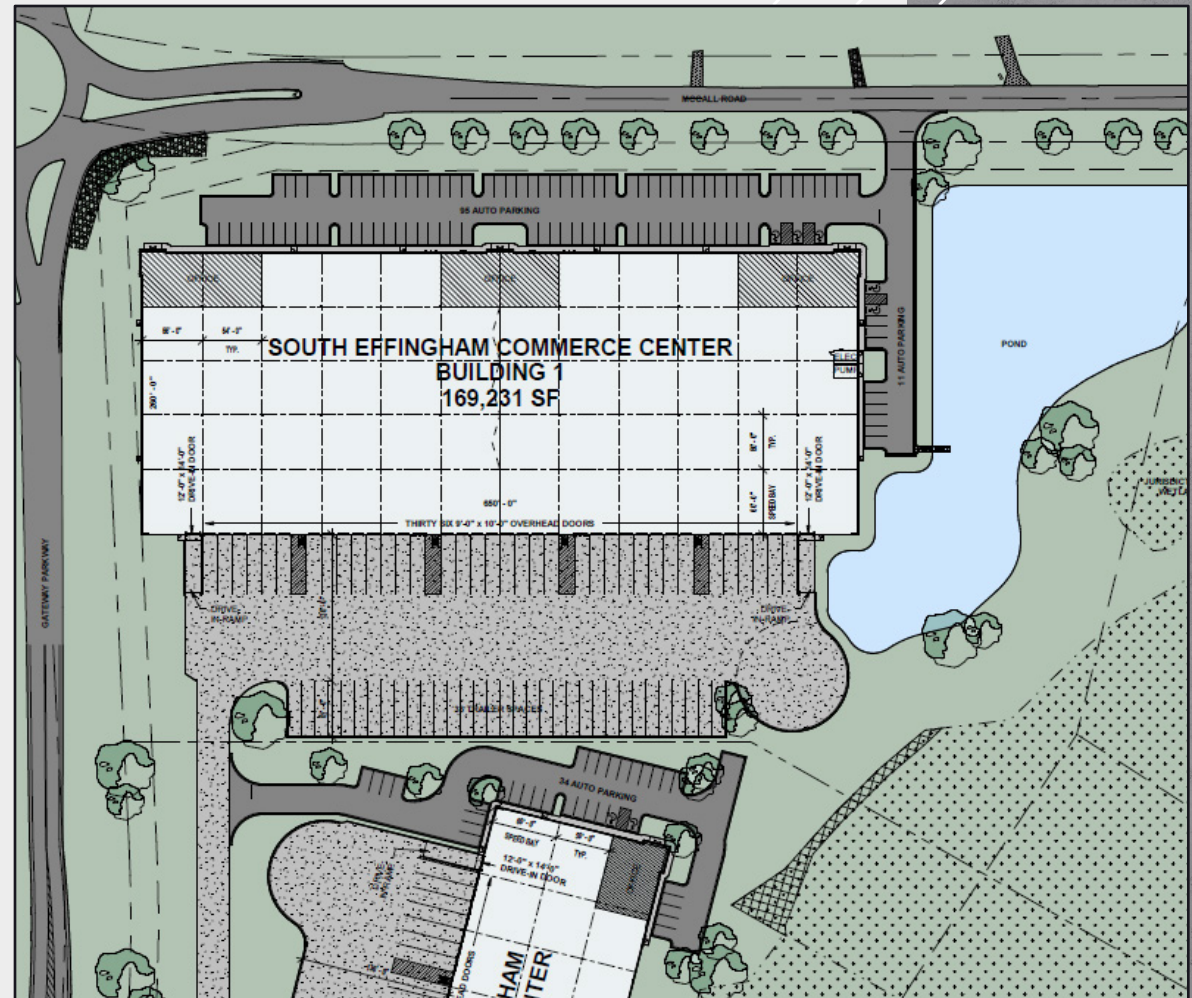
**CBRE**

**MWI** PROPERTY GROUP

# Building 1 Specifications

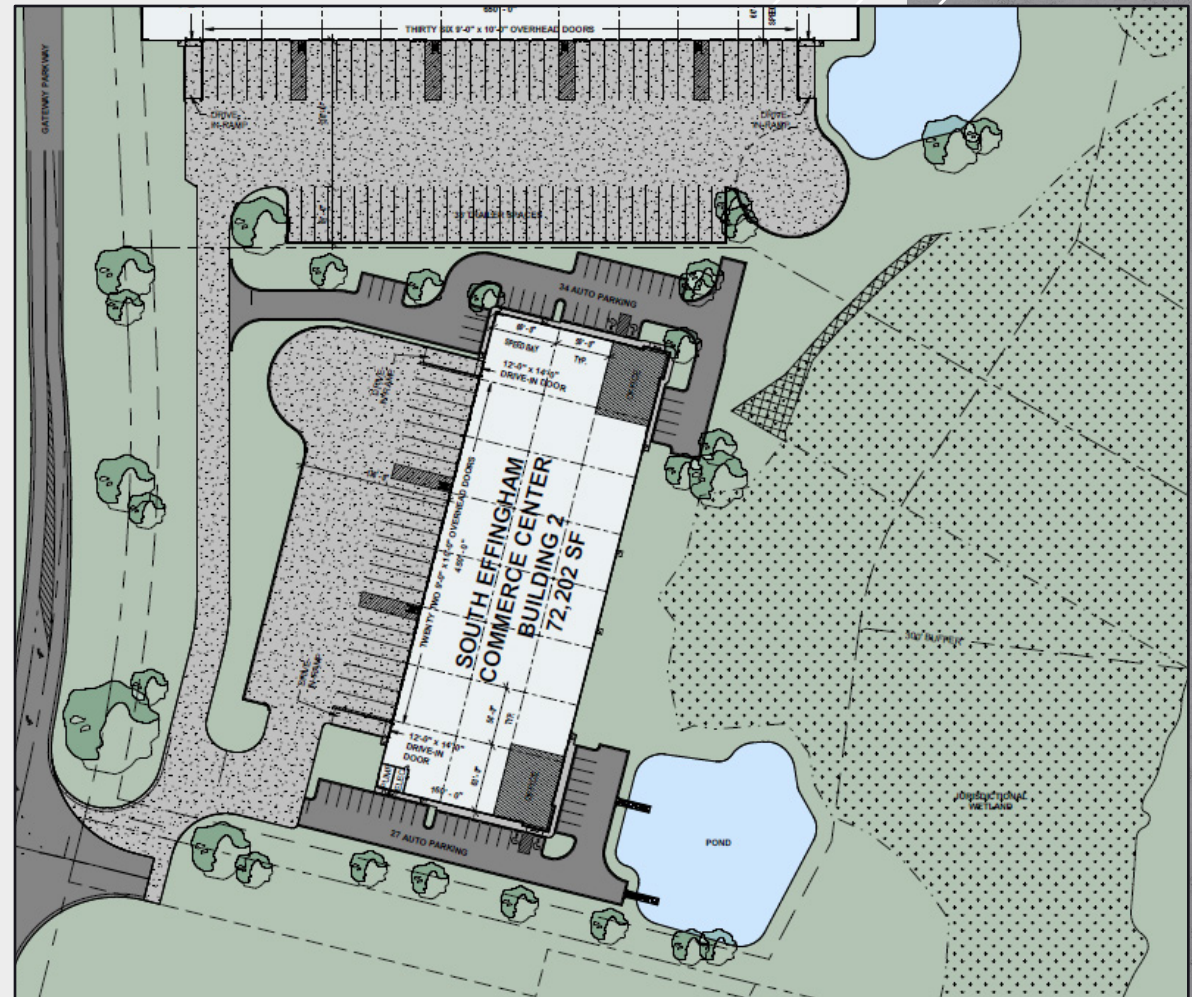
## Spec Type      Spec Details

Dimensions	650' x 260'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	36 Dock Positions (9' x 10') 10 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	106
Trailer Position Count	33
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	3,000 amp, 3 phase 480/277V
Spec Office	2,486 SF
Lighting	30 FC



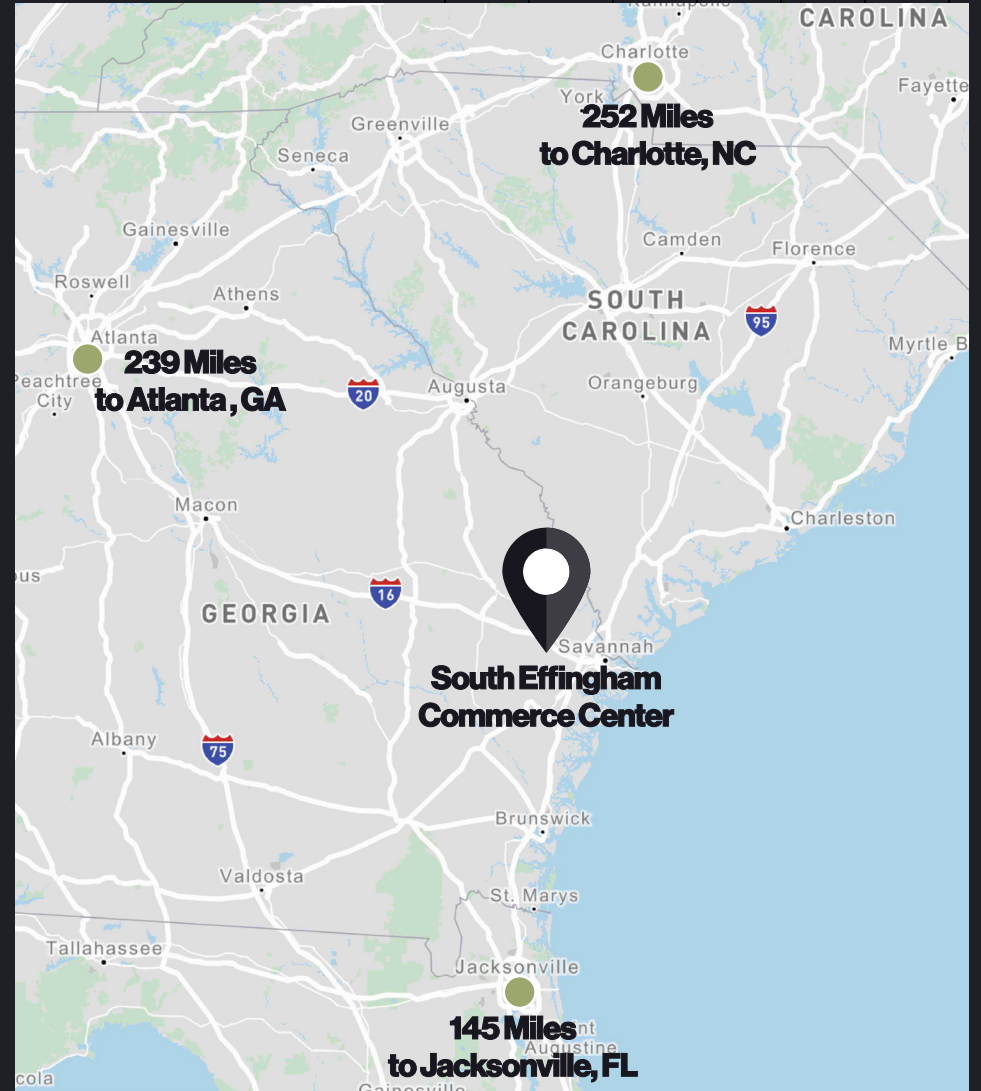
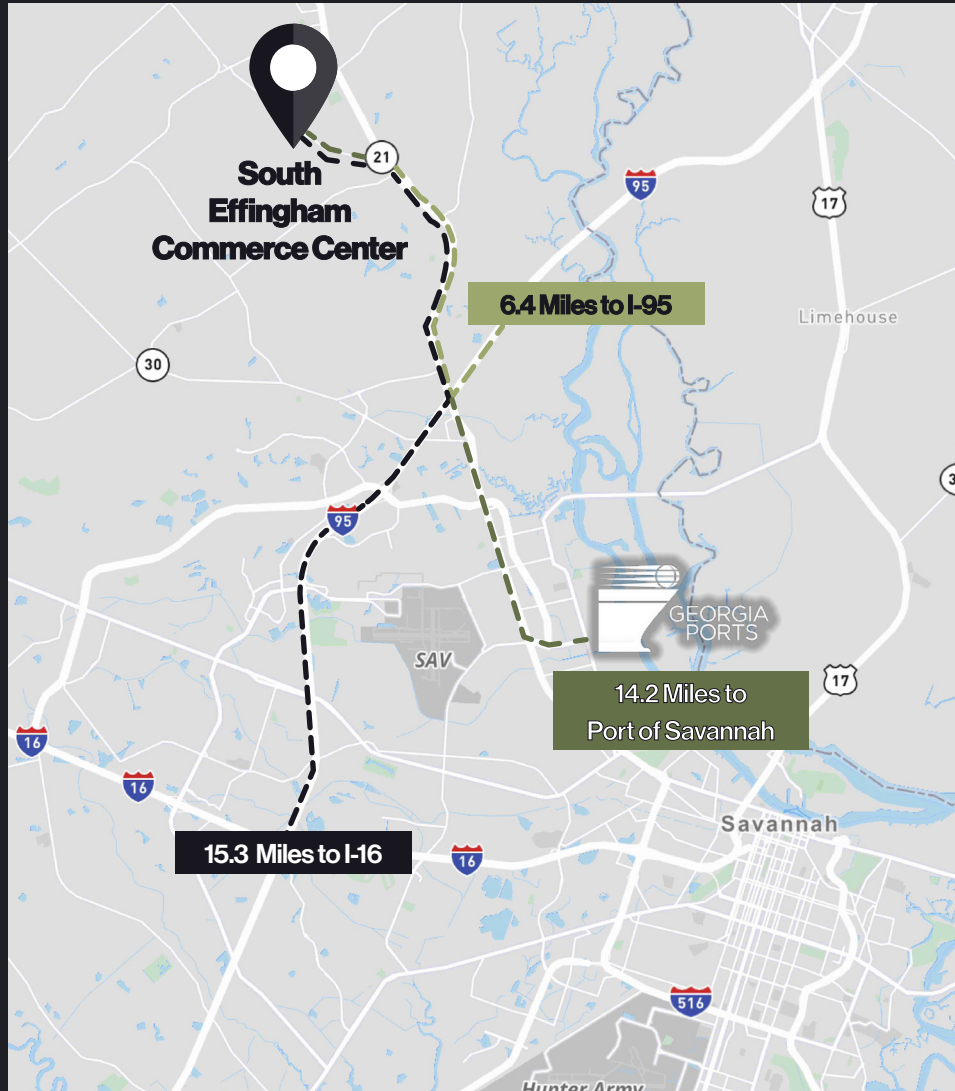
# Building 2 Specifications

Spec Type	Spec Details
Dimensions	450' x 160'
Column Spacing	54' x 50' (typical interior) 54' x 60' (staging/speed bay)
Clear Height	32'
Docks	22 Dock Positions (9' x 10') 6 docks equipped with 7' x 8', mechanical levelers with bumpers and Z-guards (one per bay)
Drive Ins	Two (2) (12' x 14')
Auto Count	61
Trailer Position Count	None
Slab Details	unreinforced 7" thick, 4,000 psi
Electrical Service	2,000 amp, 3 phase 480/277V
Spec Office	1,680 SF
Lighting	30 FC



# Site Location

## South Effingham Commerce Center



# Savannah Market Overview

Port of Savannah - 3rd Busiest Container Port in the U.S

## Georgia Ports Authority

**\$1.2B**

investment in its facilities in the last 10 years

**\$4.2B**

investment planned by 2035

**2**

Modern and deepwater terminals

**12-13M**

TEUs 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


## Market Highlights

- + Conveniently located at the intersection of I-95 and I-16, offering unparalleled access to all major southeast markets.
- + 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.
- + The Georgia Port's Authority owns and operates all terminal facilities, creating unmatched flexibility and efficiency to meet the needs of customers.
- + Savannah's location offers overnight truck service to the entire Southeast along with connectivity to over 80% of the US population within a two-day drive.
- + 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.





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**Available:**

# South Effingham Commerce Center

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