



Available for
Immediate Occupancy

For Lease

Industrial Warehouse with Dual Rail-Served Option Savannah Gateway Industrial Hub Building 2G, 2010 Branch Road Rincon, GA 31326

- ±322,844 SF front-load warehouse
- 12 miles to the Port of Savannah
- Option for dual rail-service by CSX and Norfolk Southern via OmniTRAX with 853 linear feet of rail along building
- 32' clear height
- Up to 51 trailer parking spaces away from building
- 189 car parking spaces
- 45 dock doors (12 dock packages)
- 2 drive-in doors
- Electrical Service: Two 2,000 AMP transformers, 3 phase, 480/277V
- 8" reinforced slab
- 53'-4" x 53'-4" column spacing (53'-4" x 60' speed bay)
- Building dimensions: 853'-4" x 380'
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

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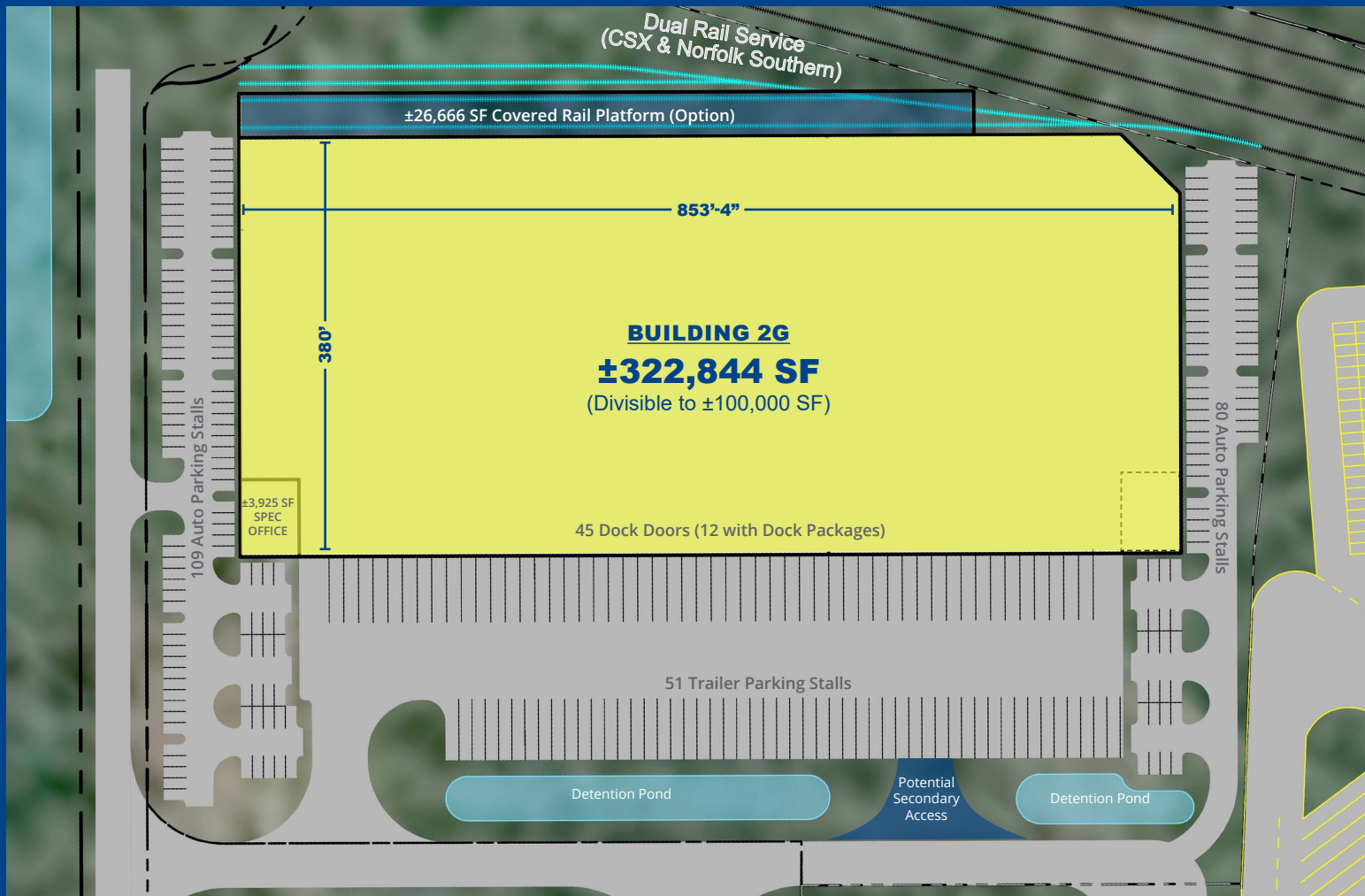
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Front Load with Dual Rail-Served Option



Building 2G Specs

±322,844 sf
Building Size

45 dock
Doors

2 drive-in
Doors

32 foot
Clear Height

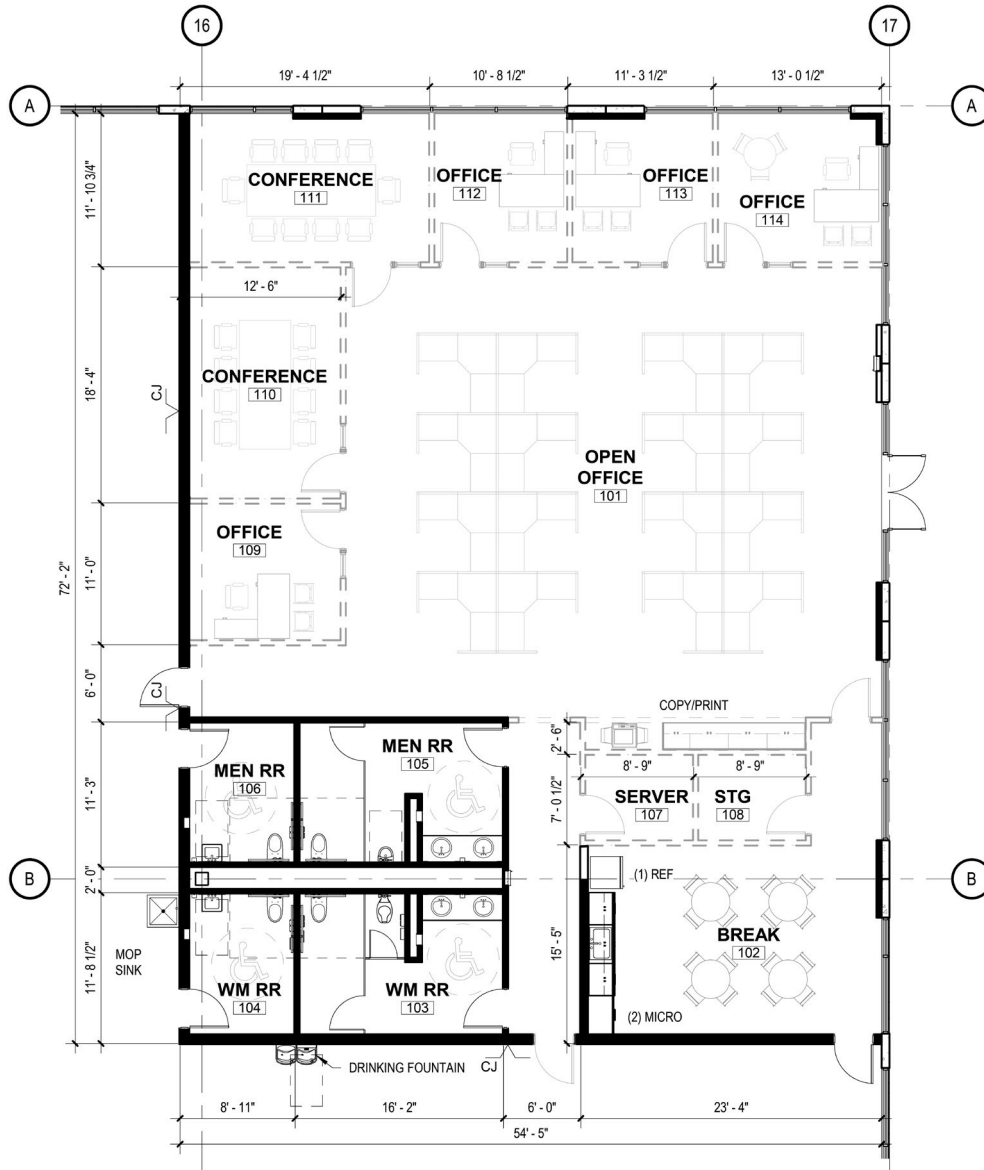
Up to 51 trailer
Parking Stalls

189 auto
Parking Stalls

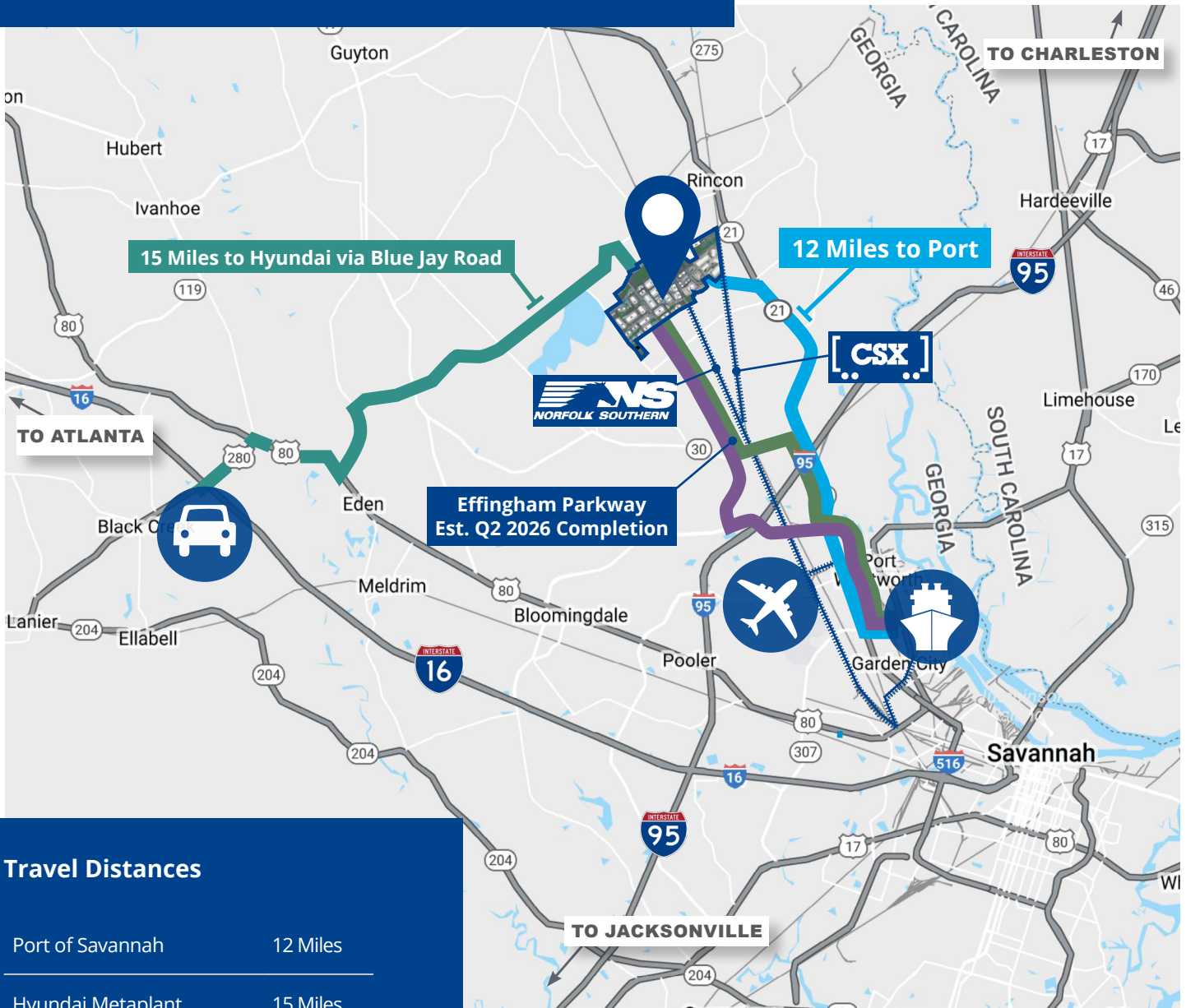
±3,925 sf
Spec Office

8 inch
Reinforced Slab

Spec Office | ±3,925 SF



Location & Access



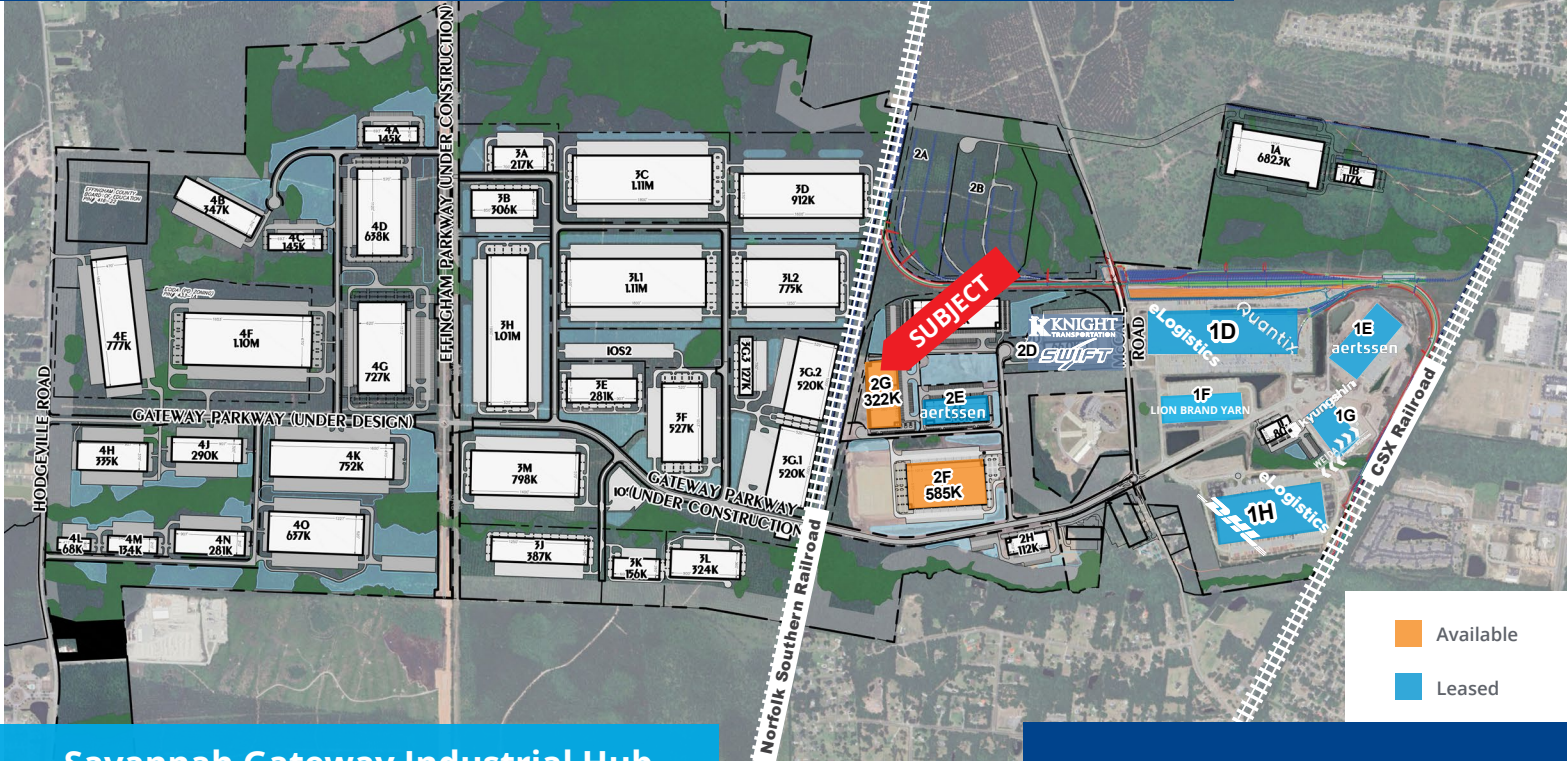
Travel Distances

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



■ Available
■ Leased

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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