



**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, 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 2027 Completion)

Accelerating success.

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**Broe**  
Real Estate Group

**OmniTRAX**<sup>®</sup>  
POWERED BY RAIL & REAL ESTATE

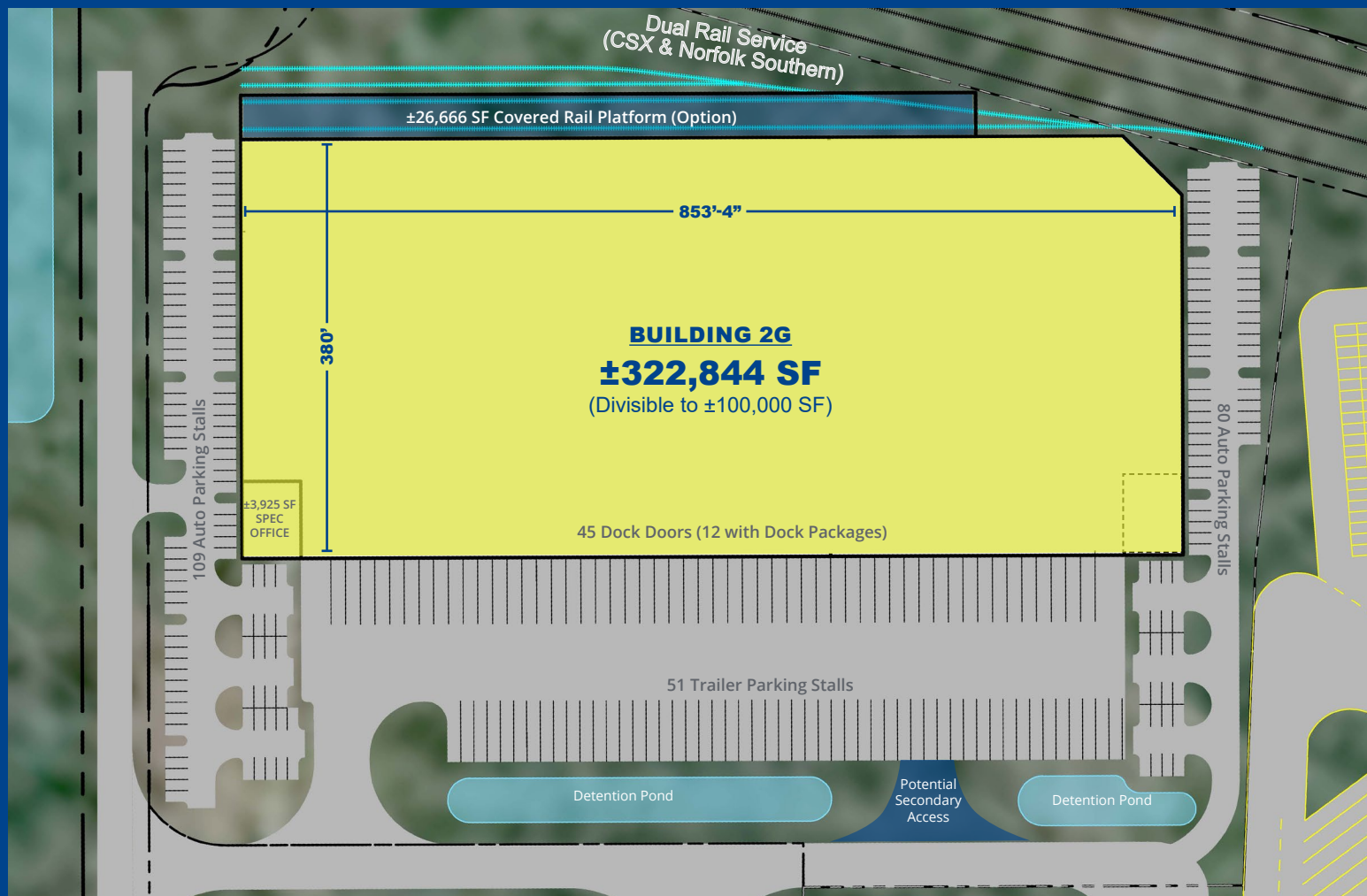
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# Front Load with Dual Rail-Served Option



## 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

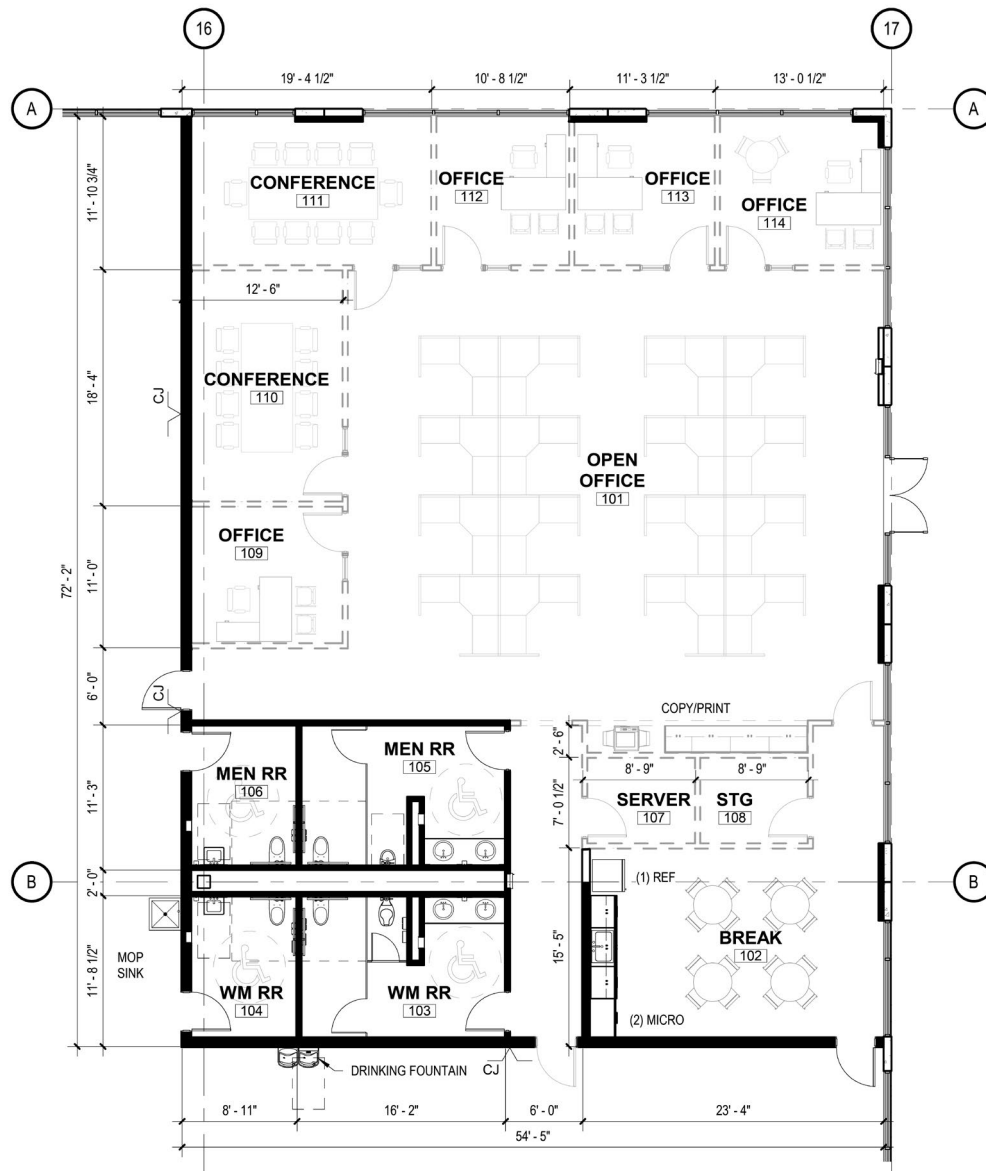
189 auto  
Parking Stalls

±3,925 sf  
Spec Office

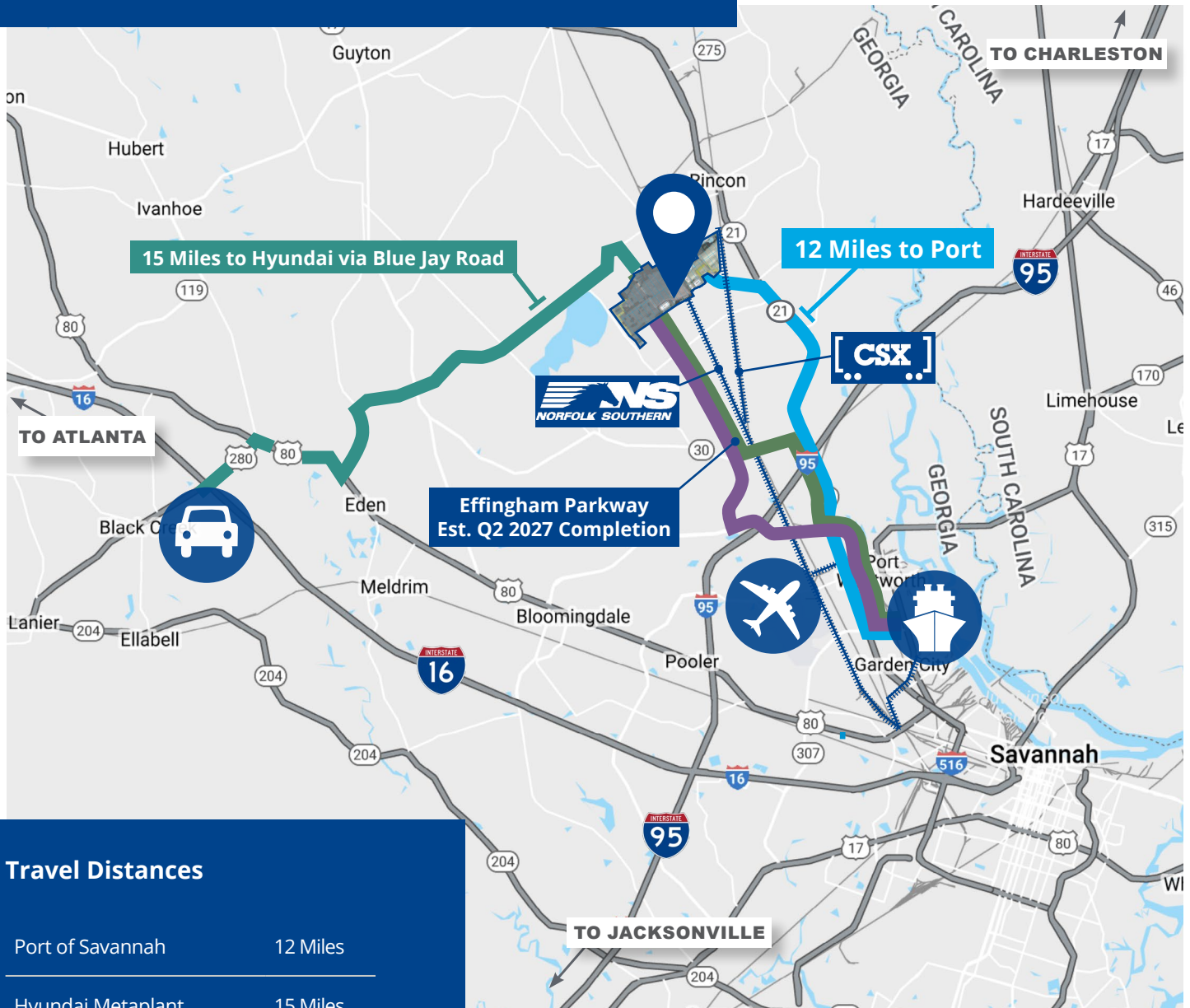
8 inch  
Reinforced Slab



# Spec Office | $\pm 3,925$ 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



## 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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