



Delivering May 2026

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, 4 drive-in doors
- 8" slab
- ±15 AC outdoor storage option available
- Building dimensions: 1,026' x 570'
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

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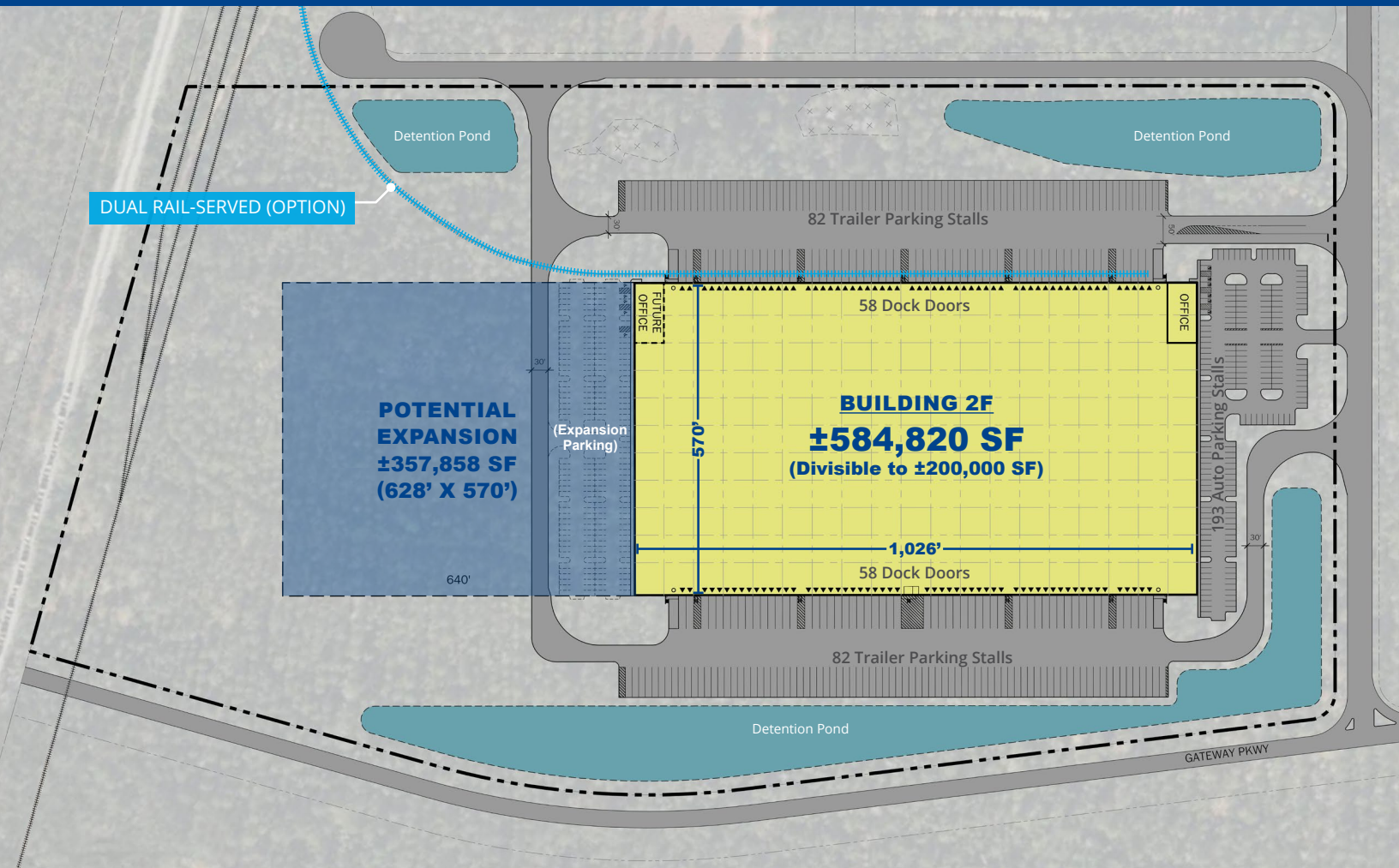
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Accelerating success.

# Building Profile



## Building 2F Specs | Delivering May 2026

±584,820 sf

Building Size  
(Expandable to ±942,678 SF)

Crossdock

Configuration

116 dock

Doors

4 drive-in

Doors

40 foot

Clear Height

164 trailer

Parking Stalls

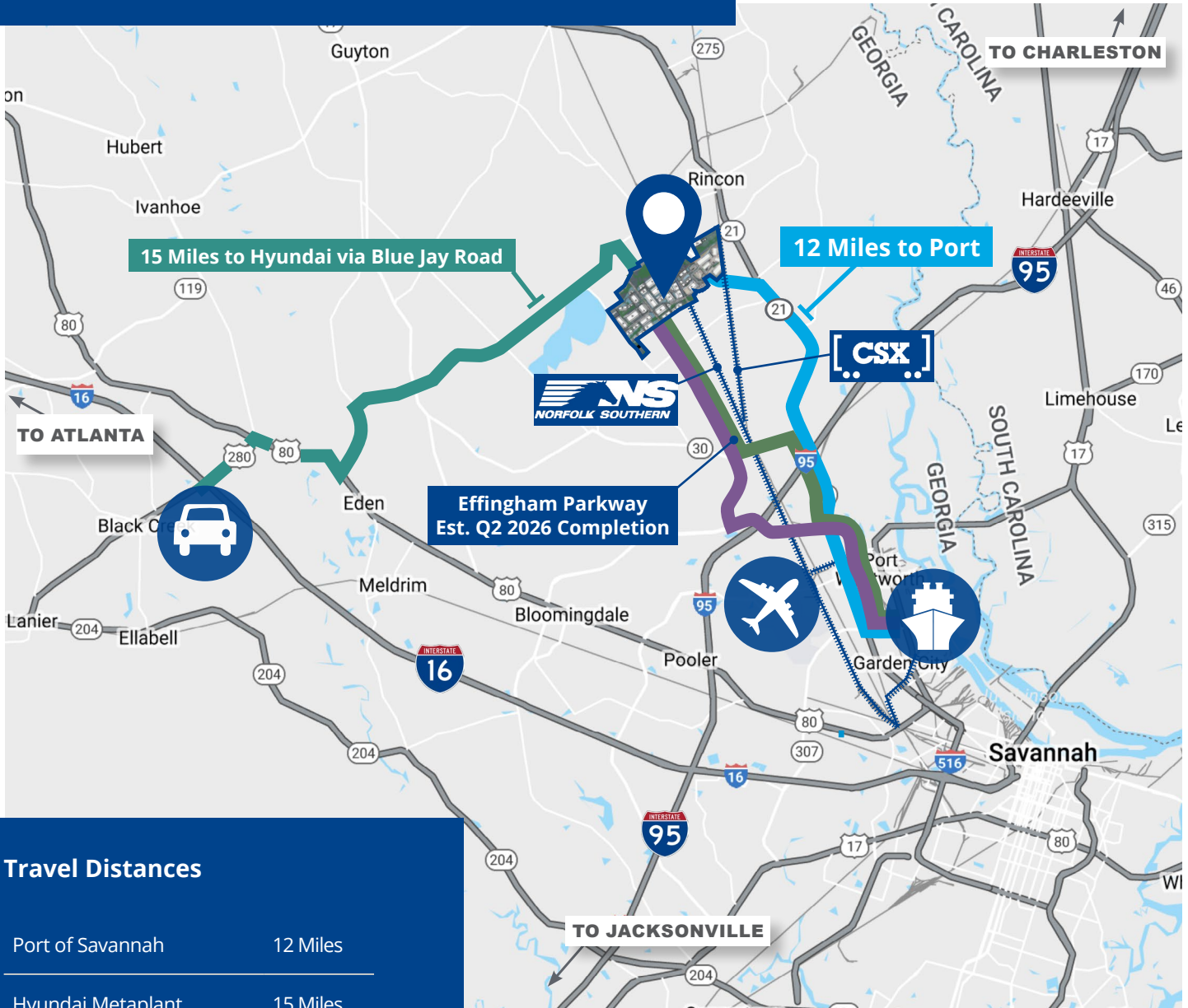
193 auto

Parking Stalls  
(Expandable to 380)

Rail-Served

Option

# Location & Access



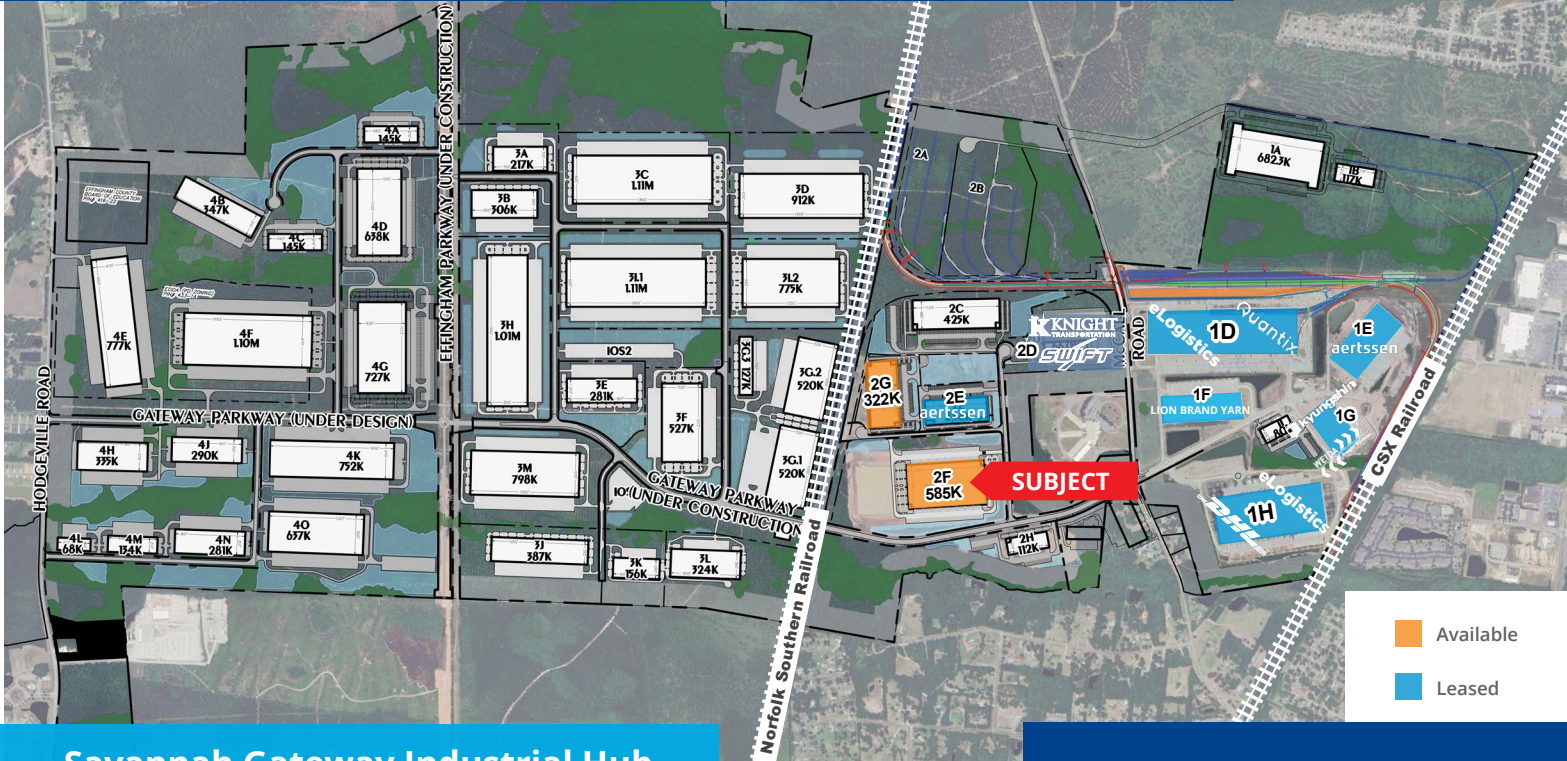
## Travel Distances

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
- Hyundai Motor Group's Metaplant America
- Georgia Ports Authority's Port of Savannah
- Savannah Hilton Head International Airport
- Interstates

# 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 75,000-2,000,000+ SF**
-  **Available for Build-to-Suit**
-  **OmniTRAX Managed Rail Services**

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