

AVAILABLE FOR  
**LEASE**

±10,200 SF | ±7.5-10.5 ACRES

# Savannah Intermodal Logistics Hub

Heavy Industrial | Container Stacking | Opportunity to Expand



**28 Telfair Pl**  
Savannah, GA 31415

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# PROPERTY DETAILS

<b>ADDRESS</b>	28 Telfair Pl
<b>CITY, STATE, ZIP</b>	Savannah, GA 31415
<b>COUNTY</b>	Chatham
<b>PARCEL ID</b>	60736 01004
<b>ZONING</b>	Garden City (Heavy Industrial)
<b>AVAILABILITY</b>	Immediate
<b>BUILDING SIZE</b>	±10,200 SF
<b>OUTDOOR STORAGE</b>	±7.5 - 10 Acres
<b>DRIVE-IN DOORS</b>	5 tot./12' w x 14' h
<b>BUILDING HEIGHT</b>	22' (16' Clear Height)
<b>POWER CAPACITY</b>	Heavy 3-Phase Power
<b>SPRINKLERS</b>	Wet Sprinkler System
<b>FLOOR THICKNESS</b>	4" Reinforced Concrete Slab
<b>SECURITY</b>	Fenced + Gated + Security Cameras
<b>YARD</b>	9" Heavy Duty GAB with geotextile fabric
<b>CONTAINER STACKING</b>	3-High (Potential for 5)
<b>LIGHTING</b>	Full LED Exterior Lighting
<b>LEASE TYPE</b>	NNN - OPEX ~ \$400/AC/Month (Estimate)
<b>LEASE RATE</b>	Upon Request

## Purpose-Built for Fleet, Container & Heavy Outdoor Storage Operations

### PERIMETER FENCING

New black corrugated fencing installed and expanding – security, site delineation, and professional curb appeal throughout the development.

### ENGINEERED SUBGRADE & GAB SURFACE

Full site cleared, re-graded 9" below existing grade with third-party geotechnical certification. Stabilized with geotextile fabric + 9" GAB installed sitewide for long-term load-bearing and rated for heavy axle loads and container stacking.

### GEORGIA POWER LIGHTING PLAN

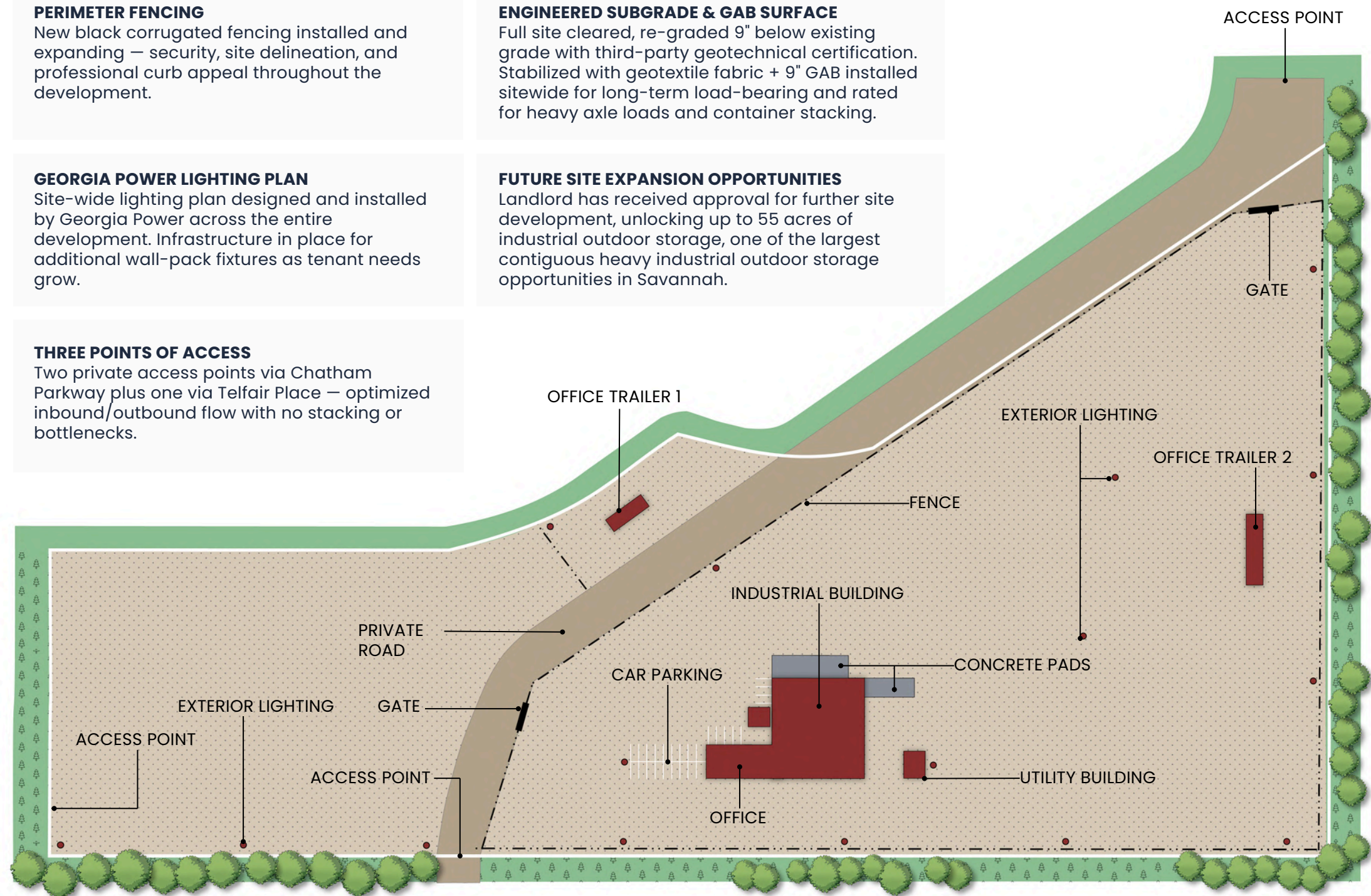
Site-wide lighting plan designed and installed by Georgia Power across the entire development. Infrastructure in place for additional wall-pack fixtures as tenant needs grow.

### FUTURE SITE EXPANSION OPPORTUNITIES

Landlord has received approval for further site development, unlocking up to 55 acres of industrial outdoor storage, one of the largest contiguous heavy industrial outdoor storage opportunities in Savannah.

### THREE POINTS OF ACCESS

Two private access points via Chatham Parkway plus one via Telfair Place – optimized inbound/outbound flow with no stacking or bottlenecks.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION OVERVIEW



# PORT OF SAVANNAH

The **Port of Savannah** is the fastest-growing major port in the United States. With direct I-16 and I-95 access, 80% of the U.S. population is reachable within a two-day drive. Every container moving through the Port creates direct demand for the IOS sites that surround it.

**#1** Fastest growing container port in the United States

**5.7M** TEUs ↑ 8.6% over FY2024

**1 in 8** U.S. TEUs handled by Georgia Ports Authority

**#3** Busiest U.S. port by total container volume

- **GPA market share increased 3.5% over the past decade** – FY2025 was the Port's second busiest year on record, handling 534,037 TEUs in August (+9% YoY)
- **GPA targeting 12M TEU capacity by 2035** – projected to surpass NY/NJ as the highest-volume East Coast port
- **Most westerly Atlantic port** — direct access to 80% of the U.S. population within a two-day drive; lowest occupancy cost among all top-volume U.S. ports
- **Savannah stands to outperform West Coast ports in capturing nearshoring and reshoring volume** – as manufacturing reshores from China

Among the top 10 U.S. ports by TEU volume, Savannah has the **lowest average asking rent** and the **fastest drive time out of the port** — a durable structural advantage for every port-adjacent IOS operator.



## HARBOR SPECIFICATIONS



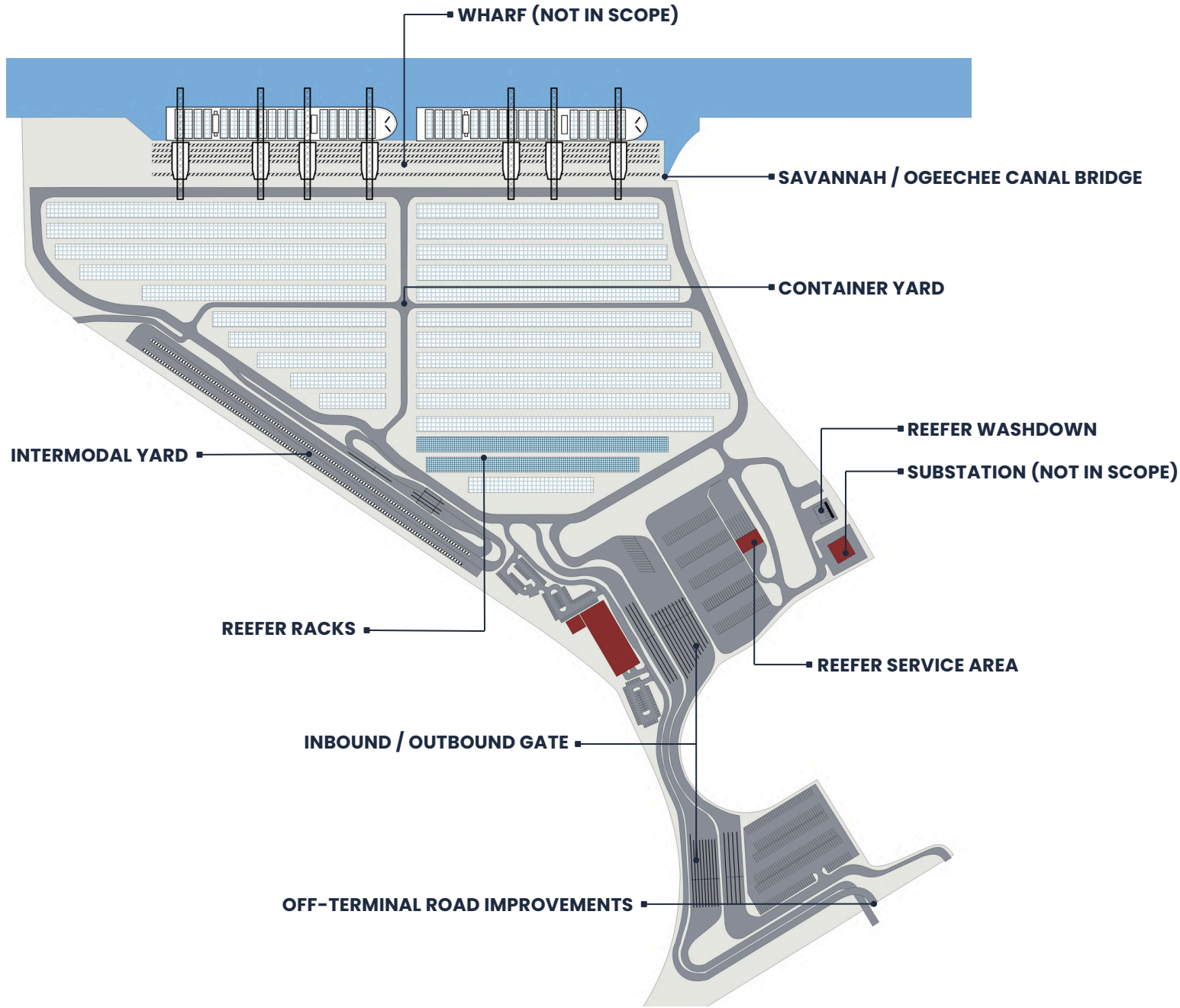
**Channel Depth** 47 ft — post-deepening

**Tidal Range** 7.5 ft

**Channel Width** 500 ft

**Turning Basin** 1,600 ft

# OCEAN TERMINAL EXPANSION



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**PHASE 1 – COMPLETE**

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**PHASE 2 – JUNE 2026**

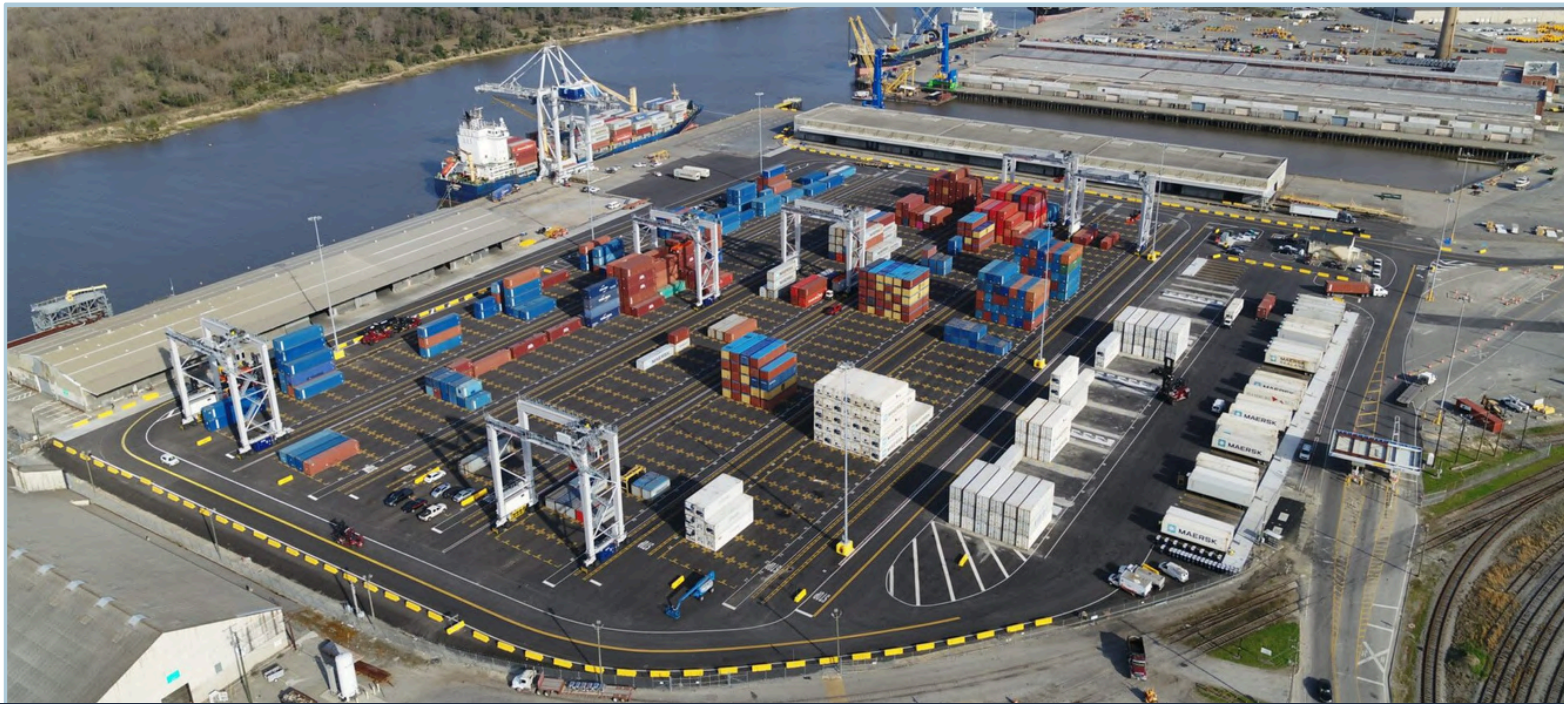
Ocean Terminal's \$1.4B transformation positions Savannah as the **premier East Coast logistics hub** — built for tomorrow's largest vessels.

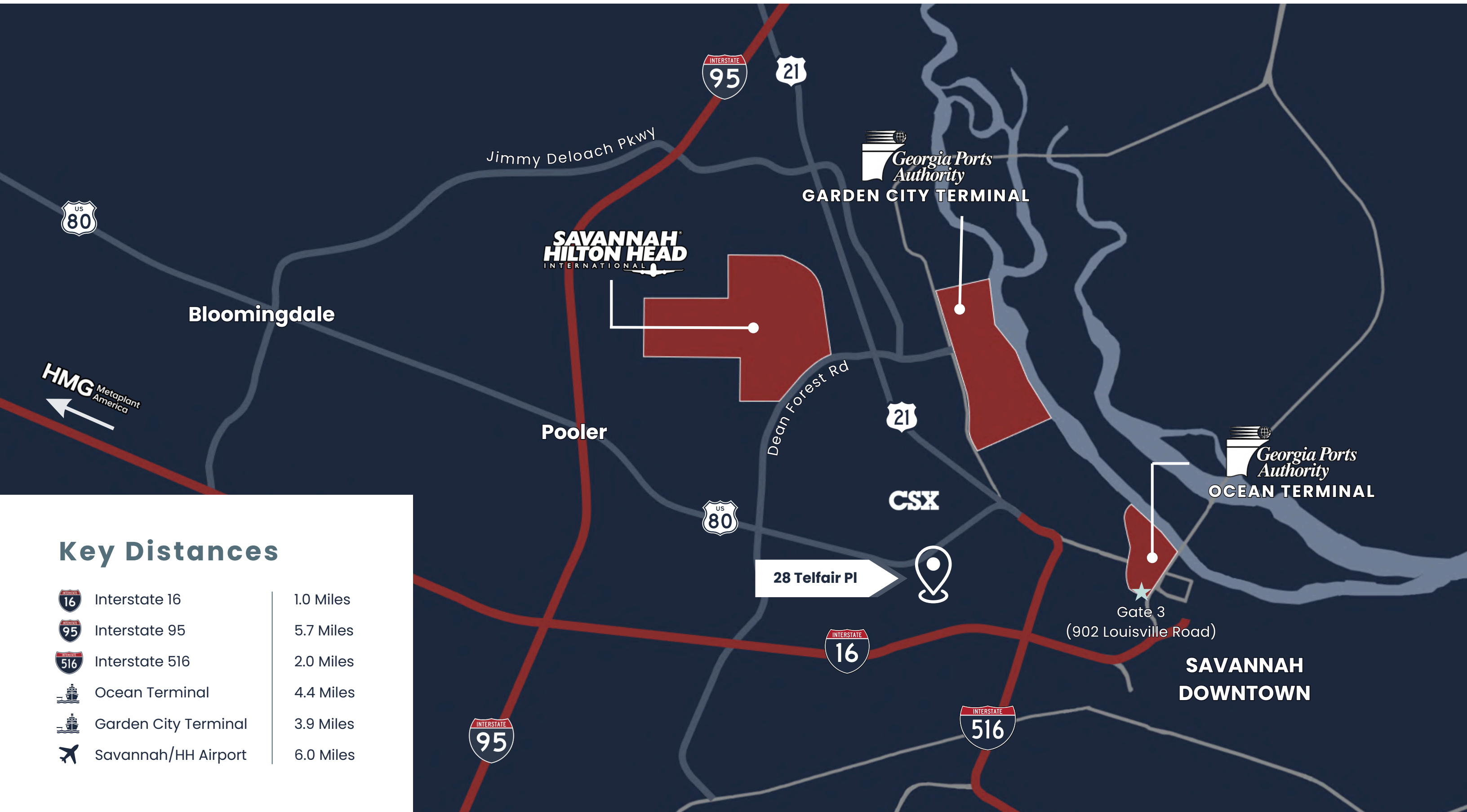
## PORT INVESTMENT

<h3 style="margin: 0;">\$1.4B</h3> <p style="margin: 0; font-size: 10px;">GPA investment in berth &amp; terminal upgrades</p>	<h3 style="margin: 0;">2M TEUs</h3> <p style="margin: 0; font-size: 10px;">Target annual container handling capacity</p>	<h3 style="margin: 0;">Jun 2026</h3> <p style="margin: 0; font-size: 10px;">Phase 2 berth completion — 2,650 ft total</p>
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## QUICK FACTS

- **\$1.4B GPA investment** in berth and terminal upgrades
- **Phase 1 complete** — 1,325-ft berth renovated and operational
- **Phase 2 completing June 2026** — expanding to full 2,650 ft of berth
- **Two big ships simultaneously** served at the same berth
- **Eight all-electric cranes** Super Post Panamax replacing legacy equipment
- **Gate Upgrade** — 12 inbound & 6 outbound lanes (was 5 total)





# 28 Telfair Place

## Savannah, GA 31415

**SAVANNAH**  
**INTERMODAL**  
**LOGISTICS HUB**

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