

AVAILABLE FOR
LEASE

±6.6 AC (Optional 10,000 –
20,000 SF Build-To-Suit)

Heavy Industrial Container Depot & Truck Terminal

Custom Designed Yard for Container Stacking / Depot



420 Telfair Rd
Savannah, GA 31415

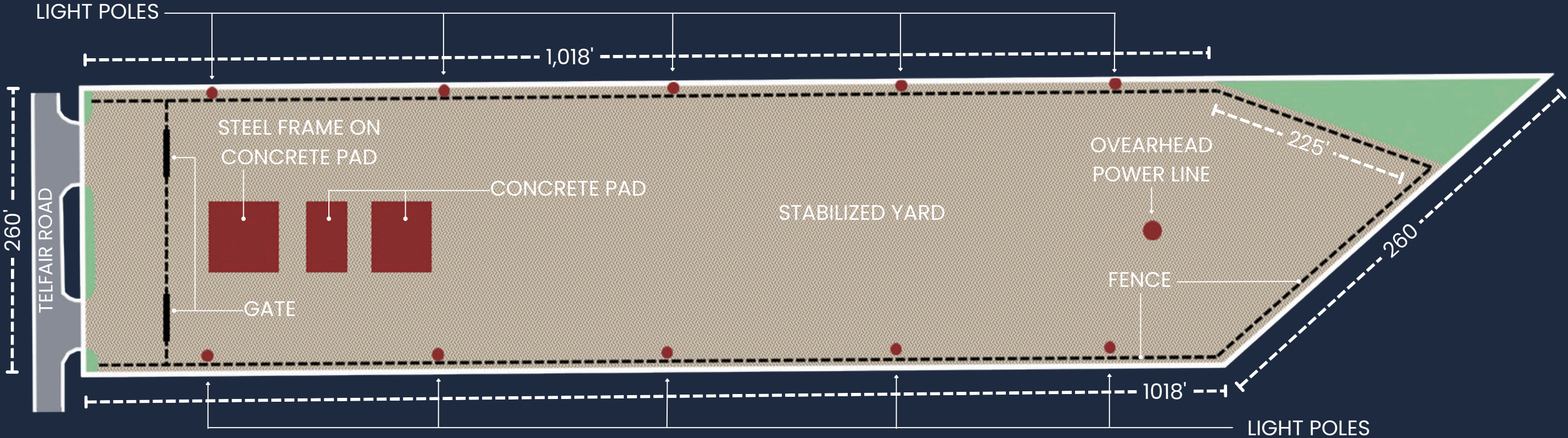
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SITE OVERVIEW



PROPERTY DETAILS

ADDRESS	420 Telfair Road
CITY, STATE, ZIP CODE	Savannah, GA 31415
PARCEL ID	60737 03001A
COUNTY	Chatham
LEASE TYPE	NNN
LEASE RATE	Upon Request
ZONING	Heavy Industrial (Garden City)

AVAILABILITY	Immediate
TOTAL LOT SIZE	±6.6 AC
YARD TYPE	18" GABC with 48" Cement-stabilized soil
LIGHTING	Full Perimeter Lighting
SECURITY	(2) 20' Electric gates with Keypad access (OMRON System)
FENCE	7' Chain link fence with barbed wire

PROPERTY PHOTOS



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



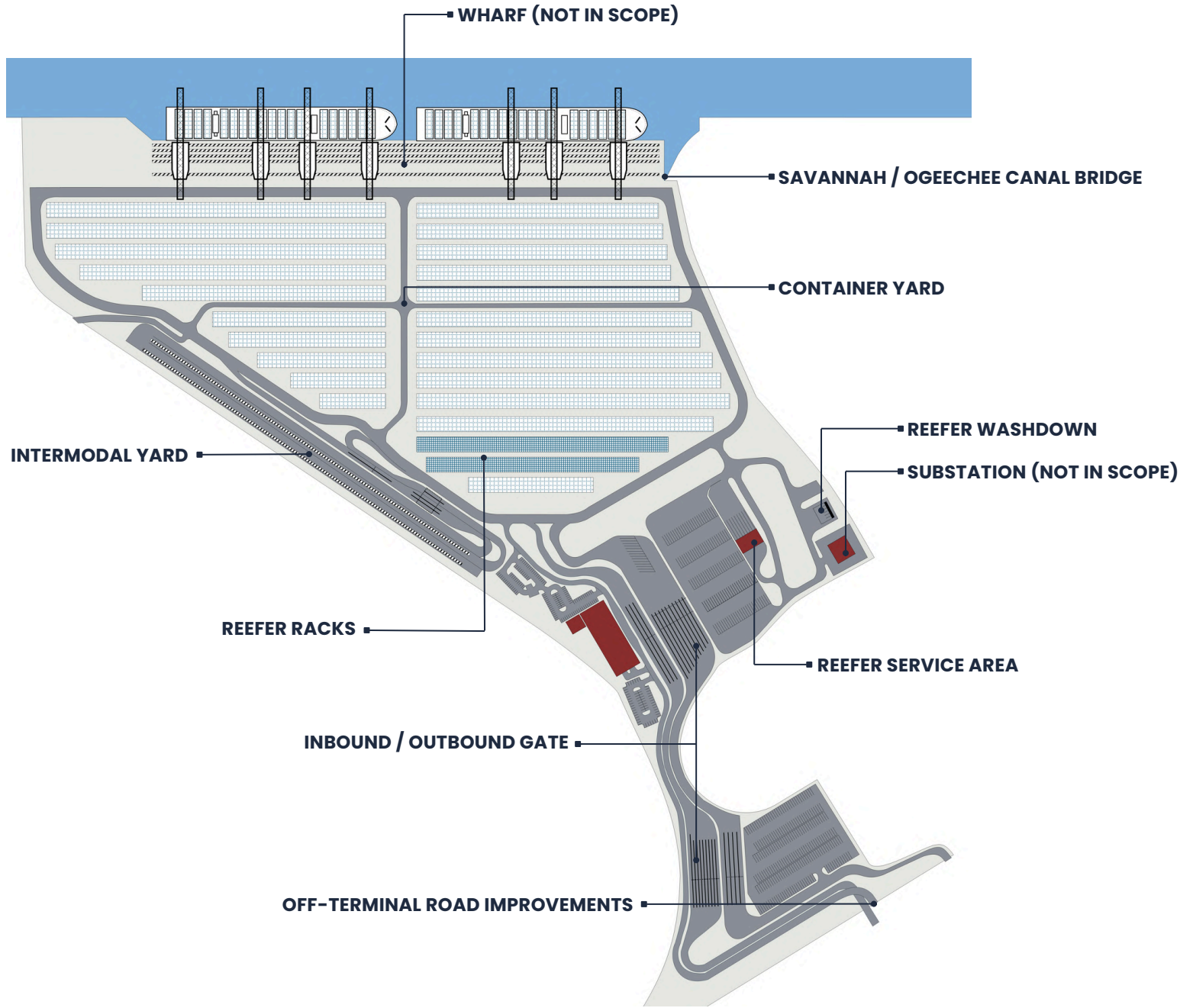
Channel Depth 47 ft — post-deepening


Tidal Range 7.5 ft

Channel Width 500 ft

Turning Basin 1,600 ft

OCEAN TERMINAL EXPANSION





PHASE 1 – COMPLETE



PHASE 2 – JUNE 2026

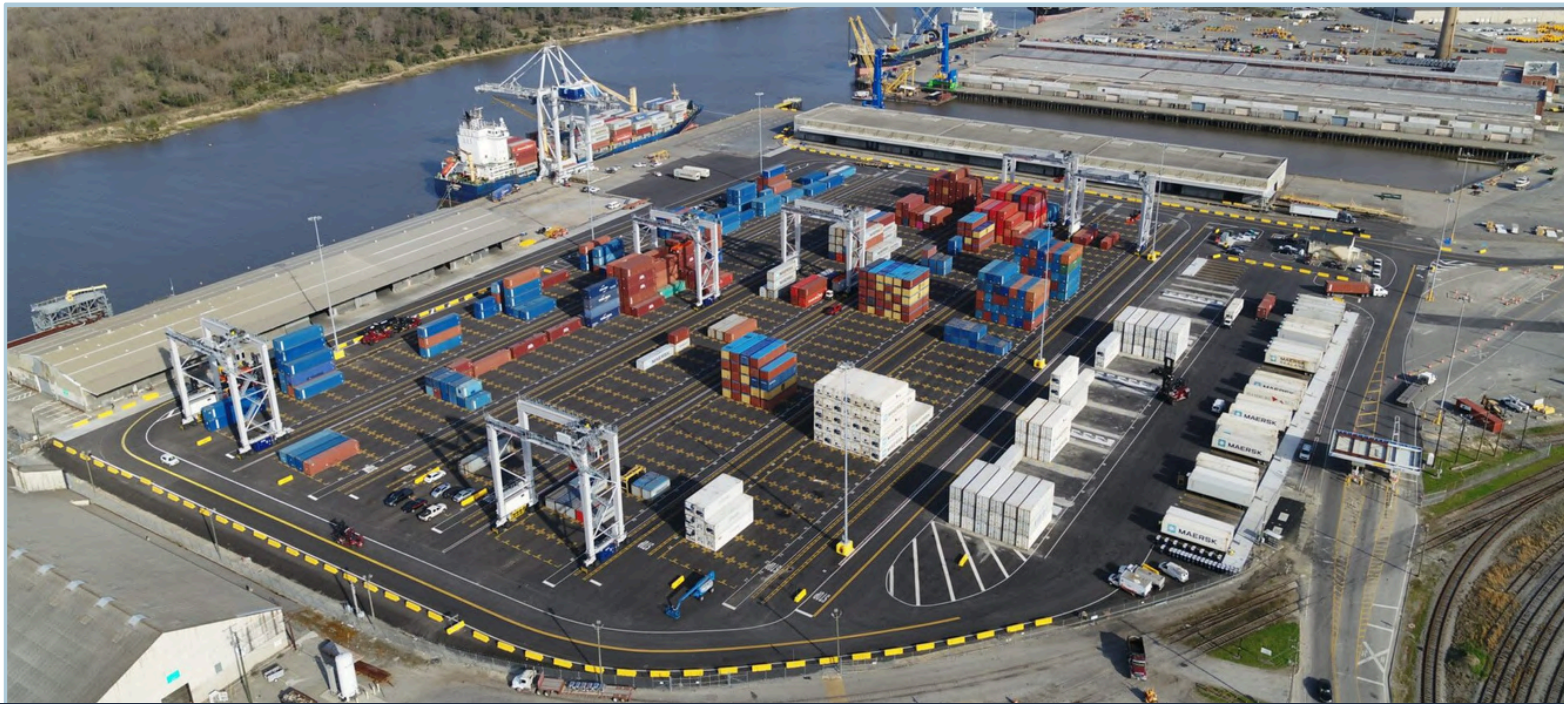
Ocean Terminal's \$1.4B transformation positions Savannah as the **premier East Coast logistics hub** — built for tomorrow's largest vessels.

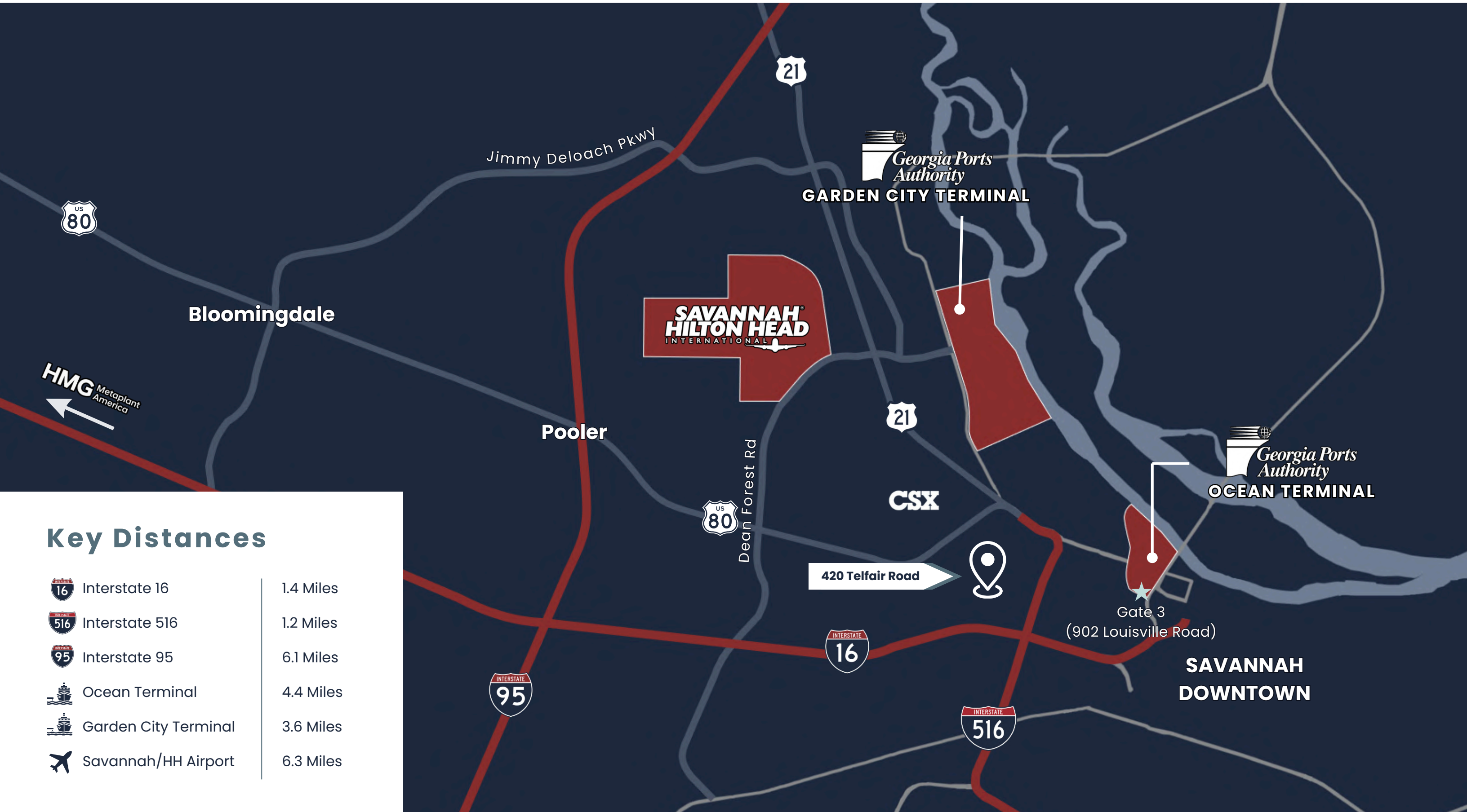
PORT INVESTMENT

<h3>\$1.4B</h3> <p>GPA investment in berth & terminal upgrades</p>	<h3>2M TEUs</h3> <p>Target annual container handling capacity</p>	<h3>Jun 2026</h3> <p>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)





Key Distances

 Interstate 16	1.4 Miles
 Interstate 516	1.2 Miles
 Interstate 95	6.1 Miles
 Ocean Terminal	4.4 Miles
 Garden City Terminal	3.6 Miles
 Savannah/HH Airport	6.3 Miles

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