

7A AVAILABLE FOR IMMEDIATE OCCUPANCY

7A ±284,580 SF 7B ±284,580 SF

For Lease

Rockingham Farms Commerce Center 7A & 7B

Warehouse Drive, Savannah, GA 31405

- Two (2) ±284,580 SF rear-load warehouses available for lease, divisible to ±75,000 SF
- Located less than 10 miles from both Georgia Ports Authority's terminals
- Offers unparalleled convenience for logistics and transportation needs with a [direct route to the GPA's Garden City Terminal via the Brampton Road connector](#), currently under construction
- Route Flexibility: strategic access to major transportation routes including Veterans Parkway, I-516, I-16, and I-95, ensuring efficient distribution and connectivity
- Tilt-wall construction

Accelerating success.

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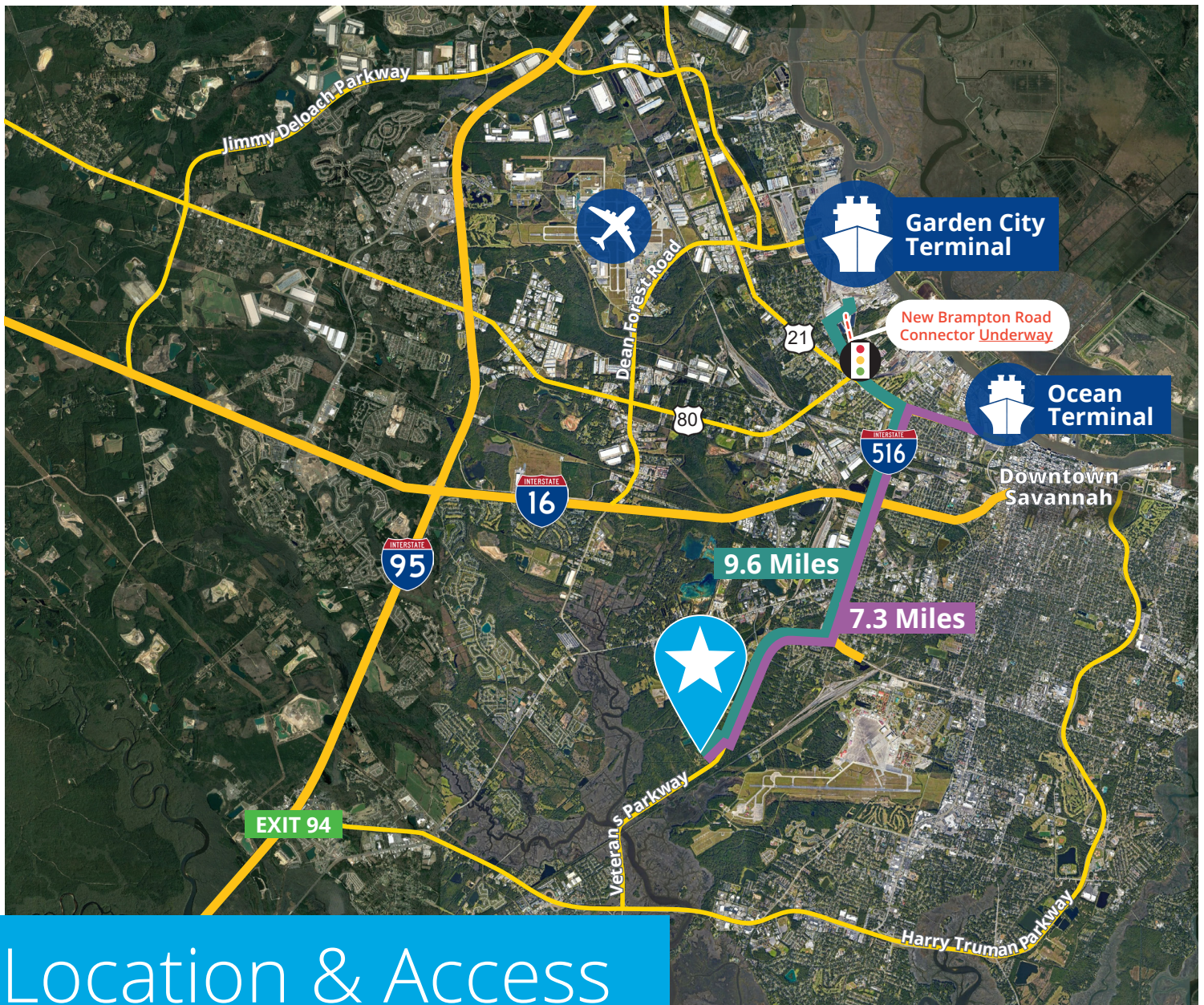
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Colliers

Developed By:





Location & Access

Speed to Port: One Traffic Light, Maximum Efficiency

Rockingham Farms Commerce Center has a clear competitive edge over other industrial parks due to its accessibility. The route to the GPA's Garden City Terminal is uninterrupted, connecting directly to the new Brampton Road connector and leading straight to Gate 3. This streamlined access reduces congestion and offers unmatched logistical convenience.

Travel Distances

Interstate 16	3.7 Miles
Ocean Terminal	7.3 Miles
Interstate 95	9.5 Miles
Garden City Terminal	9.6 Miles
Savannah/HH International Airport	14 Miles
Hyundai EV Plant	27 Miles
Atlanta, GA	250 Miles
Charlotte, NC	259 Miles
Orlando, FL	277 Miles

Rockingham Farms Commerce Center

Master Plan



±4,500,000 SF Class A
Industrial Logistics Park



Easy access to I-516,
I-16 & I-95

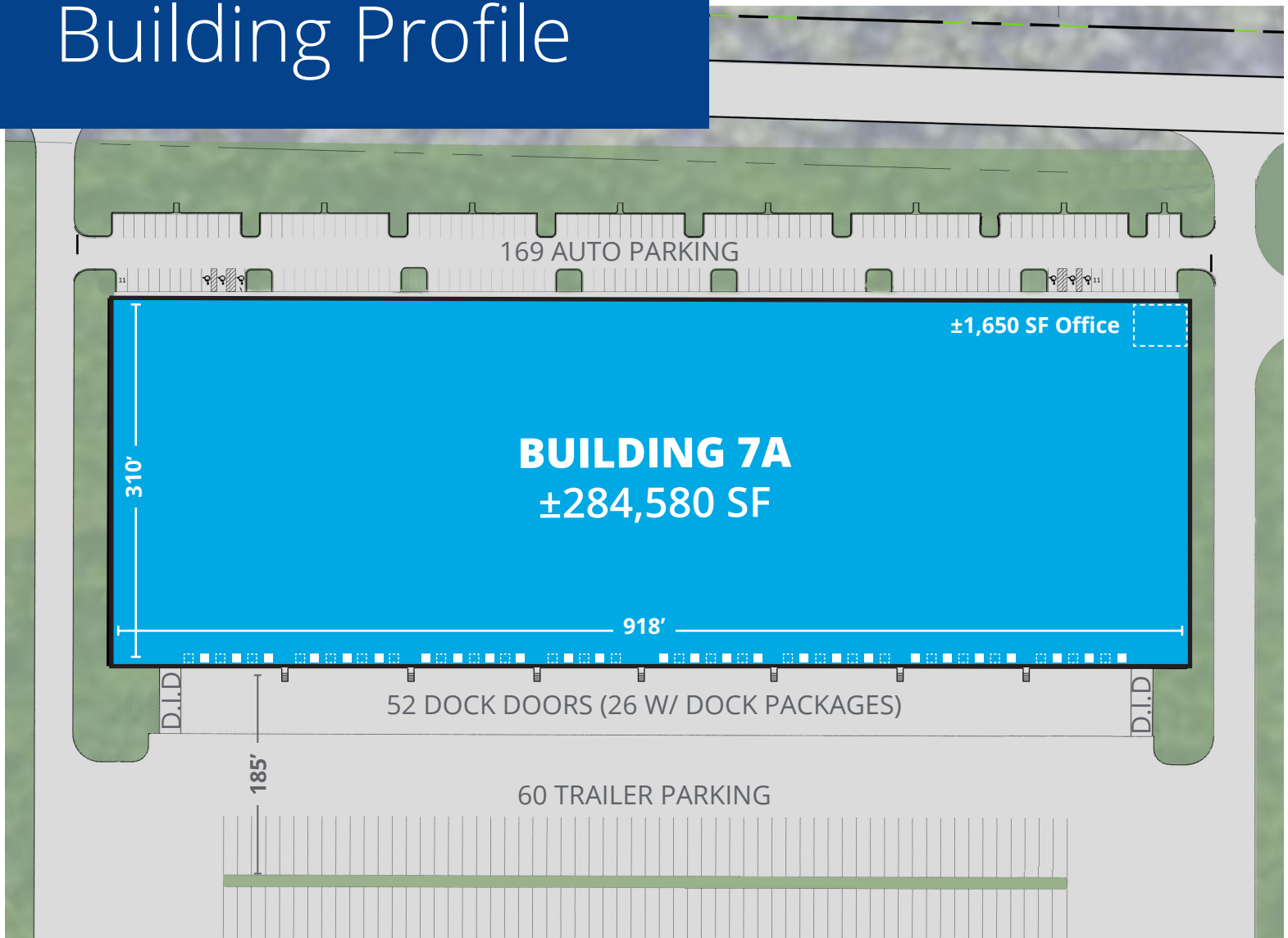


Minutes from the
Georgia Ports Authority



State-of-the-Art
Industrial Buildings

Building Profile



BUILDING 7A | AVAILABLE NOW



±284,580 SF

Warehouse

(Divisible to ±75,000 SF)



52

Dock Doors

(Every other door will include:
40,000 lb. Levelers, Dock Seals and
LED Dock Lights)



2

Drive-in Doors



60

Trailer Parking



7" Thick

Unreinforced Slab



±1,650 SF

Spec Office



36'

Clear Height

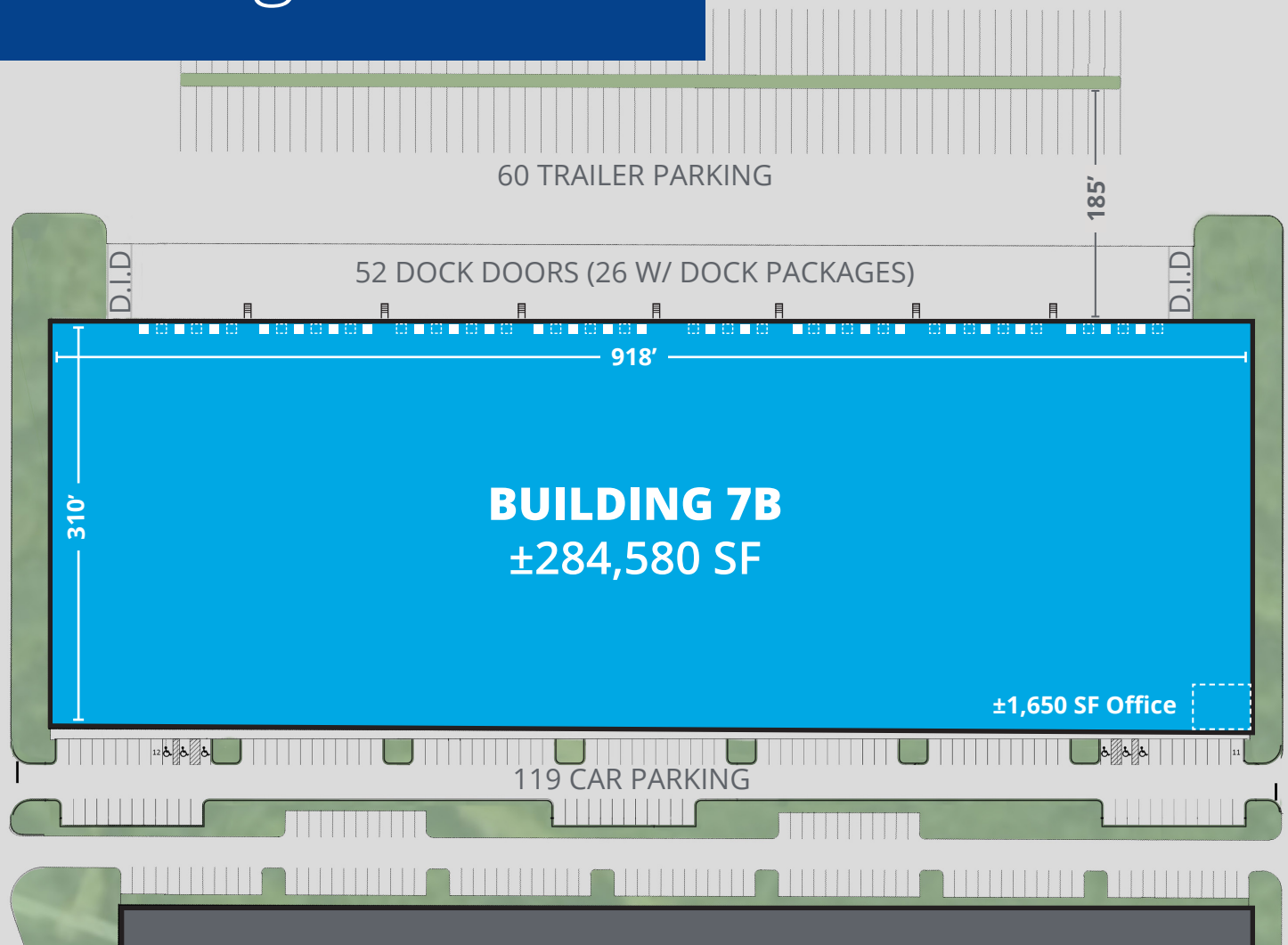


169

Auto Parking

Building 7B

Building Profile



BUILDING 7B | NEARLY COMPLETE | DELIVERING Q3 2025



±284,580 SF

Warehouse

(Divisible to ±75,000 SF)



52

Dock Doors

(Every other door will include:
40,000 lb. Levelers, Dock Seals and
LED Dock Lights)



2

Drive-in Doors



60

Trailer Parking



7" Thick

Unreinforced Slab



±1,650 SF

Spec Office



36'

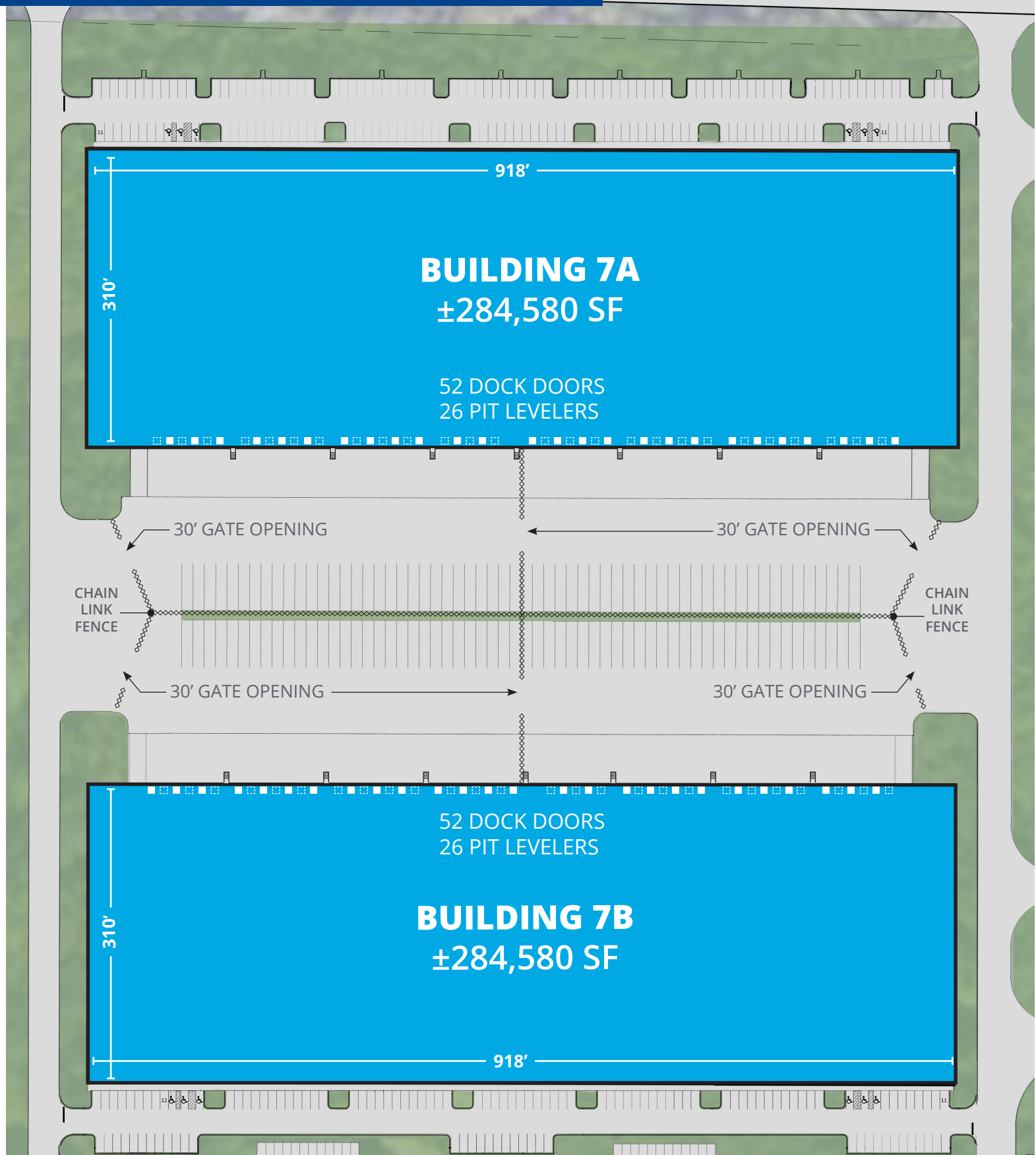
Clear Height



119

Auto Parking

Multi-Tenant Plan



Business Friendly

#1 State for Business

Georgia has achieved an unprecedented milestone: a full decade of business excellence, earning the **Number 1 ranking state for business from Area Development magazine for 11 consecutive years**. No other state in the nation has achieved this benchmark.

Georgia earned a **Number 1 ranking for the 14th year in a row for its nationally recognized workforce development program - Georgia Quick Start**

Military Zone

Building is located in Military Zone. If a company created 100 qualifying new jobs, then they would receive **100 qualifying new jobs x \$3,500 x 5 years = \$1,750,000 in tax credits**.

Tax Credit Incentives

- The maximum Job Tax Credit allowed under law - \$3,500 per job created (x5 years)
- Use of Job Tax Credits against 100% of income tax liability and withholding taxes

U.S. Foreign-Trade Zone 104

Cost Benefits

Duty Deferral

Customs duties deferred on imports improves cash flow

Duty Elimination

No duty or quota charges on re-exports. No duty on waste, scrap or defective parts

Inverted Tariff

Duty paid at the lower tariff rate of the imported component or finished product

Weekly Entry

Reductions in merchandise processing fees due to weekly entry

Tax Savings

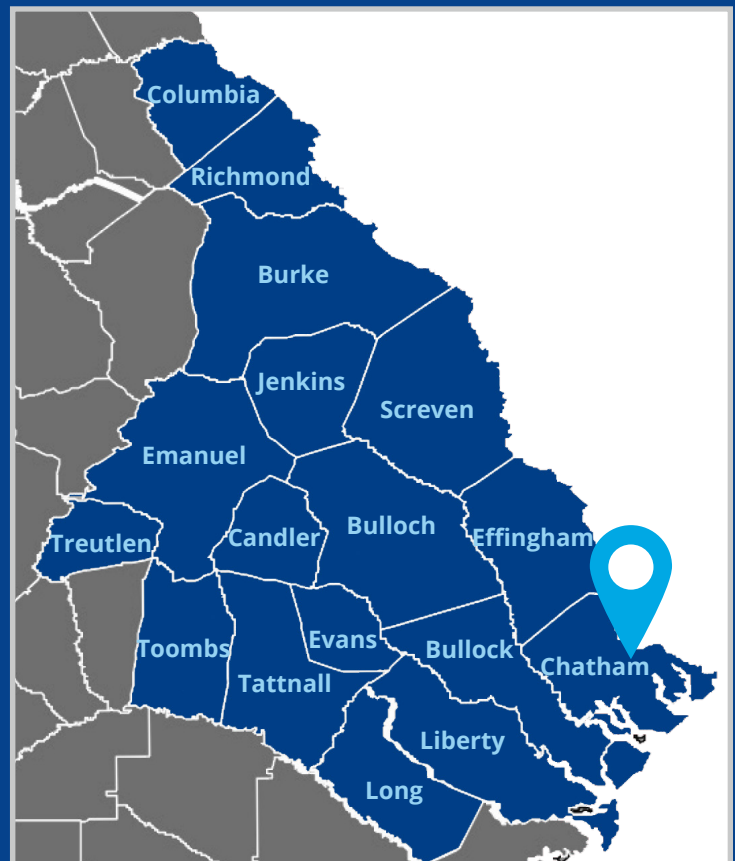
Inventory may be exempt from local and state inventory taxes

Additional Benefits

- Domestic and international merchandise can be warehoused together
- No time limit for storage
- Tighter inventory controls may eliminate year-end inventory loss adjustments
- Zone to zone transfers
- Direct delivery potential

Foreign-Trade Zone 104 ASF Service Area

** Not all parts of Burke County are included*

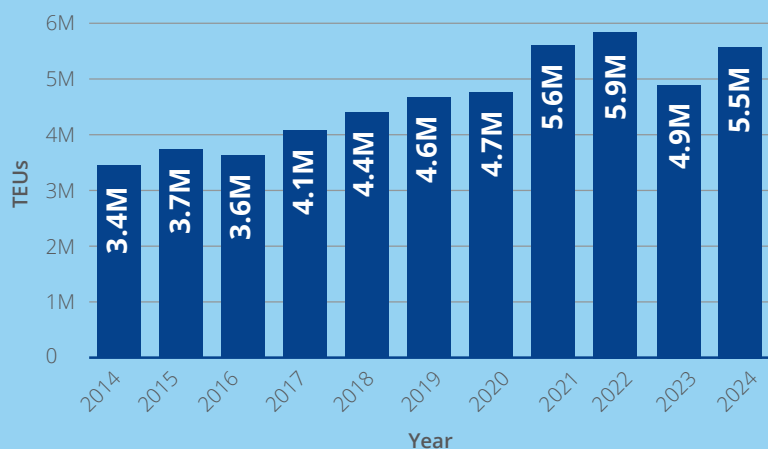


Port of Savannah

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah
- 4-hour drive to major markets: Atlanta, Orlando & Charlotte

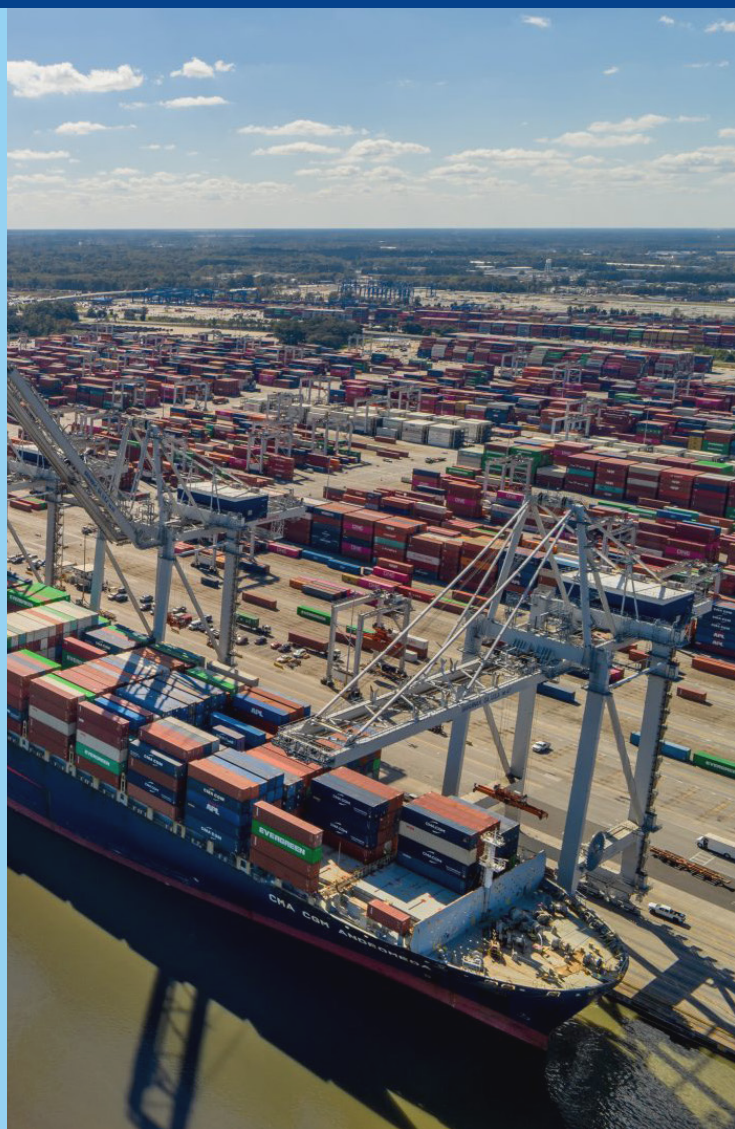


TEUs Moved by Georgia Ports Authority Each Year



2024 TOP 5 U.S. PORT GATEWAYS

- | | |
|--------------------|-----------------------|
| 1. LA/Long Beach | 19,947,076 TEUs |
| 2. NY/New Jersey | 8,697,767 TEUs |
| 3. Savannah | 5,545,557 TEUs |
| 4. Houston | 4,139,991 TEUs |
| 5. Virginia | 3,523,512 TEUs |



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