

7A & 7B AVAILABLE
FOR IMMEDIATE OCCUPANCY

7B ±284,744 SF

7A ±284,744 SF

For Lease

Rockingham Farms Commerce Center

📍 135 Warehouse Drive | Savannah, Georgia 31405

- Two Class A ±284,744 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

Accelerating success.

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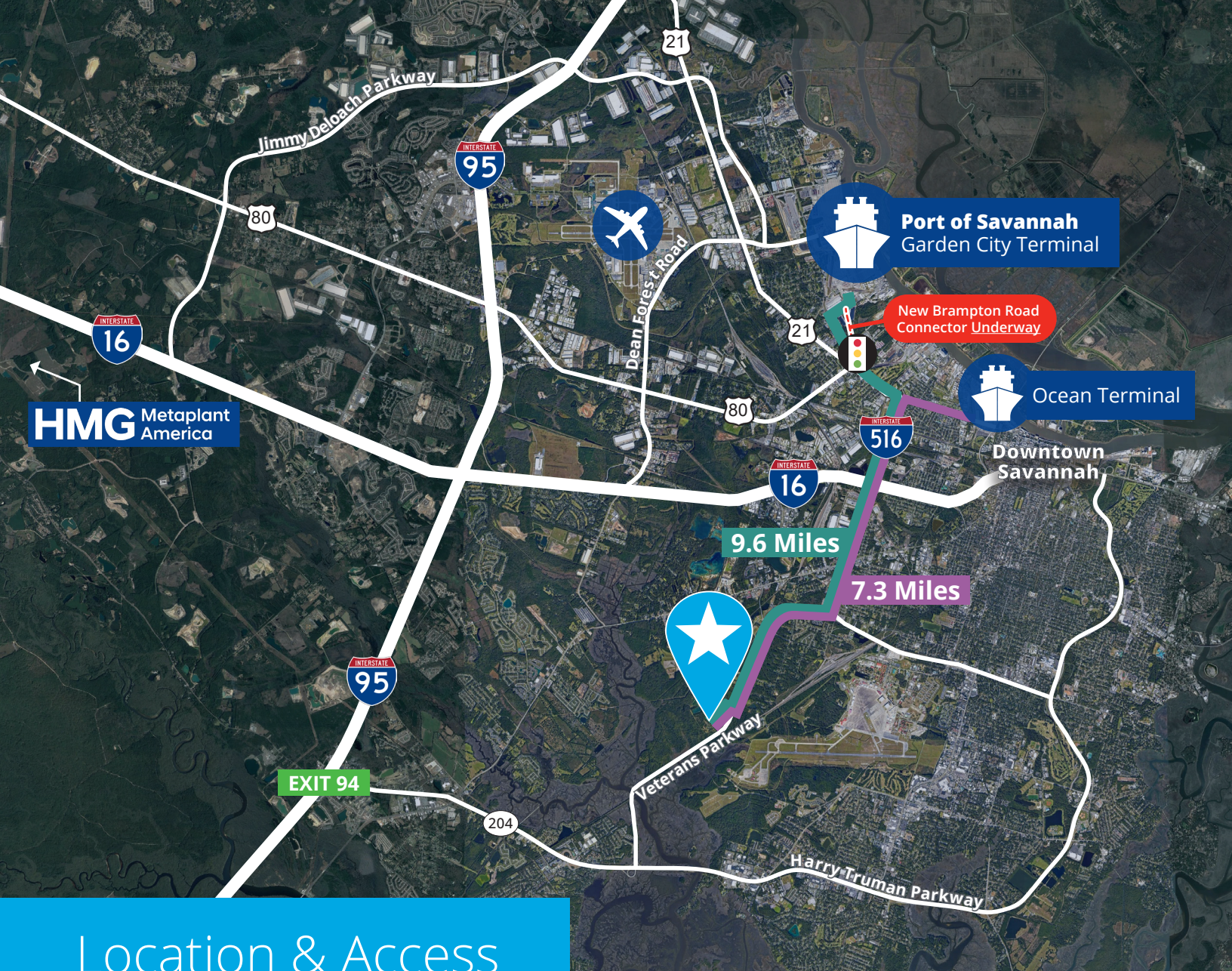
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 **SCANNELL**
PROPERTIES

INDUS
INDUS REALTY TRUST



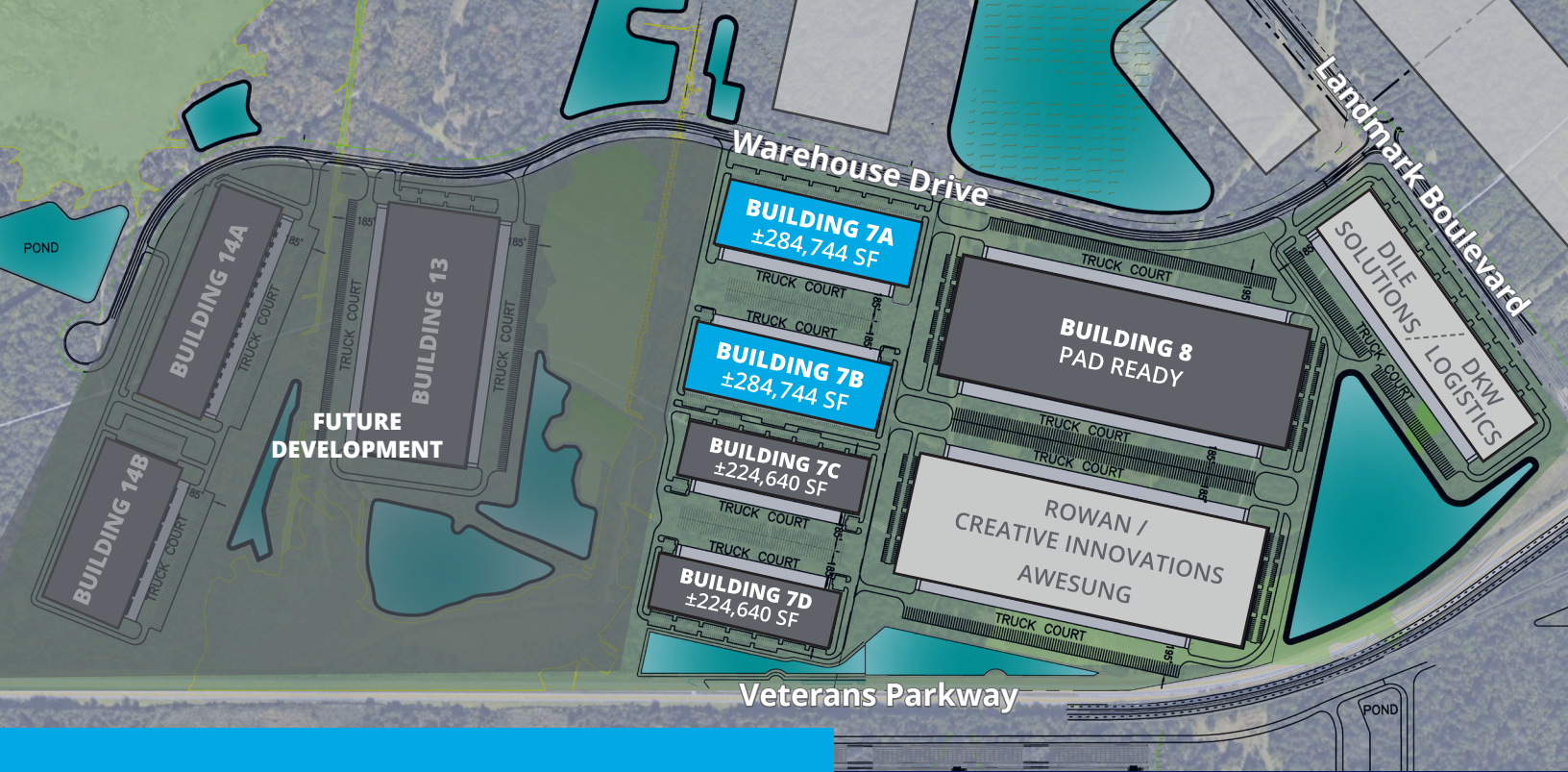
Location & Access

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 at a Glance



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



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



**State-of-the-Art
Industrial Buildings**



**Minutes from the
Georgia Ports Authority**



Warehouse Drive

169 AUTO PARKING

±1,650 SF OFFICE

BUILDING 7A

±284,744 SF

310'

918'

52 DOCK DOORS (26 W/ DOCK PACKAGES)

185'

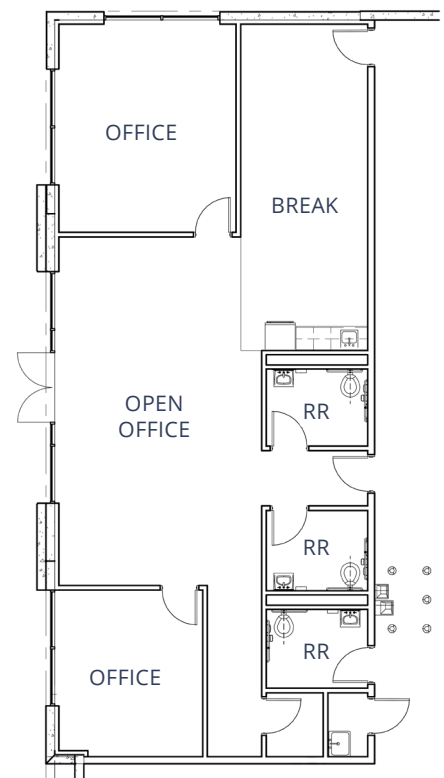
60 TRAILER PARKING

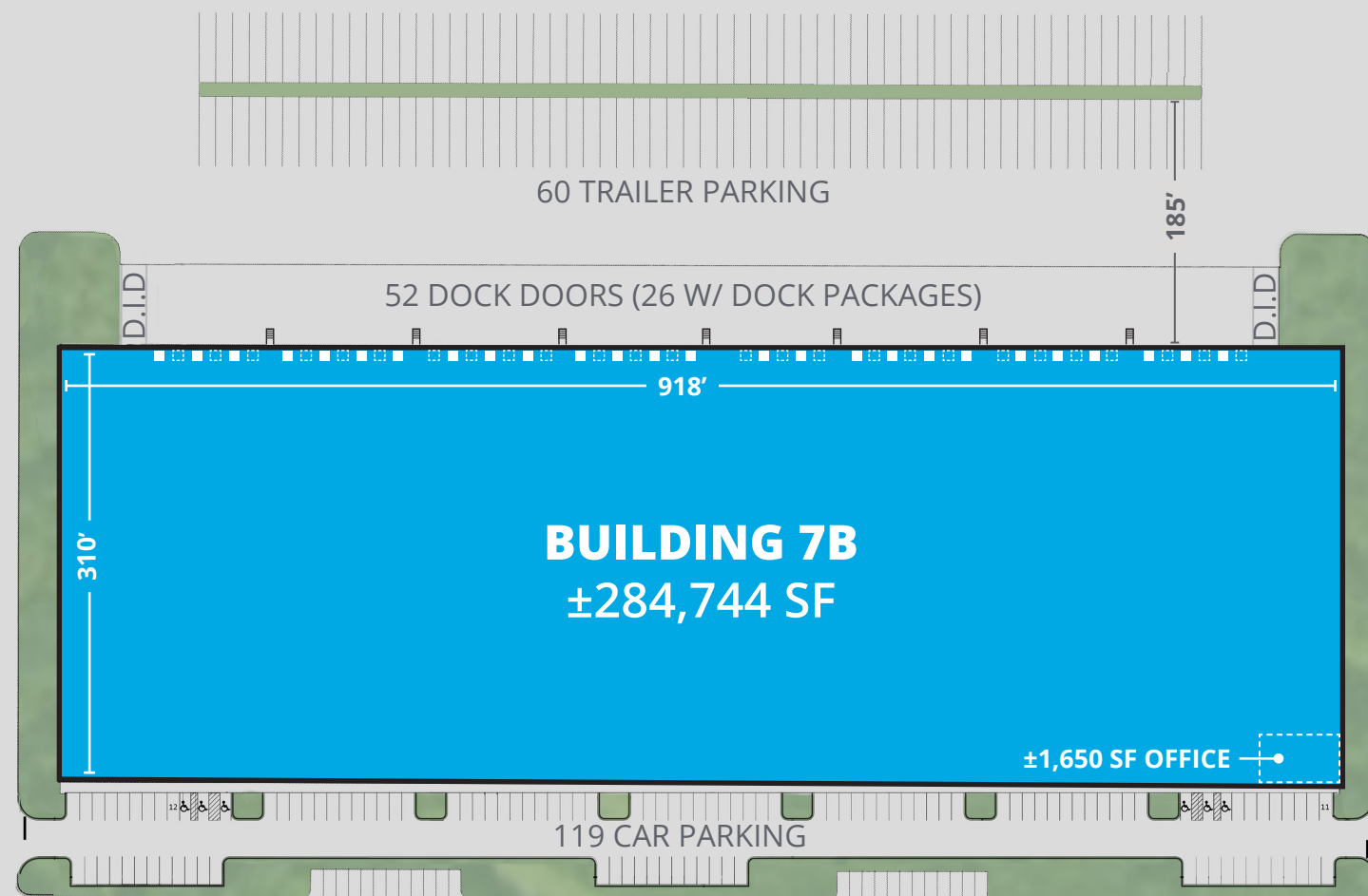
Building 7A

Available for Immediate Occupancy

Building Size	±284,744 SF
Divisible to	±75,000 SF
Load Type	Rear Load
Spec Office Size	±1,650 SF
Clear Height	36'
Column Spacing	53'-4" x 50'
Dock Doors	52 (26 with dock packages)
Dock Packages	40,000 lb. levelers, dock seals & LED dock lights
Drive-in Doors	2
Auto Parking	119 spaces
Trailer Parking	60 spaces
Truck Court	185'
Fire Protection	ESFR
Electrical	
Slab	7" Thick Unreinforced

Spec Office: ±1,650 SF



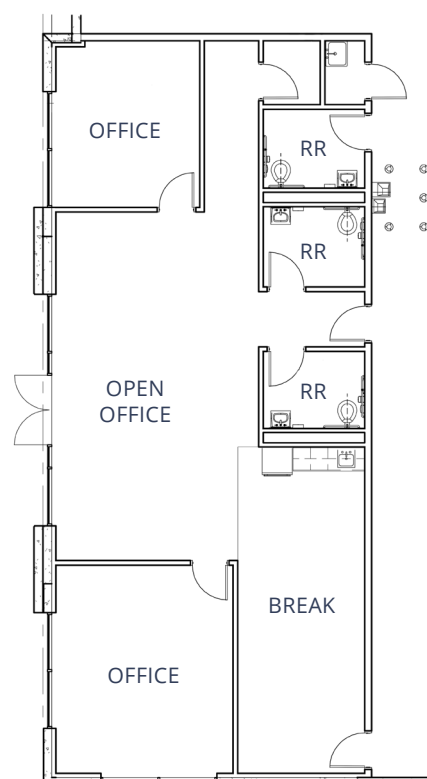


Building 7B

Available for Immediate Occupancy

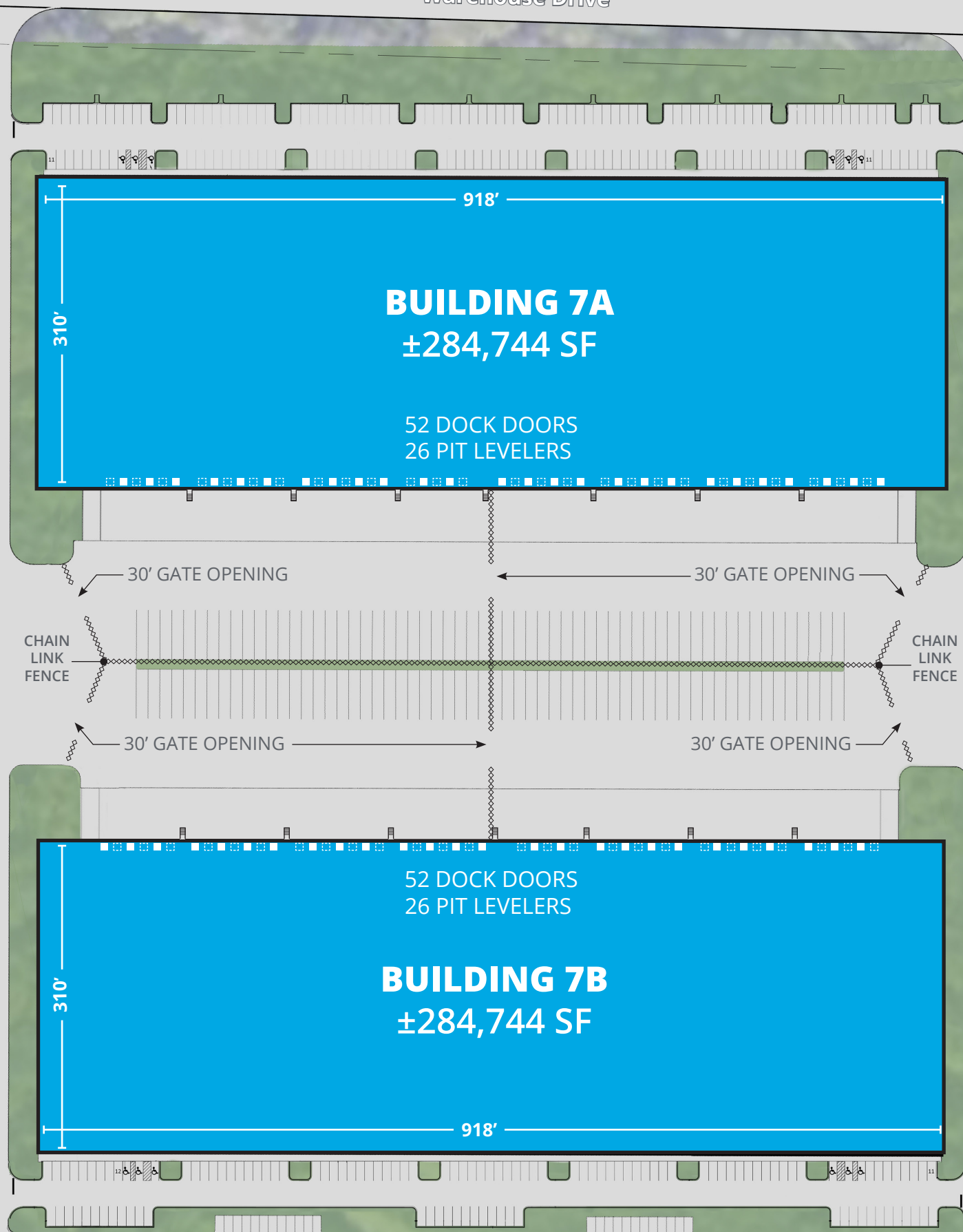
Building Size	±284,744 SF
Divisible to	±75,000 SF
Load Type	Rear Load
Spec Office Size	±1,650 SF
Clear Height	36'
Column Spacing	53'-4" x 50'
Dock Doors	52 (26 with dock packages)
Dock Packages	40,000 lb. levelers, dock seals & LED dock lights
Drive-in Doors	2
Auto Parking	119 spaces
Trailer Parking	60 spaces
Truck Court	185'
Fire Protection	ESFR
Electrical	
Slab	7" Thick Unreinforced

Spec Office: ±1,650 SF



Multi-Tenant Plan

Warehouse Drive



Business Friendly

#1 State for Business

Development magazine for 12 consecutive years. No other state in the nation has achieved this benchmark.

Georgia earned a **Number 1 ranking for the 15th year in a row for its nationally recognized workforce development program - Georgia Quick Start**

Georgia has achieved an unprecedented milestone: a full decade of business excellence, earning the **Number 1 ranking state for business from Area**

526,940

Available Workforce
within a 60-Mile Radius

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



20%

of the U.S. population and industry is best served by the Port of Savannah

44%

within easy reach of inland connectivity and infrastructure

Port of Savannah

Colliers

- 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



2025 TOP 5 U.S. PORT GATEWAYS

- | | |
|------------------|--------------------|
| 1. LA/Long Beach | 20.12 Million TEUs |
| 2. NY/New Jersey | 8.9 Million TEUs |
| ★ 3. Savannah | 5.7 Million TEUs |
| 4. Houston | 4.3 Million TEUs |
| 5. Virginia | 3.2 Million TEUs |



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