



For Sublease

Sublease Rate:

\$6.50/SF
Triple Net

Danny Chase SIOR

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Logistics 16 at Ottawa Farms

601 Bloomingdale Road, Building 100
Bloomingdale, GA 31302

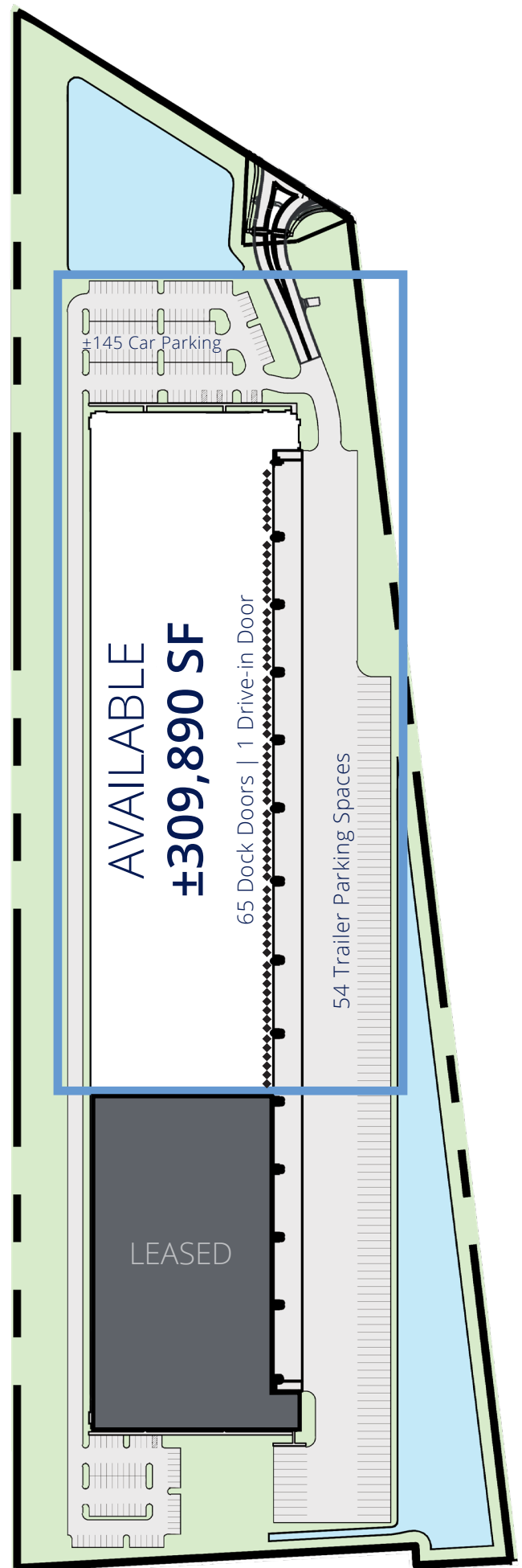
Class A Warehouse Space Available for Sublease – Just off Jimmy DeLoach Parkway & Interstate-16

- ±309,890 SF of Class A front load warehouse space available immediately for sublease
- Sublease term through November 30, 2029
- Half mile from Jimmy DeLoach Parkway and 2 miles from Interstate-16, offering superior regional access
- 14 miles to the GPA's Garden City Terminal, the third largest container gateway in the Nation
- Only 14 miles from the Hyundai Metaplant

601 Bloomindgdale Road | For Sublease

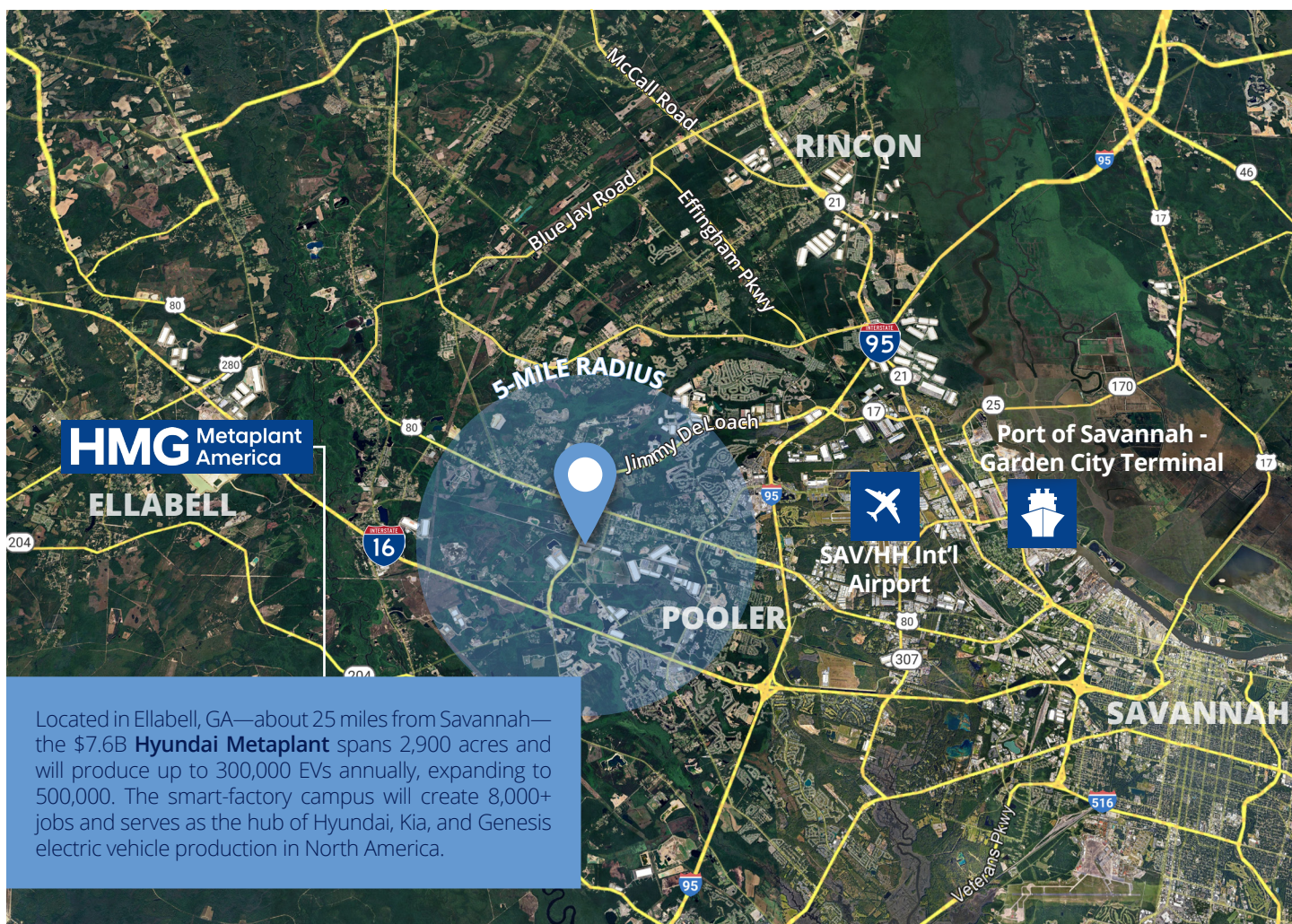
Specifications

Available Size	±309,890 SF
Load Type	Front Load
Building Depth	288'
Clear Height	36'
Column Spacing	53'-4" x 46' (60' dock bay)
Truck Court	185' deep, 8" thick, 4,000 PSI concrete unreinforced
Office Size	±2,000 SF
Dock High Doors	65 (9' x 10' manual doors with deck bumpers and Z guards)
Dock Levelers	32 mechanical pit levelers with dock Fan/Light combo and 110 V power
Drive-in Doors	1 (12' x 14' motorized)
Trailer Parking Spaces	54
Car Parking Spaces	±145
Dock Canopy	47" canopy at dock doors
HVLS Fans	In speed bay
Fire Protection	ESFR K-17 sprinkler system
Electricity	2,400 Amps
Lighting	LED
Flooring	7" thick, 4,000 PSI concrete unreinforced slab
Roof	45 mil. reinforced TPO single-ply membrane with LTTR-15 insulation
HVAC	Roof exhaust fans - 1.5 air changes



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Location Overview

Travel Distances

Jimmy DeLoach Parkway	0.5 Miles
Interstate-16 (Exit 152)	1.8 Miles
Highway 80	2.1 Miles
Interstate-95	6.7 Miles
Savannah-Hilton Head Int'l Airport	10 Miles
Port of Savannah - Garden City Terminal	14 Miles
Hyundai Metaplant America	14 Miles

Port of Savannah | Fast Facts

- #1 Largest single container terminal and fastest-growing container terminal in the Nation
- 2 Class One railroads on terminal (CSX & Norfolk Southern)
- 3rd Busiest container gateway port in the Nation

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