



**Available for
Immediate Occupancy**

For Lease

Industrial Warehouse with Dual Rail-Served Option Savannah Gateway Industrial Hub Building 2G, 2010 Branch Road Rincon, GA 31326

- ±322,844 SF front-load warehouse
- 12 miles to the Port of Savannah
- Option for dual rail-service by CSX and Norfolk Southern via OmniTRAX with 853 linear feet of rail along building
- 32' clear height
- Up to 51 trailer parking spaces away from building
- 189 car parking spaces
- 45 dock doors (12 dock packages)
- 2 drive-in doors
- Electrical Service: Two 2,000 AMP transformers, 3 phase, 480/277V
- 8" reinforced slab
- 53'-4" x 50' column spacing (53'-4" x 60' speed bay)
- Building dimensions: 853'-4" x 380'
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

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Colliers

Broe
Real Estate Group

OmniTRAX[®]
POWERED BY RAIL & REAL ESTATE

Kevin Caille

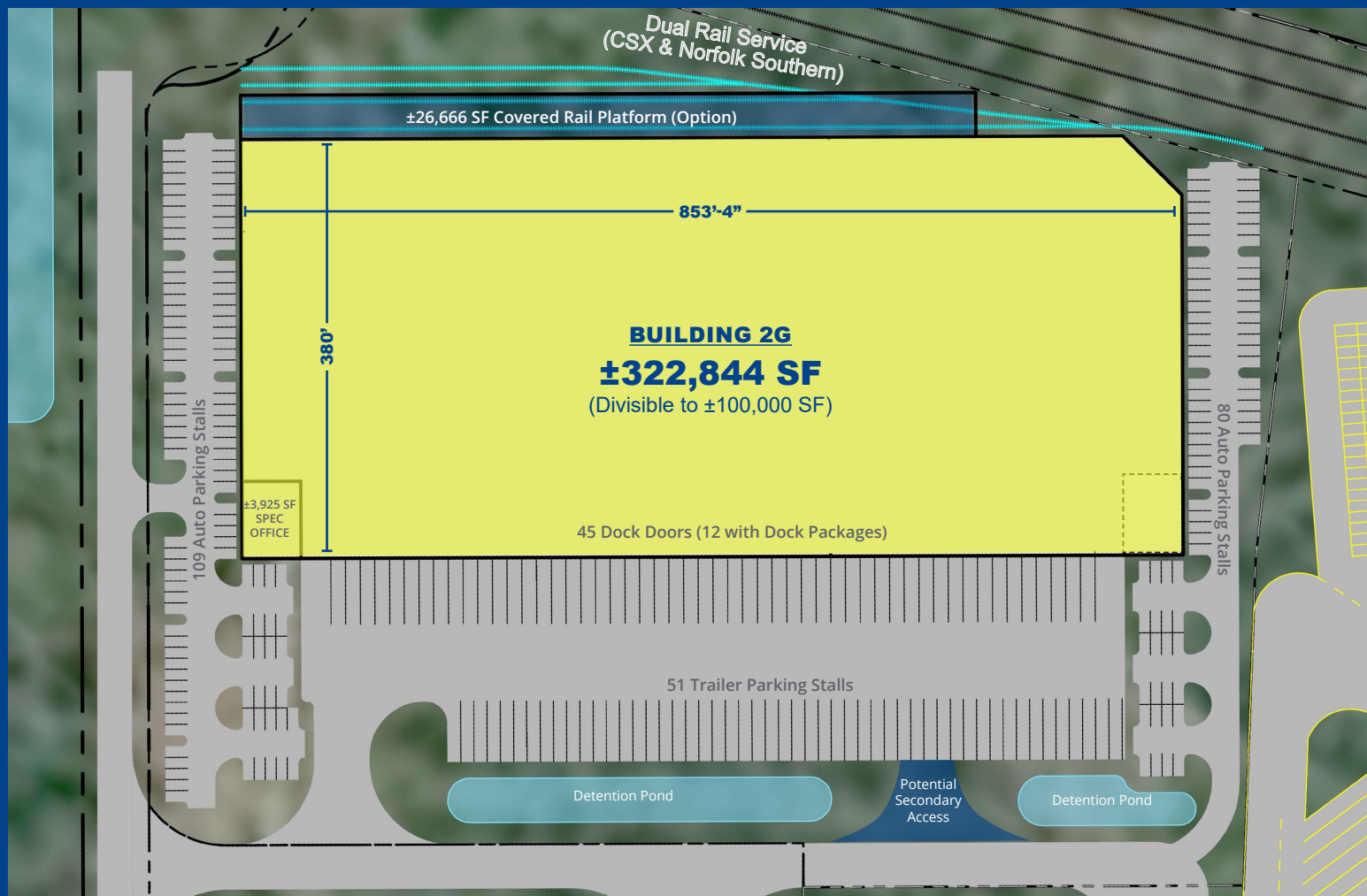
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Savannah Gateway Industrial Hub | For Lease

Front Load with Dual Rail-Served Option



Building 2G Specs

±322,844 sf
Building Size

45 dock
Doors

2 drive-in
Doors

32 foot
Clear Height

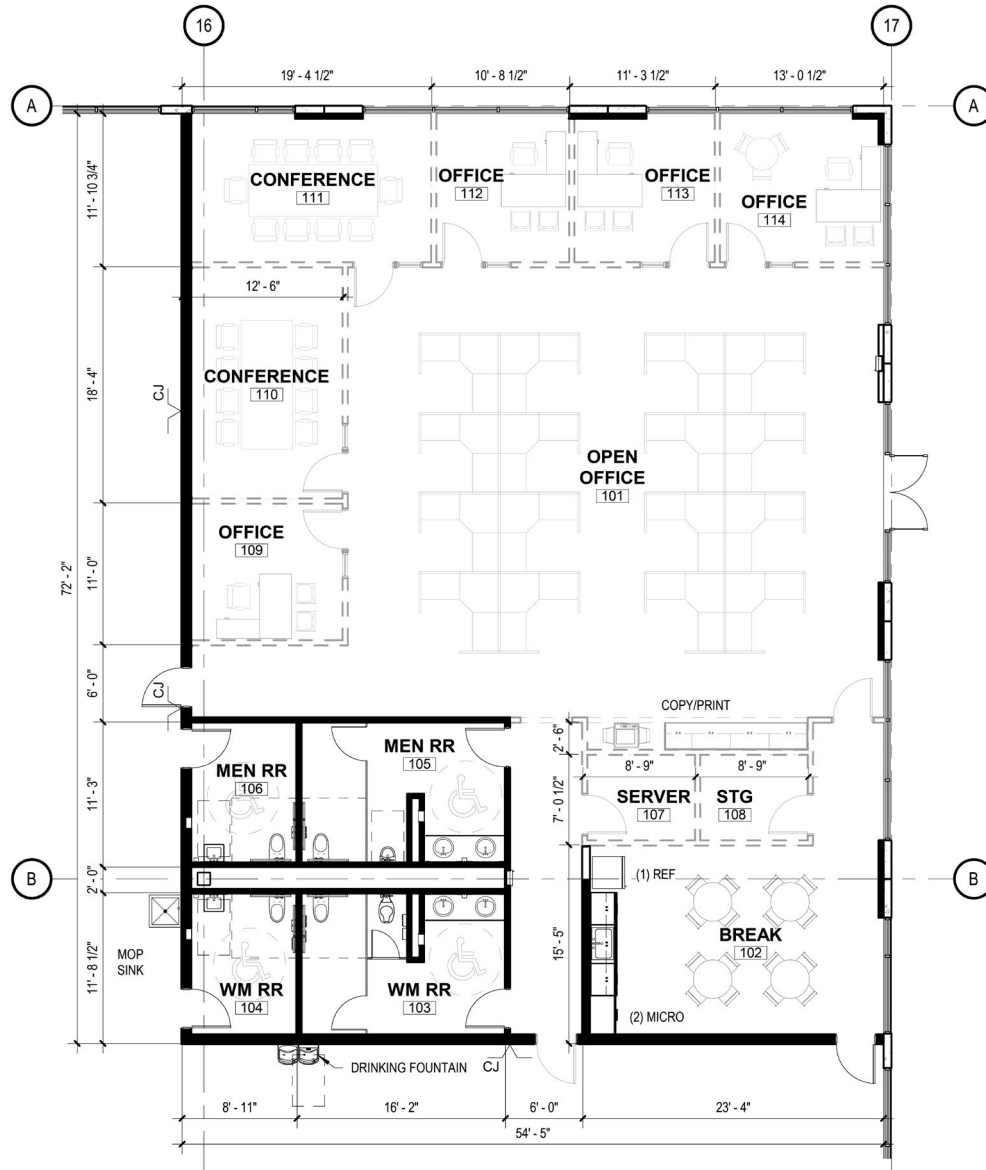
Up to **51 trailer**
Parking Stalls

189 auto
Parking Stalls

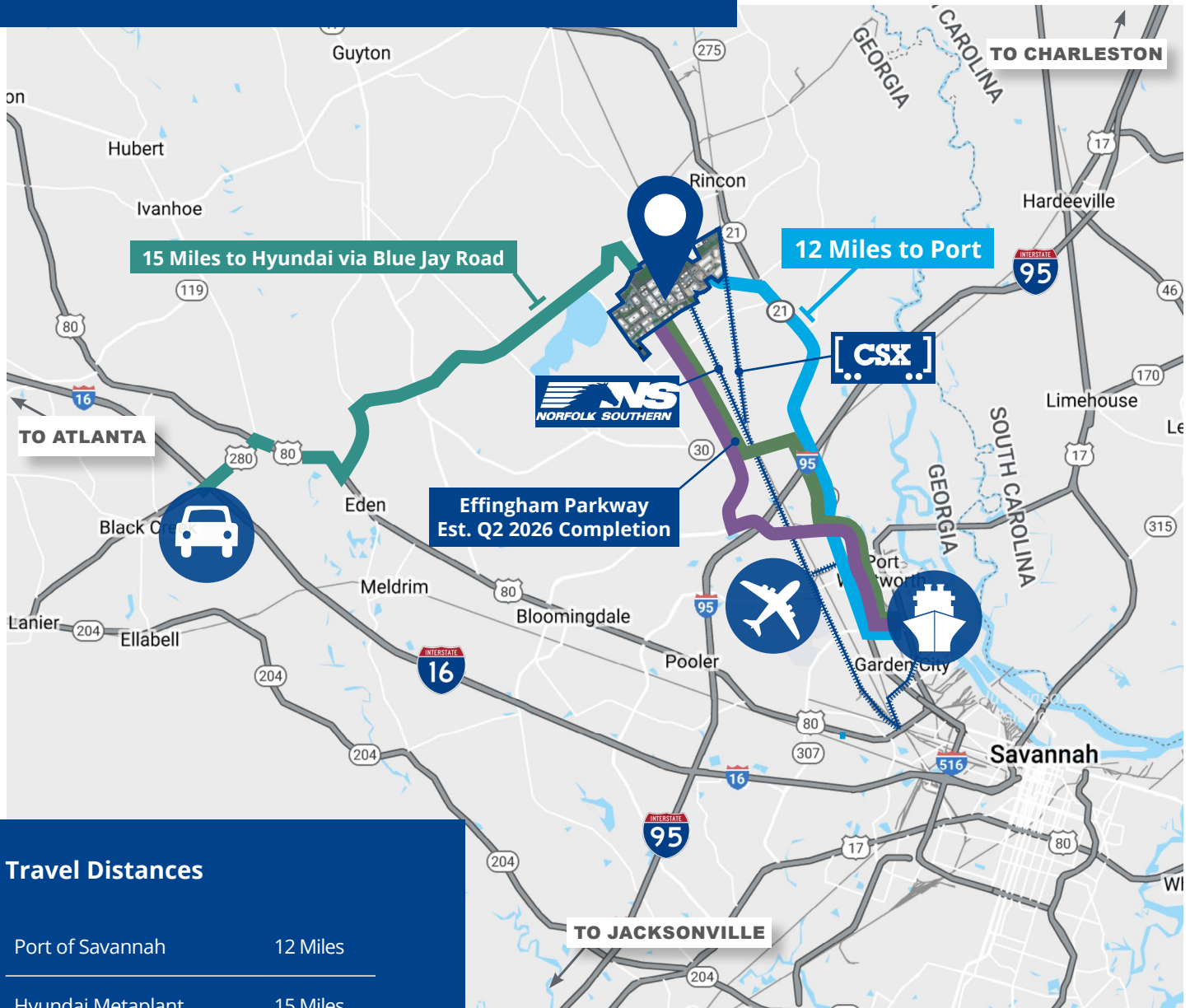
±3,925 sf
Spec Office

8 inch
Reinforced Slab

Spec Office | $\pm 3,925$ SF



Location & Access



Travel Distances

Port of Savannah	12 Miles
Hyundai Metaplant	15 Miles
Interstate 95	5 Miles
Savannah Airport	9 Miles
Interstate 16	17 Miles
Atlanta, GA	238 Miles
Charlotte, NC	251 Miles
Orlando, FL	286 Miles

Legend



Savannah Gateway Industrial Hub



Routes to Port



Interstates



Georgia Ports Authority's Port of Savannah



Hyundai Motor Group's Metaplant America



Savannah Hilton Head International Airport

Multimodal Logistics Park



Savannah Gateway Industrial Hub



±2,600 Acre Multimodal Industrial Logistics Park



Direct Rail Access to CSX & Norfolk Southern via OmniTRAX



Dedicated and Flexible Rail Switching



12 Miles to the Port of Savannah



Proximity to Hyundai Metaplant



Sites Available to Accommodate 75,000-2,000,000+ SF



Available for Build-to-Suit



OmniTRAX Managed Rail Services

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