



SAVANNAH GATEWAY

INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

Multimodal Logistics Park
Near Port of Savannah

- Able to accommodate over 18 Million SF for industrial warehousing, distribution and manufacturing
- Dual rail access to CSX & Norfolk Southern via OmniTRAX
- Direct Road & Rail access to the Port of Savannah and major U.S. markets
- Active development underway and various site configurations for build-to-suit opportunities
- Proximity to Hyundai Electric Vehicle Plant, I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

Key Advantages



Multimodal Logistics Park

- 2,600-acre master planned park in Effingham County, Georgia
- Dual rail service two (2) Class 1 railroads—CSX & Norfolk Southern provided by OmniTRAX
- Onsite rail switching that provides dedicated and flexible switching for the park



Excellent Access

- Short drayage to the Port of Savannah — 12 miles & Hyundai Metaplant — 15 miles
- Access to major transportation routes including I-95, I-16, Highway 21 & Effingham Parkway (Est. Q2 2026 Completion)



Top Location

- Current tenants include Aertssen, DHL, Quantix, Lion Brand Yarn, Weida Freight System, Kyungshin and eLogistics with a site sold to Knight-Swift Transportation
- Available rail and non-rail sites for development of complementary logistics facilities

Introduction

Savannah Gateway Industrial Hub (SGIH) is Georgia's state-of-the-art multimodal logistic hub, with active development underway and build to suit opportunities ranging from 75,000 - 2,000,000 SF. SGIH offers close proximity to the Port of Savannah, Hyundai Metaplant plus dual rail service utilizing both CSX and Norfolk Southern with rail and switching operations provided by OmniTRAX, a division of The Broe Group. As a part of the Georgia Ready for Accelerated Development (GRAD) Program, Savannah Gateway Industrial Hub offers sites of various sizes and configurations that are fast-tracked for construction.

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Developer Contact:



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Current Lease Availabilities

±322,844 SF

Industrial Warehouse with
Rail-Served Option
Completed & Ready for Occupancy



Building 2G **2010 Branch Road**

- Delivered July 2025
- 45 Dock Doors
- 2 Drive-in Doors
- Up to 51 Trailer Parking Spaces
- 32' Clear Height



[Property Website](#)

±584,820 SF

Crossdock with Dual Rail-Served Option
& Expansion Potential



Building 2F **1014 Gateway Parkway**

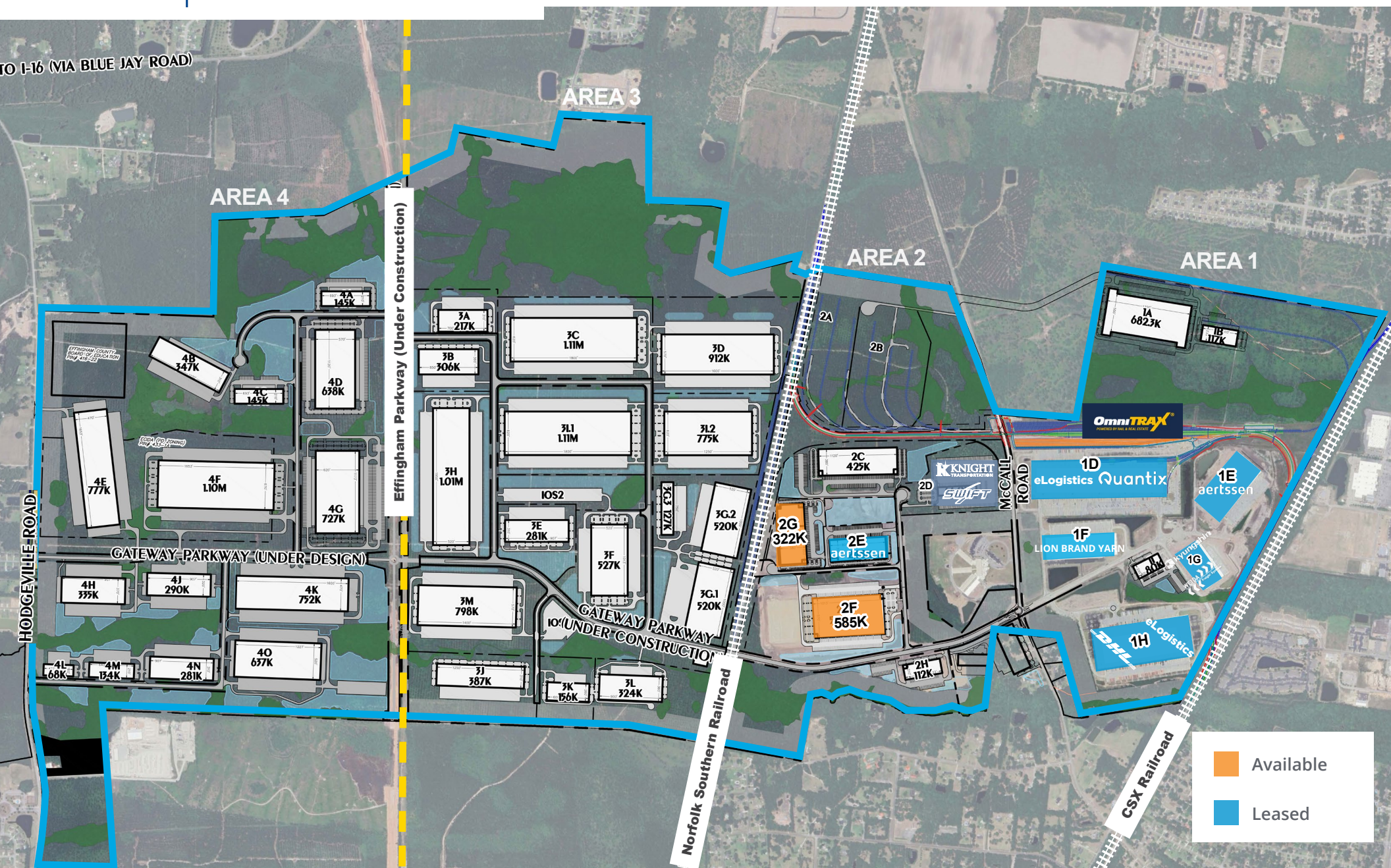
- Delivering May 2026
- Potential to expand to ±942,678 SF
- 116 Dock Doors, 4 Drive-in Doors
- 164 Trailer Parking Spaces
- 40' Clear Height



[Property Website](#)



Conceptual Master Plan



Savannah Gateway Industrial Hub

Multiple Routes to the Port of Savannah

Distances

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

Legend



SGIH



Routes



Savannah Hilton Head International Airport



Georgia Ports Authority





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