

Available for
Immediate Occupancy

Crossdock Warehouse with Expansion Opportunity & Ability for Dual Rail-Service

Savannah Gateway Industrial Hub - Building 2F
105 Tall Tree Road, Rincon, GA 31326

- ±584,820 SF warehouse with potential to expand to ±942,678 SF
- Divisible to ±200,000 SF
- 12 miles to the Port of Savannah, 15 miles to the Hyundai Metaplant
- Highly versatile site offering crossdock layout, dual rail-service, and room to grow
- 40’ clear height
- 164 trailer parking spaces
- 193 car parking spaces (expandable to 380)
- 116 dock doors (38 with 40,000 lb levelers)
- 50’ x 54’ column spacing (60’ speedbays)
- 4 drive-in doors
- 8” slab
- 30 FC LED lighting
- Electrical Service: Two 2000 AMP, 3 phase, 480/277V
- ±15 AC outdoor storage option available
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2027 Completion)

Accelerating success.

For Lease

Property Video

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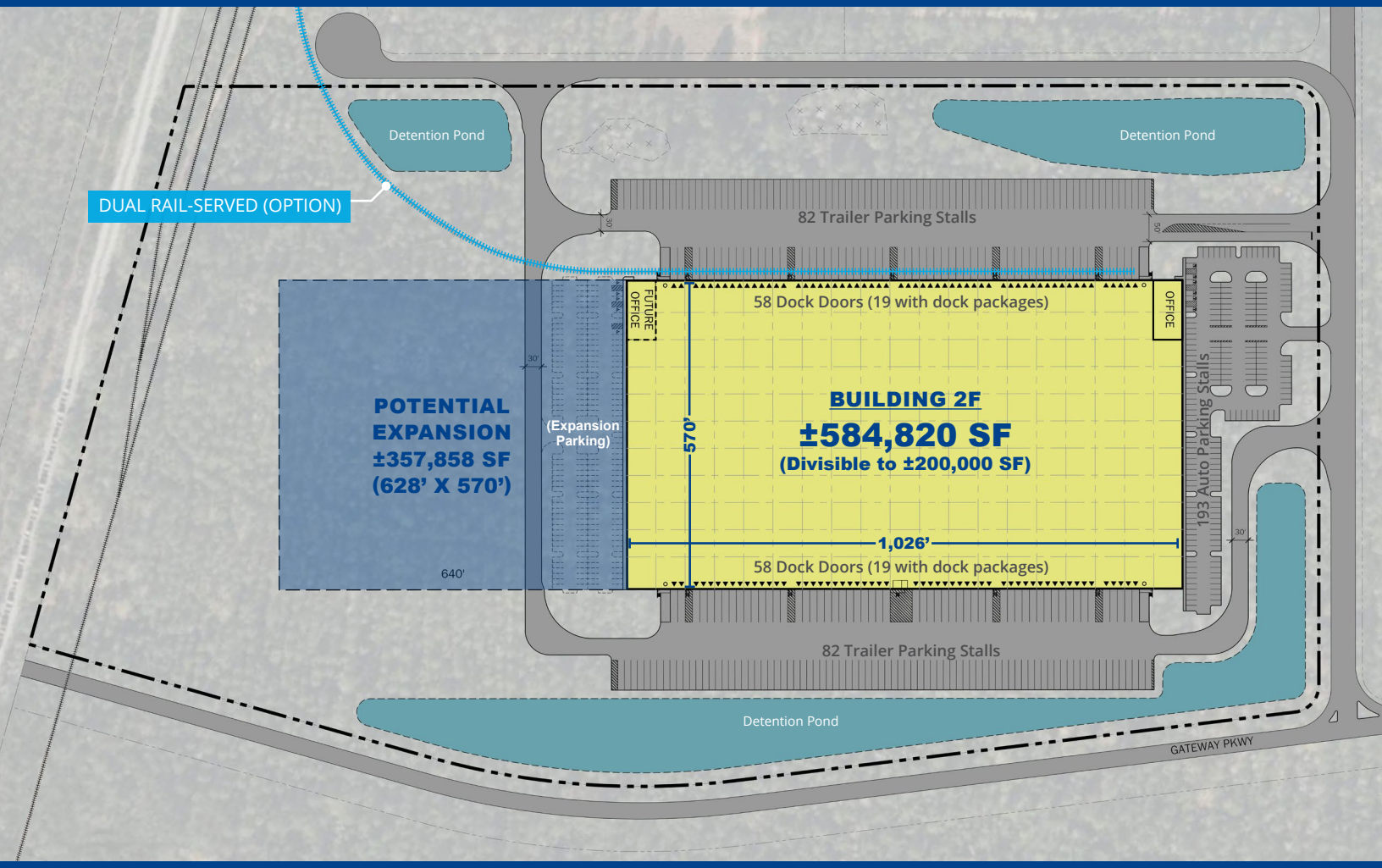
Broe Real Estate Group

OmniTRAX® POWERED BY RAIL & REAL ESTATE

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Building Profile



Building 2F Specs

±584,820 sf
Building Size
(Expandable to ±942,678 SF)

Crossdock
Configuration

116 dock
Doors (38 w/ dock packages)

4 drive-in
Doors

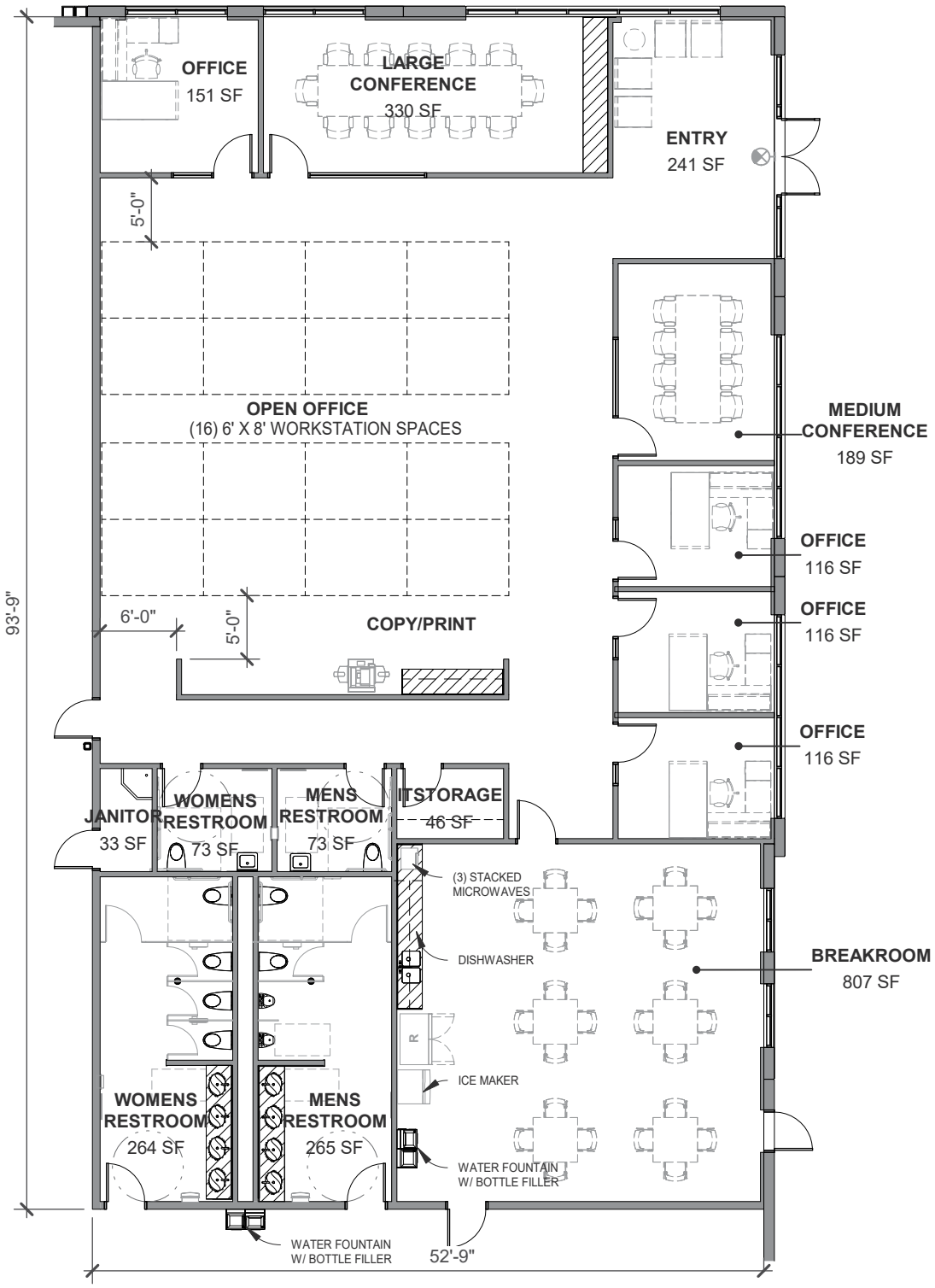
40 foot
Clear Height

164 trailer
Parking Stalls

193 auto
Parking Stalls
(Expandable to 380)

Rail-Served
Option

Spec Office | ±5,000 SF

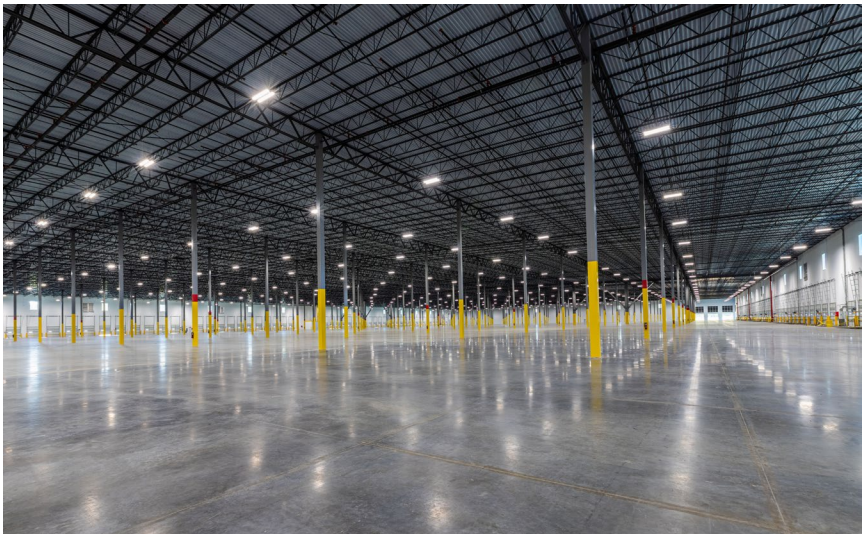


Interior Photos

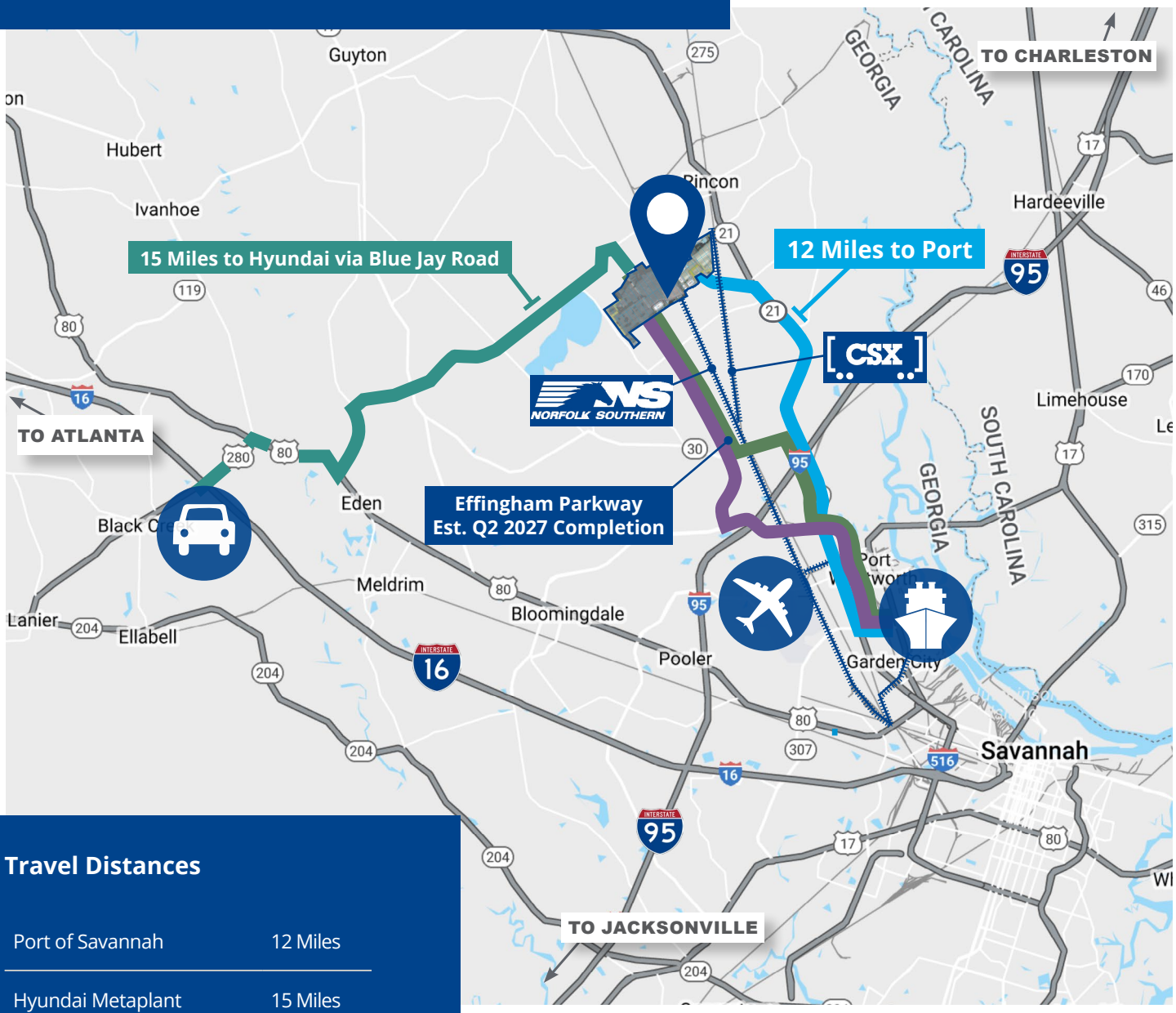








Location & Access



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 75,000-1,000,000+ SF**
- **Available for Build-to-Suit**
- **OmniTRAX Managed Rail Services**

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