CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

300 LANDMARK BOULEVARD EAST
SAVANNAH, GA 31405

Colliers | CAPITAL DEVELOPMENT PARTNERS



FOR LEASE

TWO ±150,000 SF CLASS A FLEX WAREHOUSES WITH HIGHWAY FRONTAGE – AVAILABLE NOW


Excellent Highway Visibility &
Easy Access to Interstates (95, 16, 516)
16
516
New Veterans Parkway Interchange
±9 AC AVAILABLE FOR OUTDOOR STORAGE
Plastic Express
ROWAN / CREATIVE INNOVATIONS
AWESUNG
BUILDING 2
Flexible Multi-tenant Units
Ranging from ±15,000 - 45,000 SF
BUILDING 1
OUTDOOR STORAGE
VETERANS PARKWAY (23,700 VPD)
204
95



Building 1

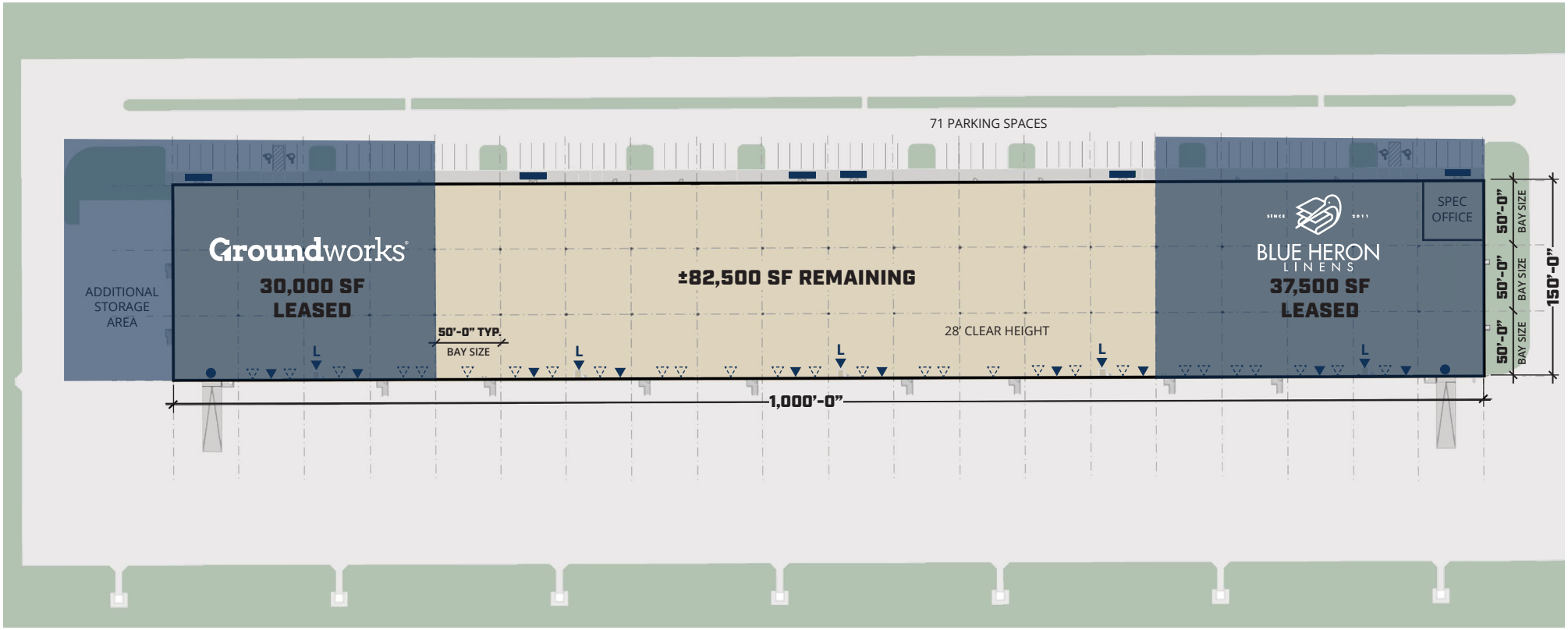
Building Size	±150,000 SF
Unit Sizes	±15,000 - 45,000 SF
Building Dimensions	1,000' x 150'
Configuration	Rear-Load
Column Spacing	50' x 50'
Clear Height	28'
Office	Spec: ±2,000 OR Built-to-Suit
Dock Doors	9 (3 with levelers)
Knock-Out Dock Doors	16
Drive-in Doors	None Available
Auto Parking	71 Spaces
Additional Outdoor Storage	None Available
Availability	Now

Building 2

Building Size	±150,000 SF
Unit Sizes	±15,000 - 45,000 SF
Building Dimensions	1,000' x 150'
Configuration	Rear-Load
Column Spacing	50' x 50'
Clear Height	28'
Office	Spec: ±2,000 OR Built-to-Suit
Dock Doors	11 (4 with levelers)
Knock-Out Dock Doors	23
Drive-in Doors	None Available
Auto Parking	68 Spaces
Additional Outdoor Storage	None Available
Availability	Now

BUILDING 1

Flexible Bay Sizes ranging from ±15,000 - 45,000 SF

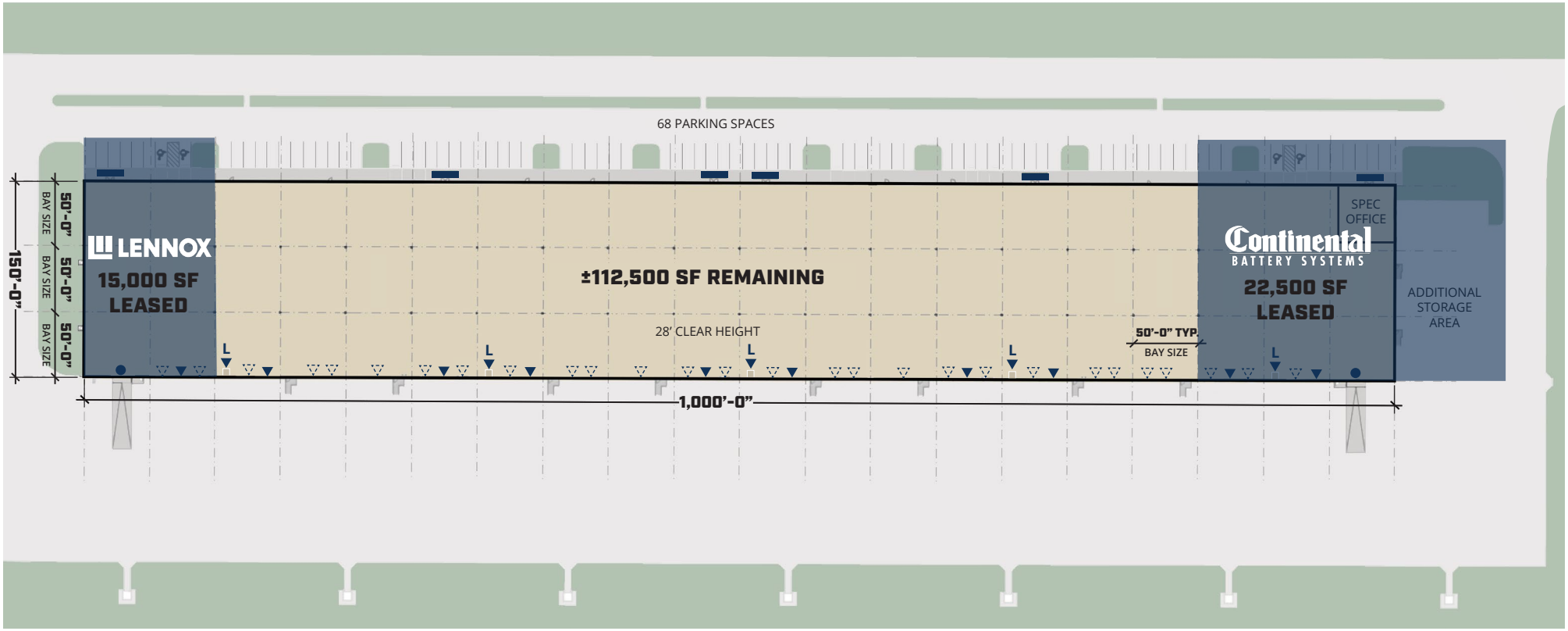


LEGEND

- TENANT OFFICE ENTRY LOCATION
- OVERHEAD DOCK DOOR | **9 DOORS**
- KNOCK OUT DOCK DOOR | **16 DOORS**
- L OVERHEAD DOCK DOOR WITH LEVELERS | **3 DOORS**
- DRIVE-IN DOOR | **NONE AVAILABLE**

BUILDING 2

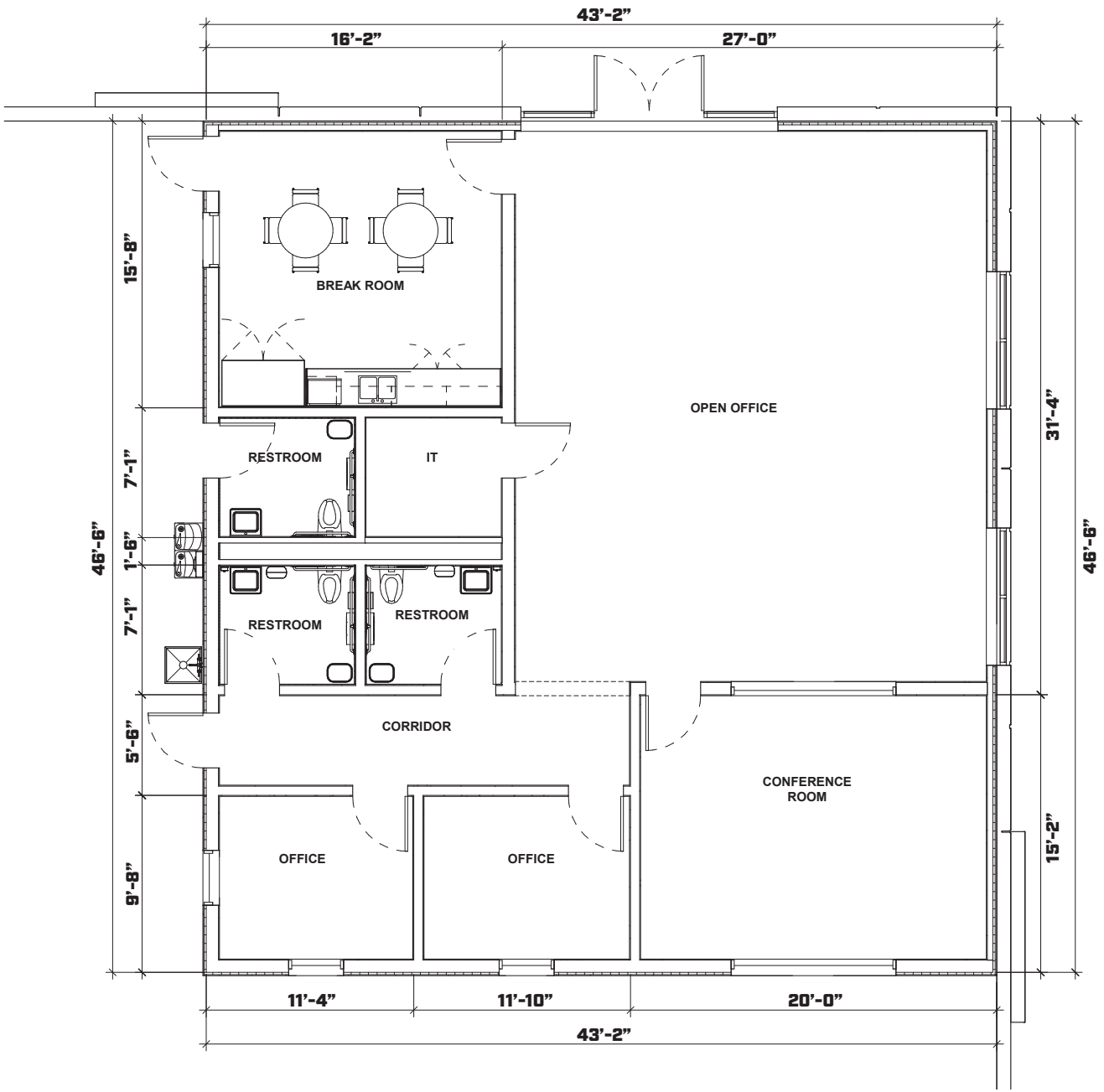
Flexible Bay Sizes ranging from ±15,000 - 45,000 SF



LEGEND

- TENANT OFFICE ENTRY LOCATION
- ▼ OVERHEAD DOCK DOOR | **11 DOORS**
- ▽ KNOCK OUT DOCK DOOR | **23 DOORS**
- L▼ OVERHEAD DOCK DOOR WITH LEVELERS | **4 DOORS**
- ● DRIVE-IN DOOR | **NONE AVAILABLE**

Spec Office Plan ±2,000 SF





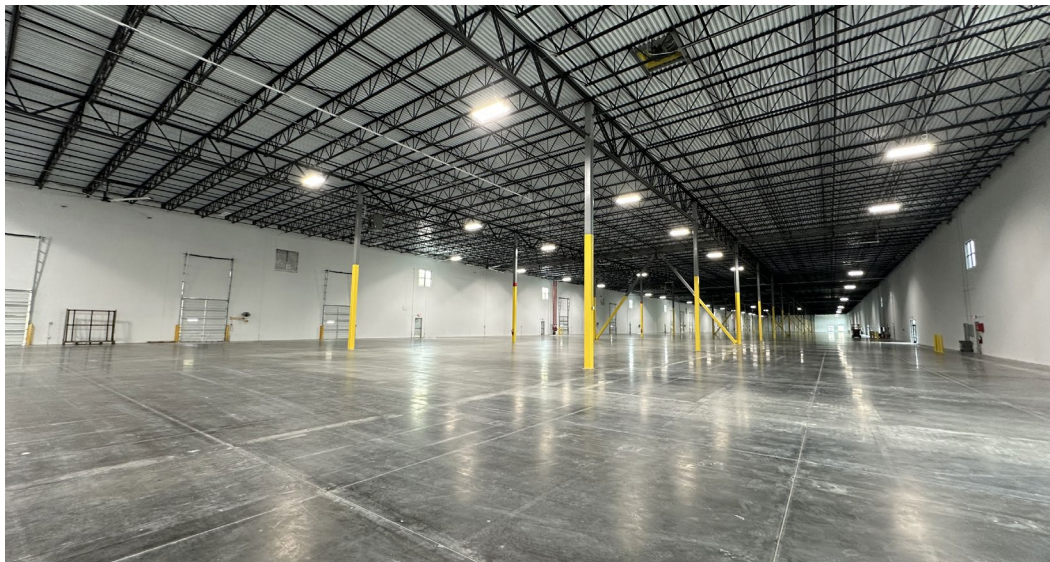


Exterior Photos

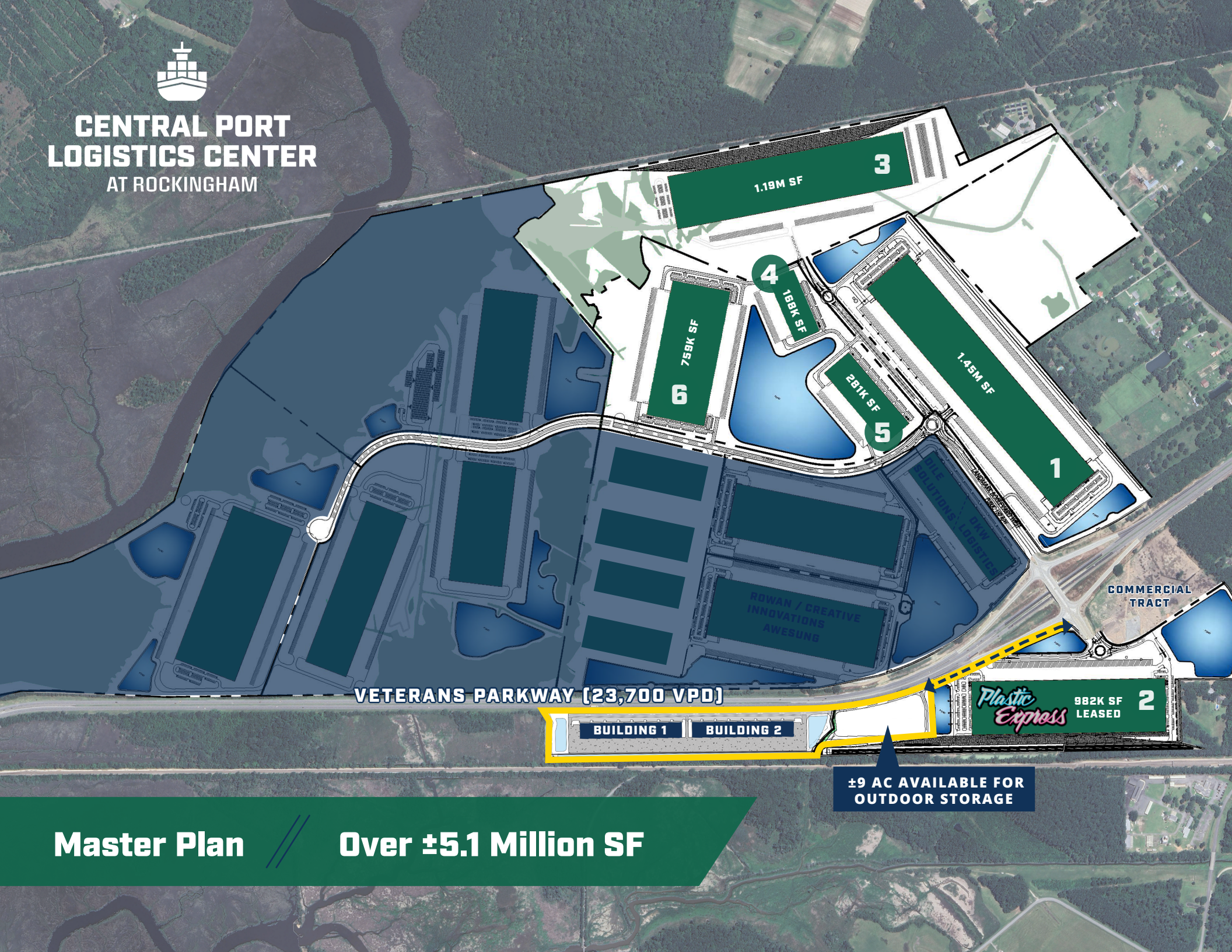
Interior Photos







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AT ROCKINGHAM



Master Plan // Over ±5.1 Million SF

Destinations

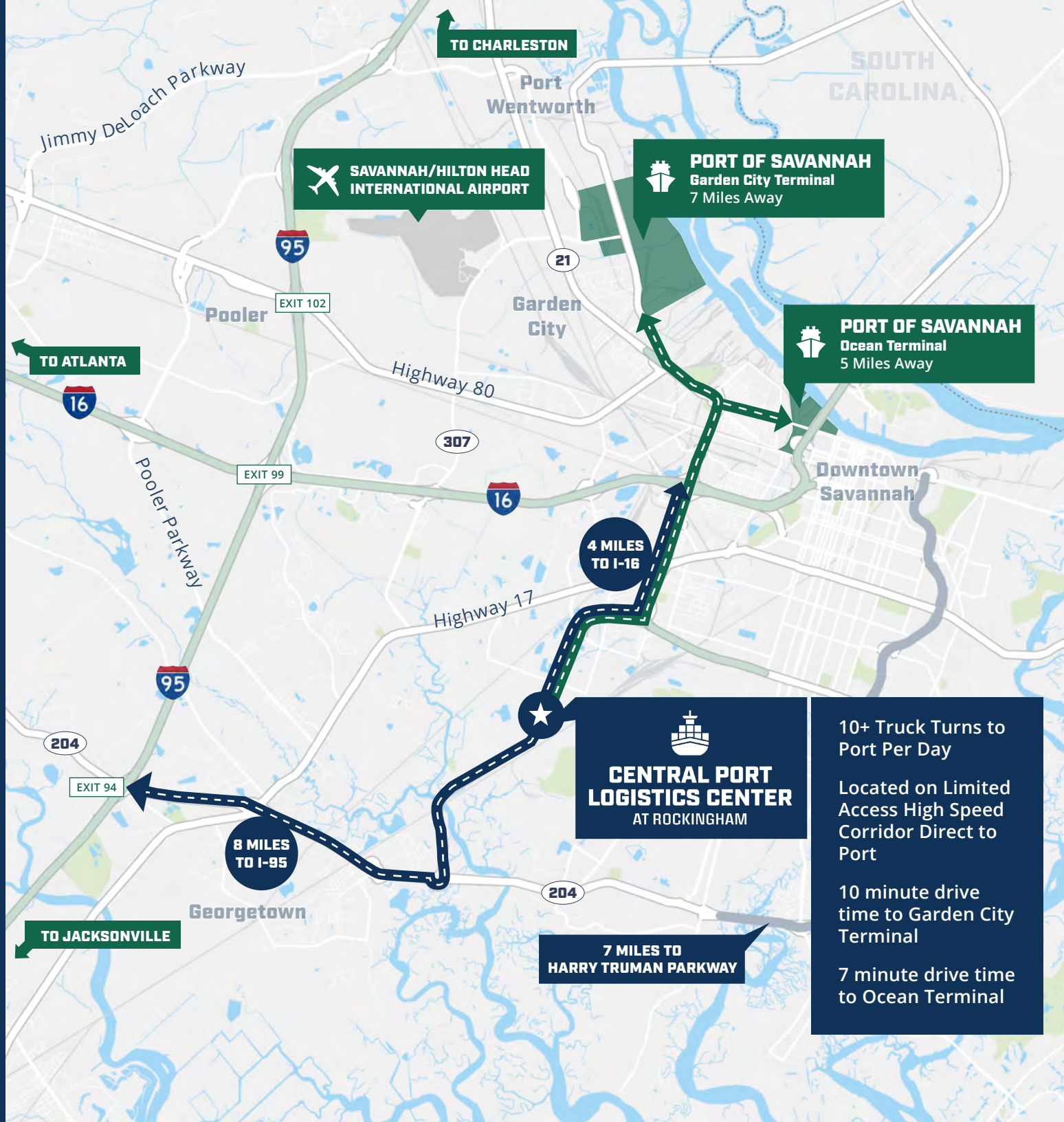
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyunda EV Plant	30 Miles

Major Roadways

Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4 Miles
Interstate 95	8 Miles

Cities

Pooler, GA	8 Miles
Charleston, SC	113 Miles
Jacksonville, FL	135 Miles
Atlanta, GA	250 Miles



Logistics & Distribution Hub

Port of Savannah

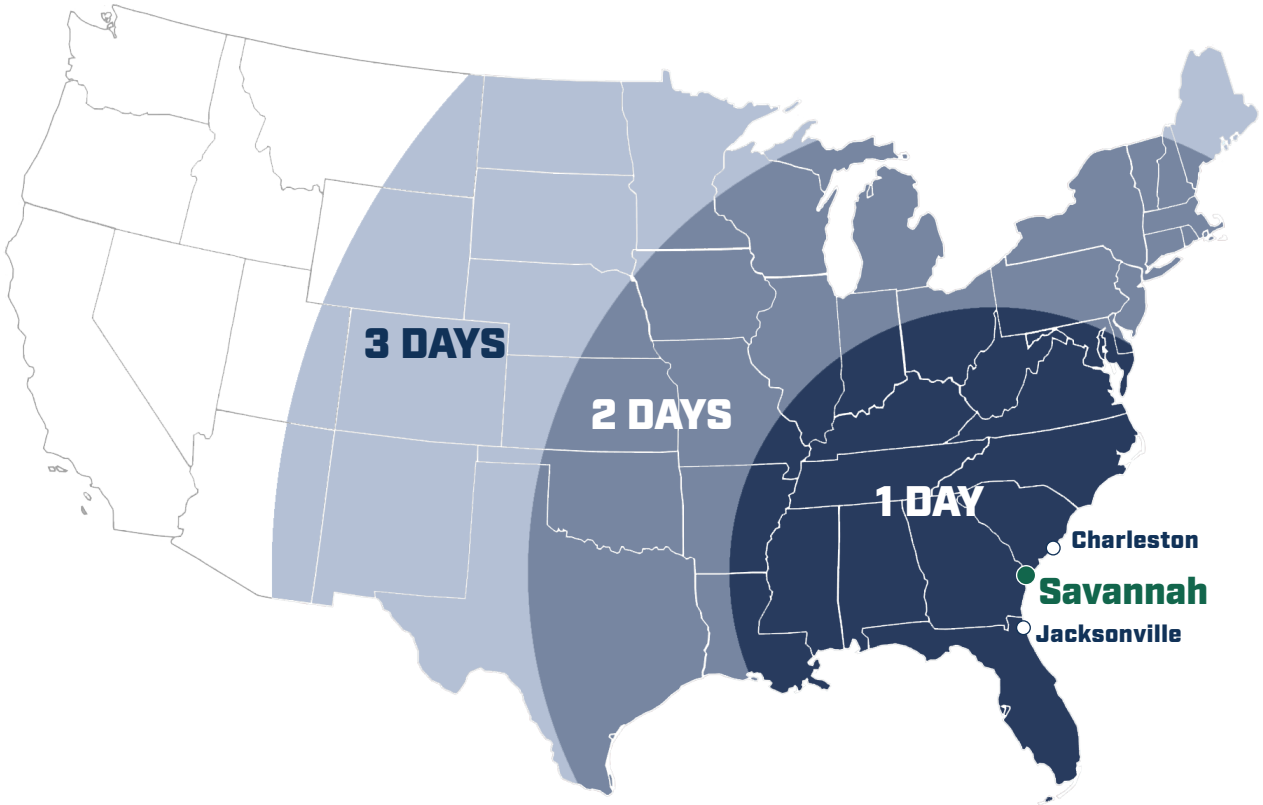
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

Transport Connectivity

Linked to the vast network of transportation routes in the United States, I-95 grants Savannah entry to the entirety of the Eastern Seaboard, while I-16 seamlessly connects it to the Atlanta market.

Strategic Location

Savannah benefits from overnight service to the entire Southeast and direct connectivity to over 80% of the U.S. population within a two-day drive.



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

- Customs duties deferred on imports improves cash flow
- No duty or quota charges on re-exports. No duty on waste, scrap or defective parts
- Duty paid at the lower tariff rate of the imported component or finished product
- Reductions in merchandise processing fees due to weekly entry
- Inventory may be exempt from local and state inventory taxes

FOR LEASE // TWO ±150,000 SF FLEX WAREHOUSES



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CAPITAL
DEVELOPMENT PARTNERS

Colliers

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