



Delivering June 2026

For Lease

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 lbs levelers)
- 4 drive-in doors
- 8" slab
- 30 FC LED lighting
- Electrical Service: Two 4000 AMP transformers, 3 phase, 480/277V
- ±15 AC outdoor storage option available
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2026 Completion)

Accelerating success.

David Sink, SIOR

Colliers | Savannah
+1 912 662 8010
david.sink@colliers.com

Hilary Shipley, SIOR

Colliers | Savannah
+1 912 662 8013
hilary.shipley@colliers.com

Colliers

Broe
Real Estate Group

OmniTRAX[®]
POWERED BY RAIL & REAL ESTATE

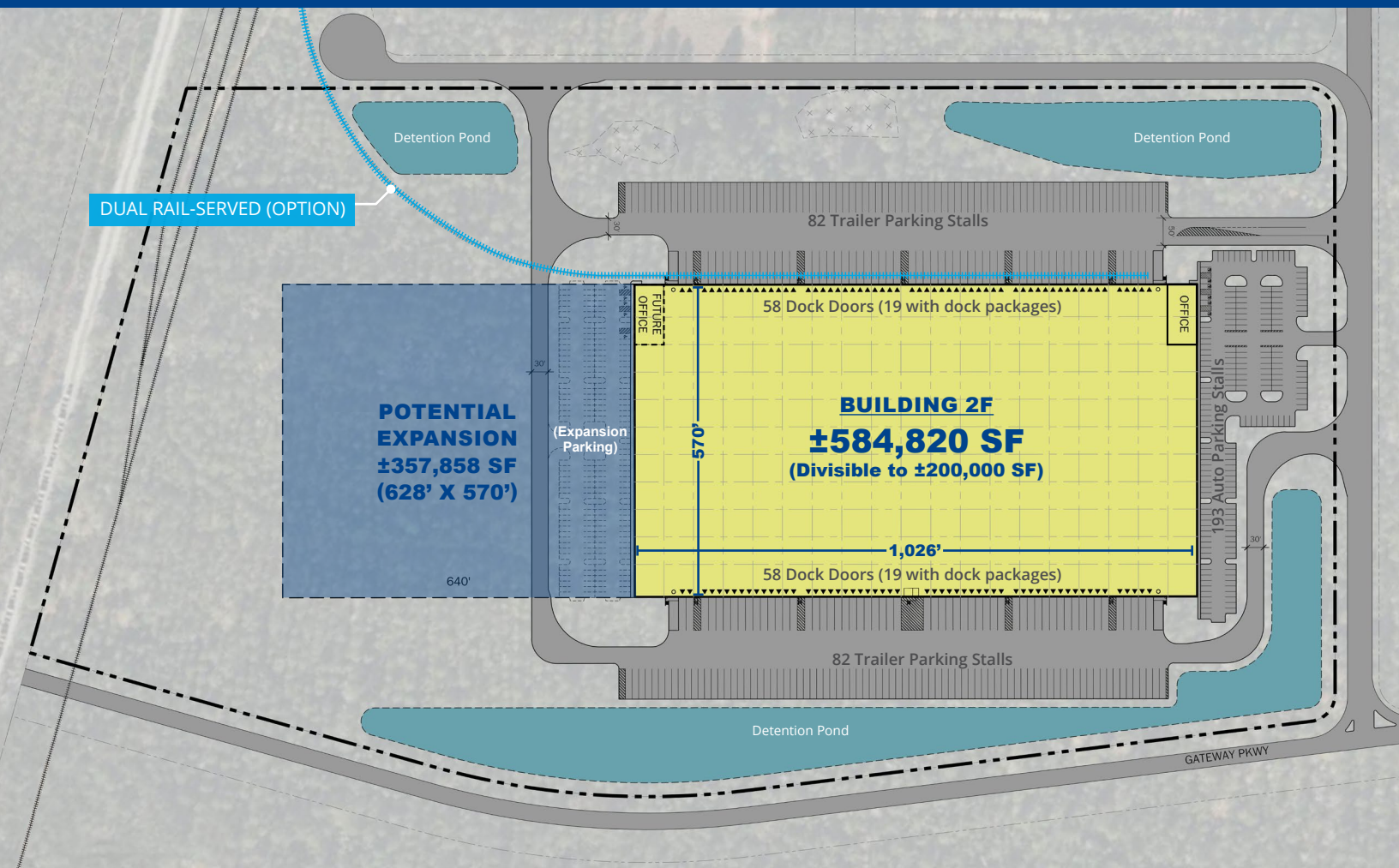
Kevin Caille

Broe Real Estate Group
+1 770 827 8385
kcaille@broerealestate.com

Scott Rogers

Broe Real Estate Group
+1 843 621 0826
srogers@broerealestate.com

Building Profile



Building 2F Specs | Delivering June 2026

±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

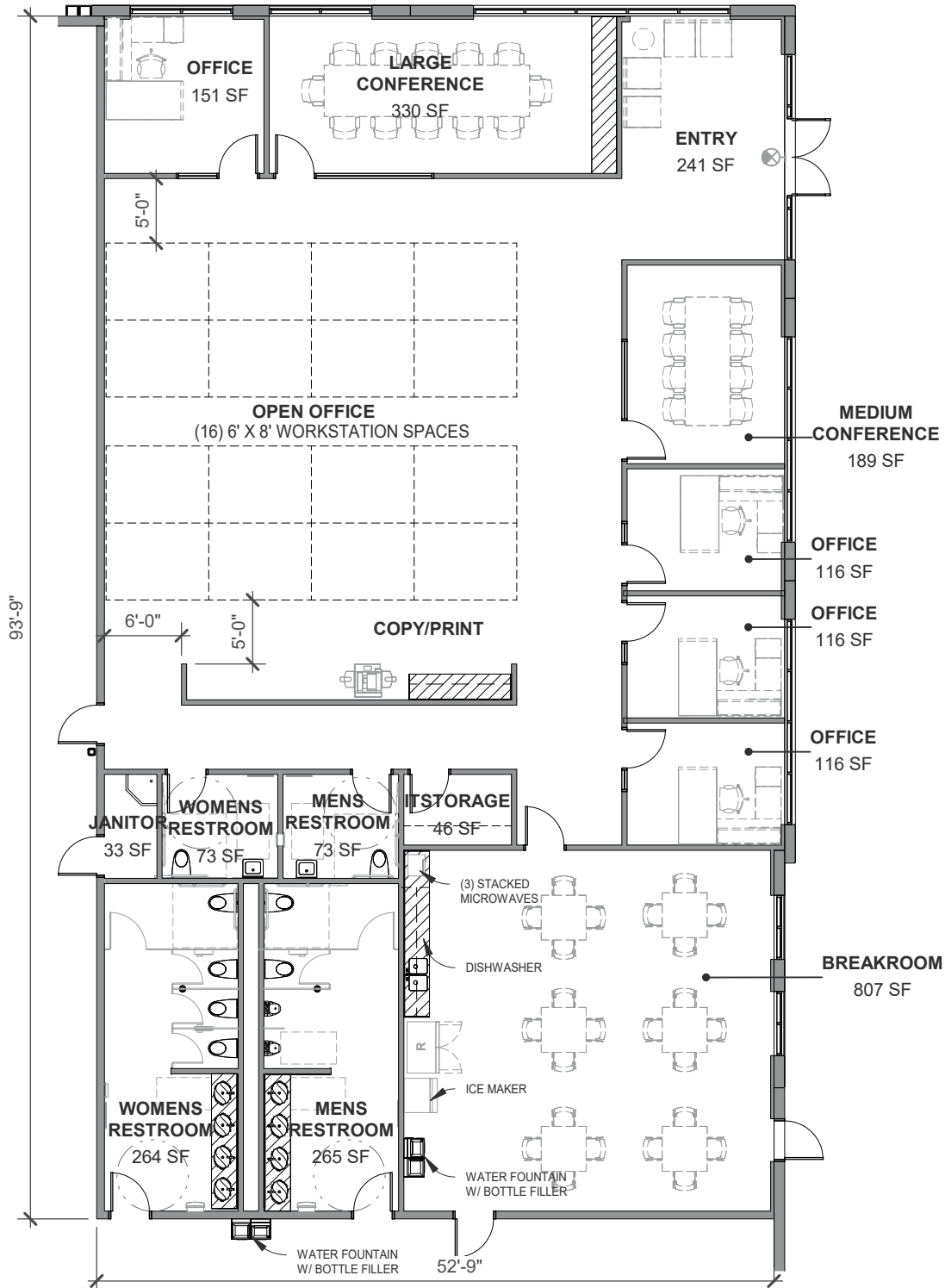
193 auto

Parking Stalls
(Expandable to 380)

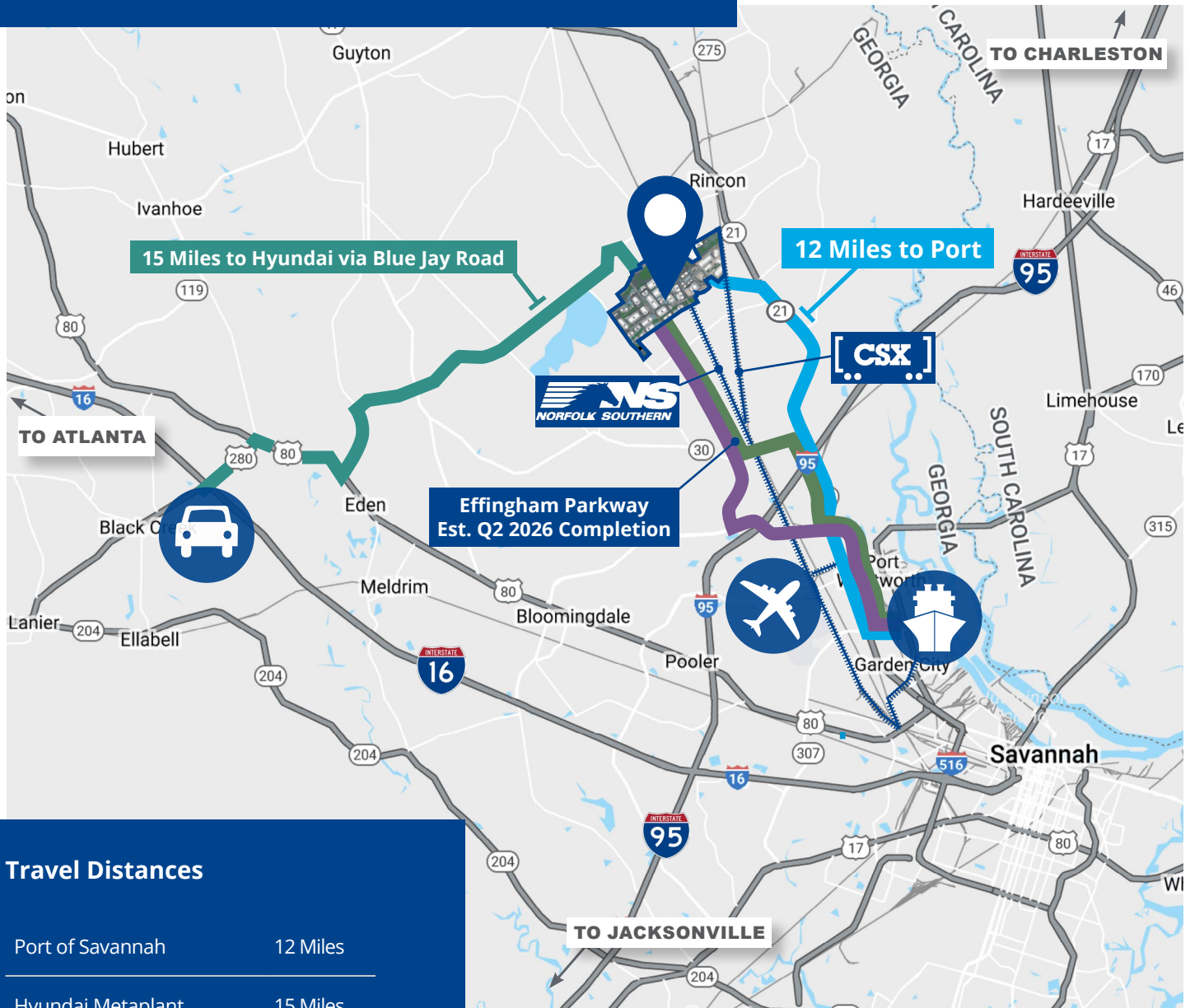
Rail-Served

Option

Spec Office | $\pm 5,000$ 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

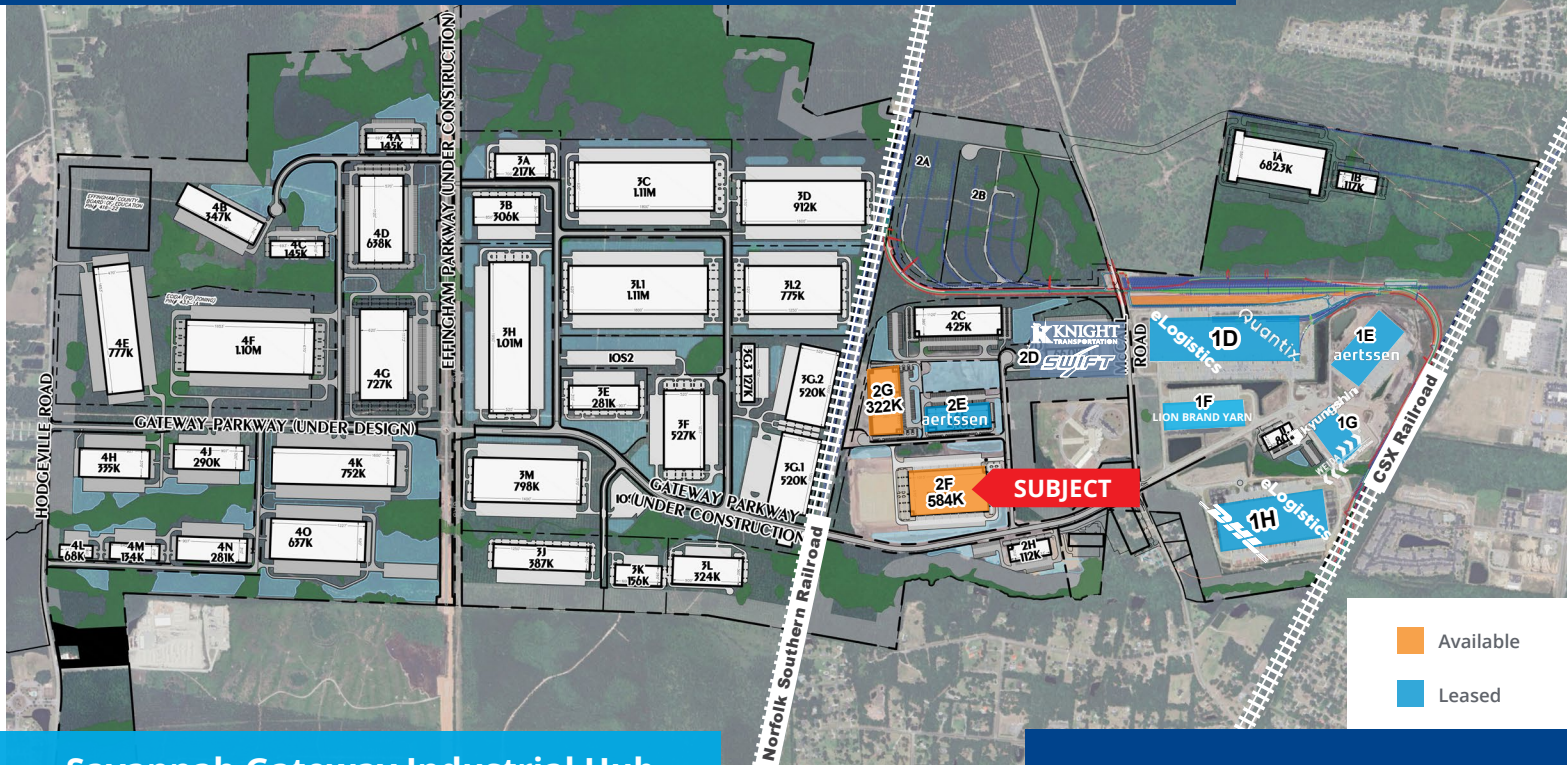


Hyundai Motor Group's Metaplant America



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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

David Sink, SIOR

Colliers | Savannah
+1 912 662 8010
david.sink@colliers.com

Hilary Shipley, SIOR

Colliers | Savannah
+1 912 662 8013
hilary.shipley@colliers.com

Colliers

Colliers | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
F: +1 912 236 1200
colliers.com/savannah