

Building 1: Available Now
±154,440 SF Remaining

LEASED
±70,200 SF

For Lease & Build-to-Suit

PARKWAY 16 WEST

201 Performance Parkway
Bloomington, GA 31302



New Class A
Industrial Development



3 Buildings for a total of
±860,850 SF



±13 Miles
from Port of Savannah



Only 1 mile north of
Interstate 16

Developed By:



A PSP PARTNERS COMPANY

Leasing By:



Danny Chase, SIOR

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Location & Accessibility



Interstate 16 1.3 Miles

Interstate 95 6.0 Miles



Savannah Airport 8.9 Miles



Hyundai Motor Group Metaplant 12.5 Miles



Port of Savannah
Garden City Terminal 13.9 Miles

Port of Savannah
Ocean Terminal 15 Miles

Charleston, SC 110 Miles



Jacksonville, FL 136 Miles

Atlanta, GA 235 Miles

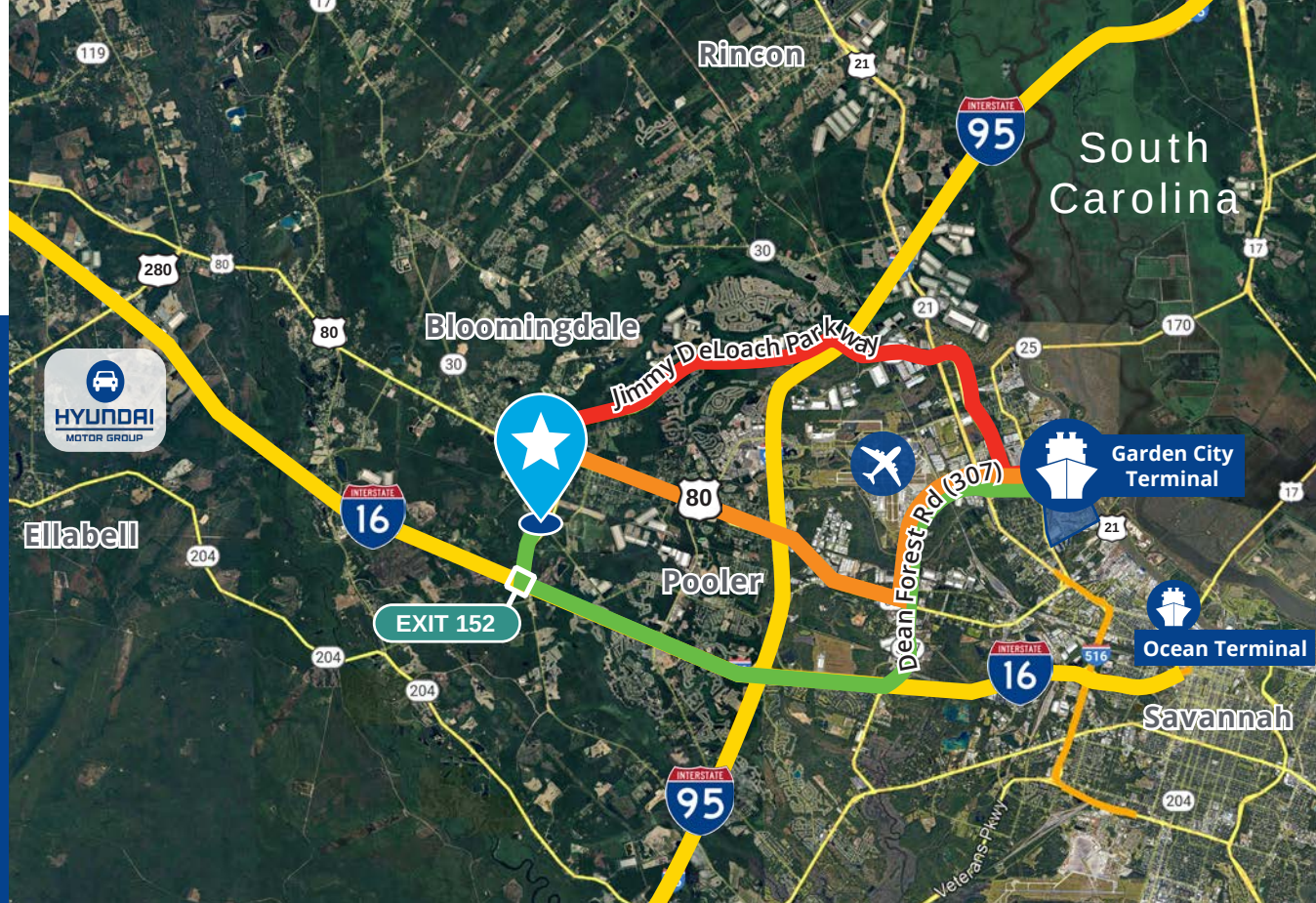
Multiple Truck Routes to the **Port**



13.9 Miles

13.9 Miles

14.3 Miles



Master Plan

Additional Trailer Yard



Available for
Tenants Requiring
Supplemental Trailer
Parking

Easy Access



Future Signalized
Intersection & Turn
Lanes at Jimmy DeLoach
Parkway/Bloomington
Road



Access Road

BUILDING 1: ±154,440 SF
REMAINING SPACE AVAILABLE

BUILDING 2: ±276,210 SF
DELIVERS SUMMER 2027

OFFICE

LEASED

Performance Parkway

16 1 Mile

Jimmy DeLoach Parkway

FUTURE SIGNAL

13 Miles 80 1 Mile

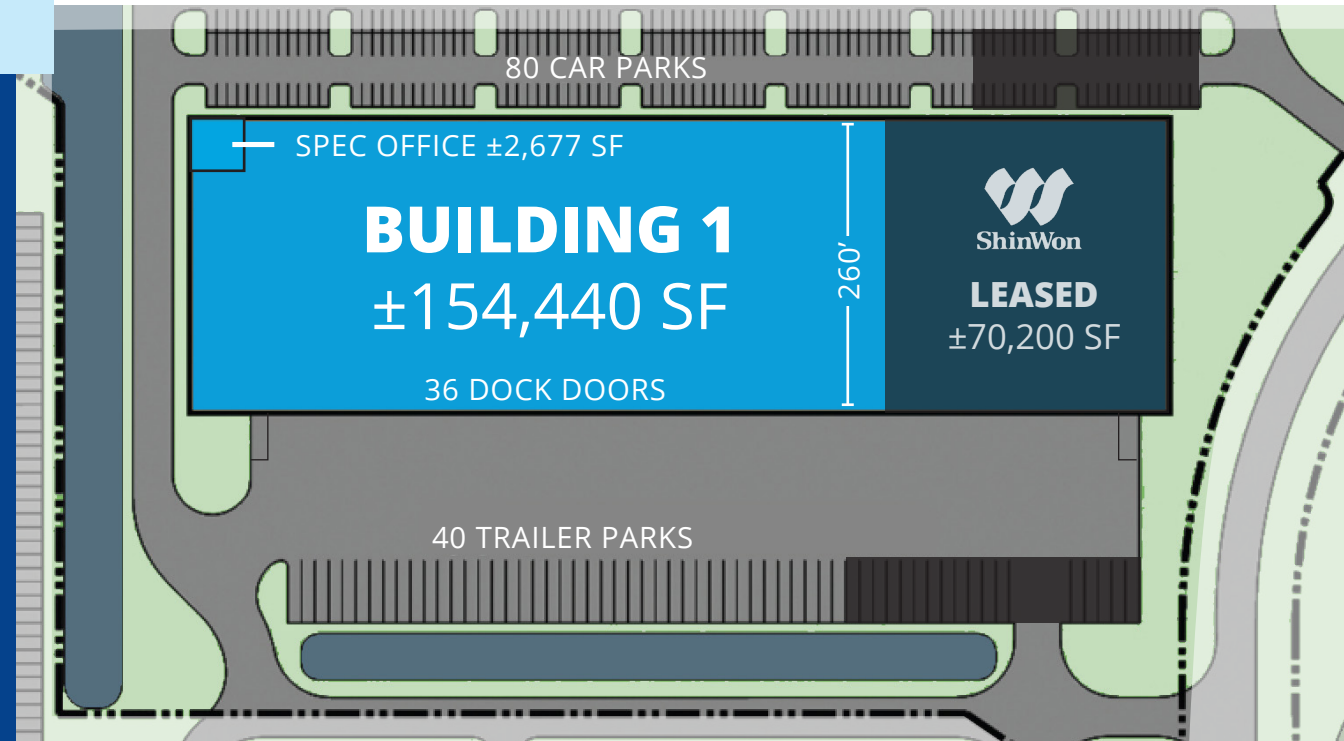
Building 1

For Lease

201 Performance Parkway
Bloomington, GA 31302

PARKWAY
16 **WEST**

Available SF	±154,440 SF
Dock Doors	36
Clear Height	36'
Trailer Parking	40
Car Parking	75
Building Depth	260'
Drive-in Doors	1
Truck Court	185'
Interior Bay	50' x 54'
Dock Bay/Speed Bay	60'
Spec Office	±2,677 SF
Electrical	2,000A (upgradable)
Sprinkler	ESFR

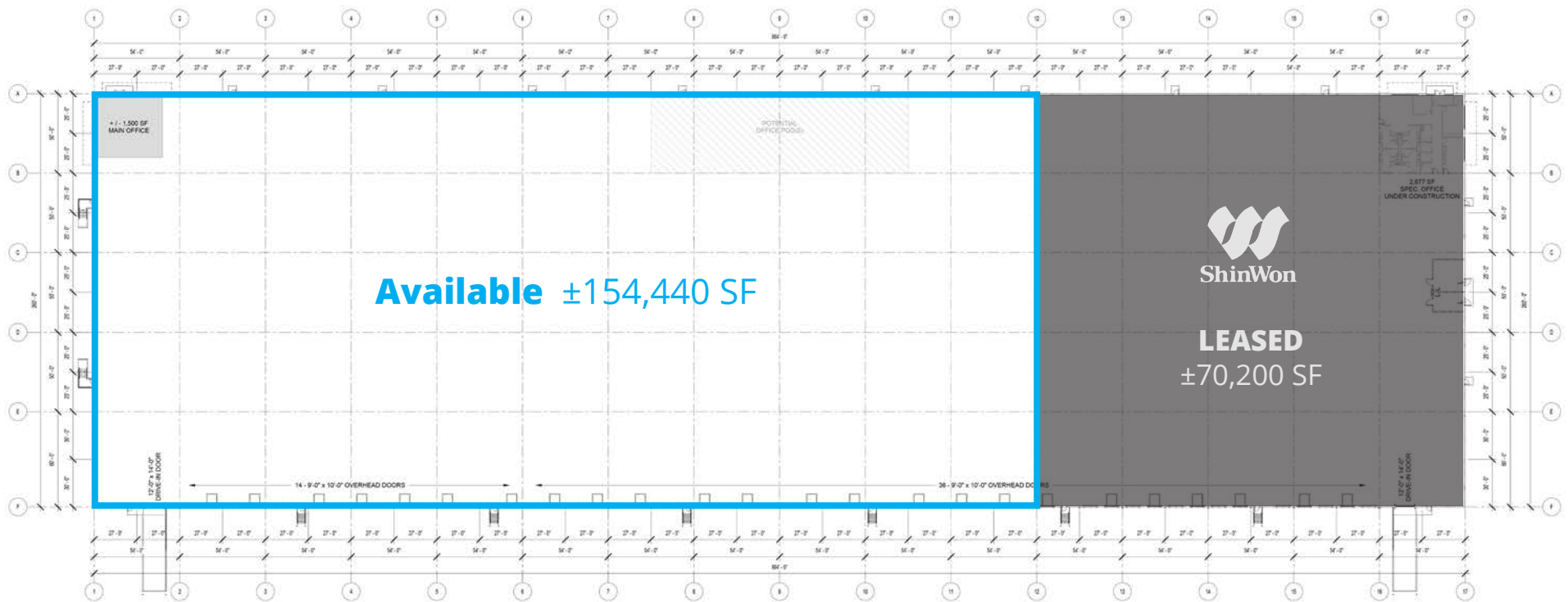


±154,440 SF Remaining & Ready For Occupancy

Building 1

Floor Plan

PARKWAY
16 **WEST**

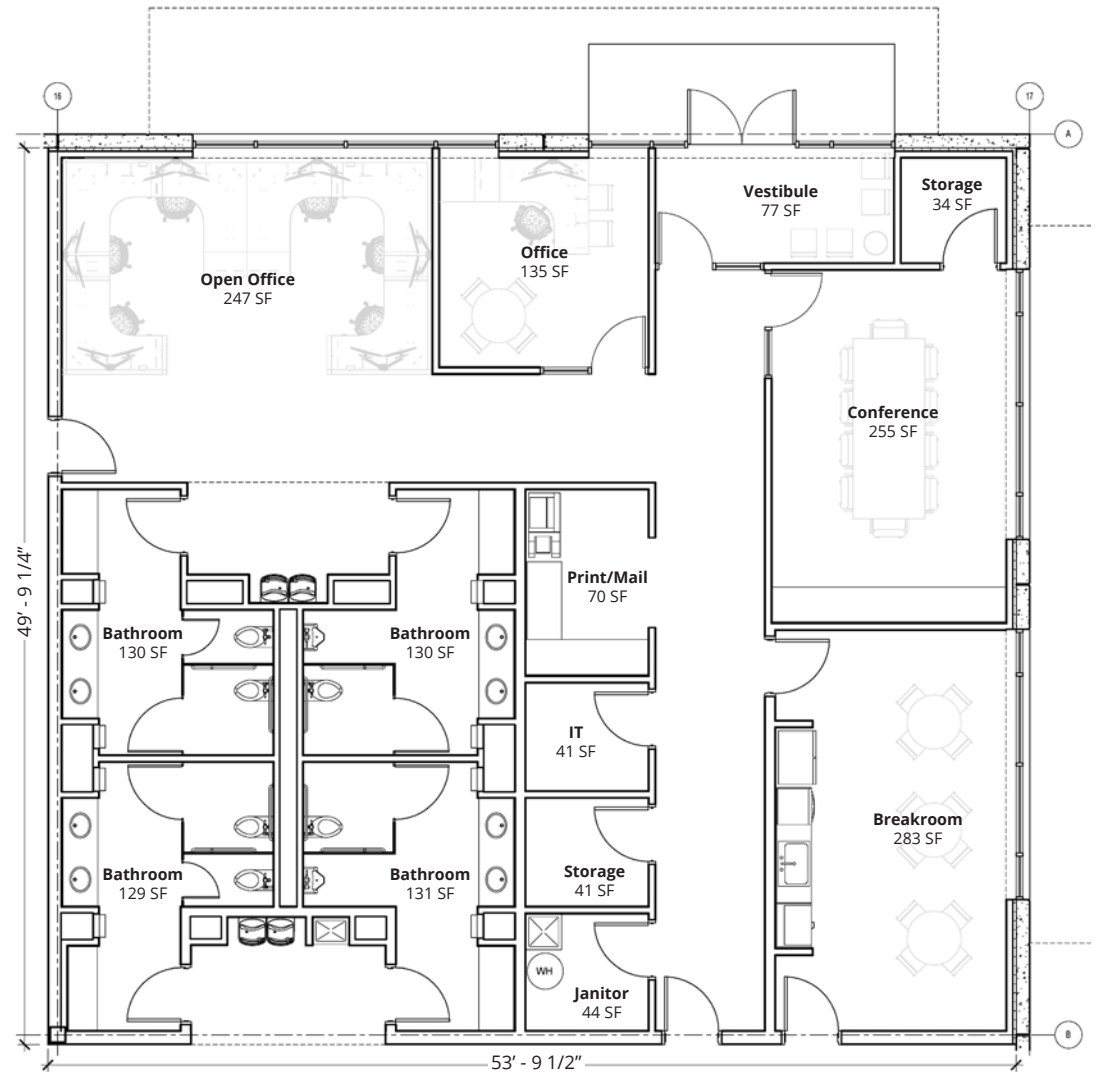
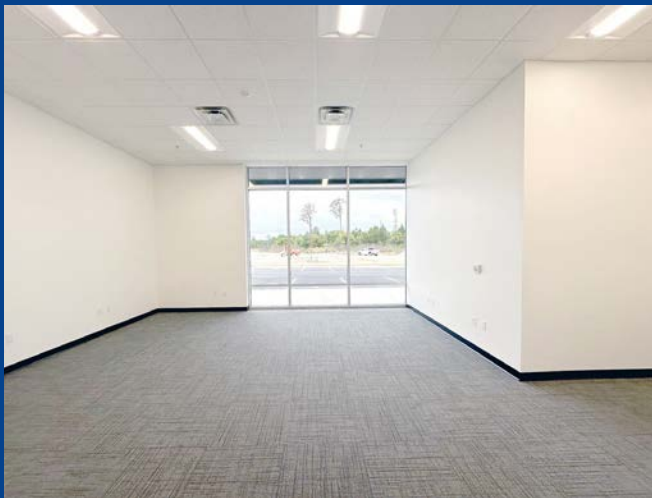


36 Dock Doors

Building 1

Spec Office | $\pm 2,677$ SF

PARKWAY
16 **WEST**



Building 2

Delivers Summer 2027

PARKWAY
16 **WEST**

Available SF ±276,210 SF

Dock Doors 52

Clear Height 36'

Trailer Parking 67

Car Parking 115

Building Dimension 891' x 310'

Drive-in Doors 2

Truck Court 185'

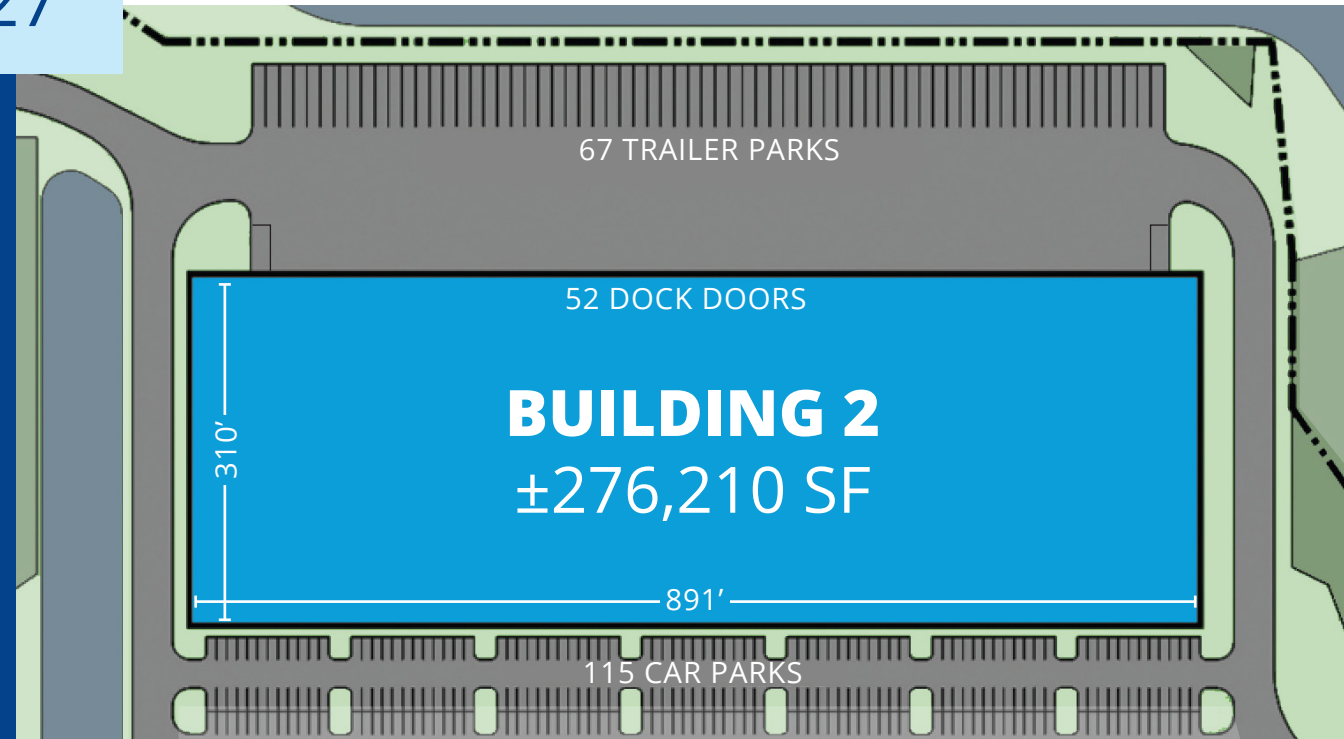
Interior Bay 50' x 54'

Dock Bay/Speed Bay 60'

Office To-Suit

Electrical TBD

Sprinkler ESFR

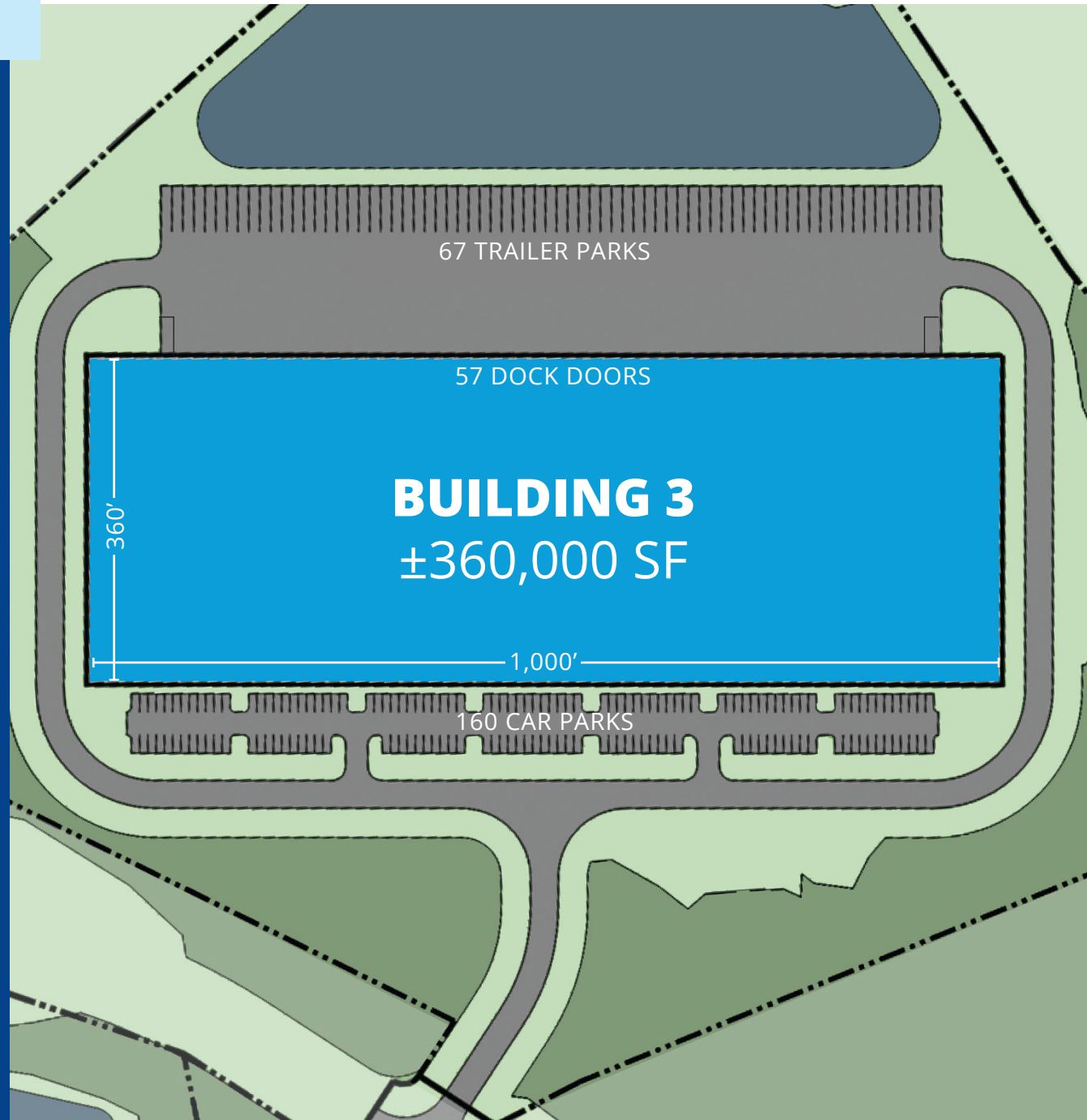


Building 3

Build-to-Suit

PARKWAY
16 **WEST**

Available SF	±360,000 SF
Dock Doors	57
Clear Height	36'
Trailer Parking	71
Car Parking	160
Building Dimension	1,000' x 310'
Drive-in Doors	2
Truck Court	185'
Interior Bay	50' x 54'
Dock Bay/Speed Bay	60'
Office	To-Suit
Electrical	TBD
Sprinkler	ESFR



Abundant Nearby Amenities

Demographics (10 Miles)

Population	122,781
No. of Households	46,613
Daytime Employees	56,345
Total Businesses	3,735

Within 5 Miles from Parkway 16



27 hotels



141 restaurants/fast food



1,000+ apartment units under construction



41,900 cars per day on I-16

PARKWAY 16 WEST



Logistical Advantage

Port of Savannah

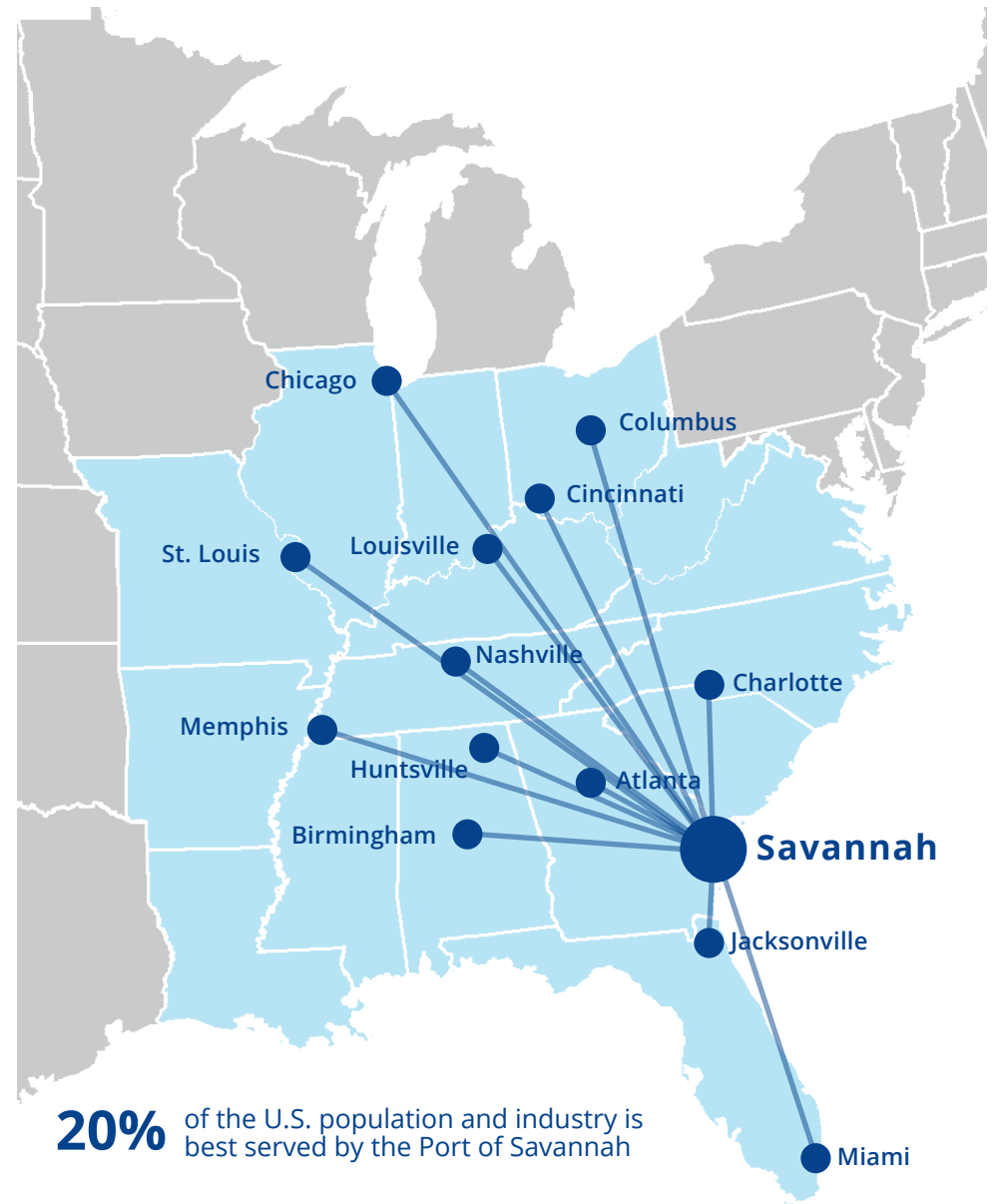


The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.

PARKWAY
16 **WEST**



20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

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