Brightshore
CAPITAL



For Lease | Q1 2027 Delivery

PORT 21 INDUSTRIAL PARK

Old Augusta Road, Rincon (Savannah), Georgia 31326

Leasing By:

Colliers

Sebastian Findlay, SIOR
Principal
+1 912 483 6160
sebastian.findlay@colliers.com

Colliers | Savannah
545 E. York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah

New Class A
Industrial Development

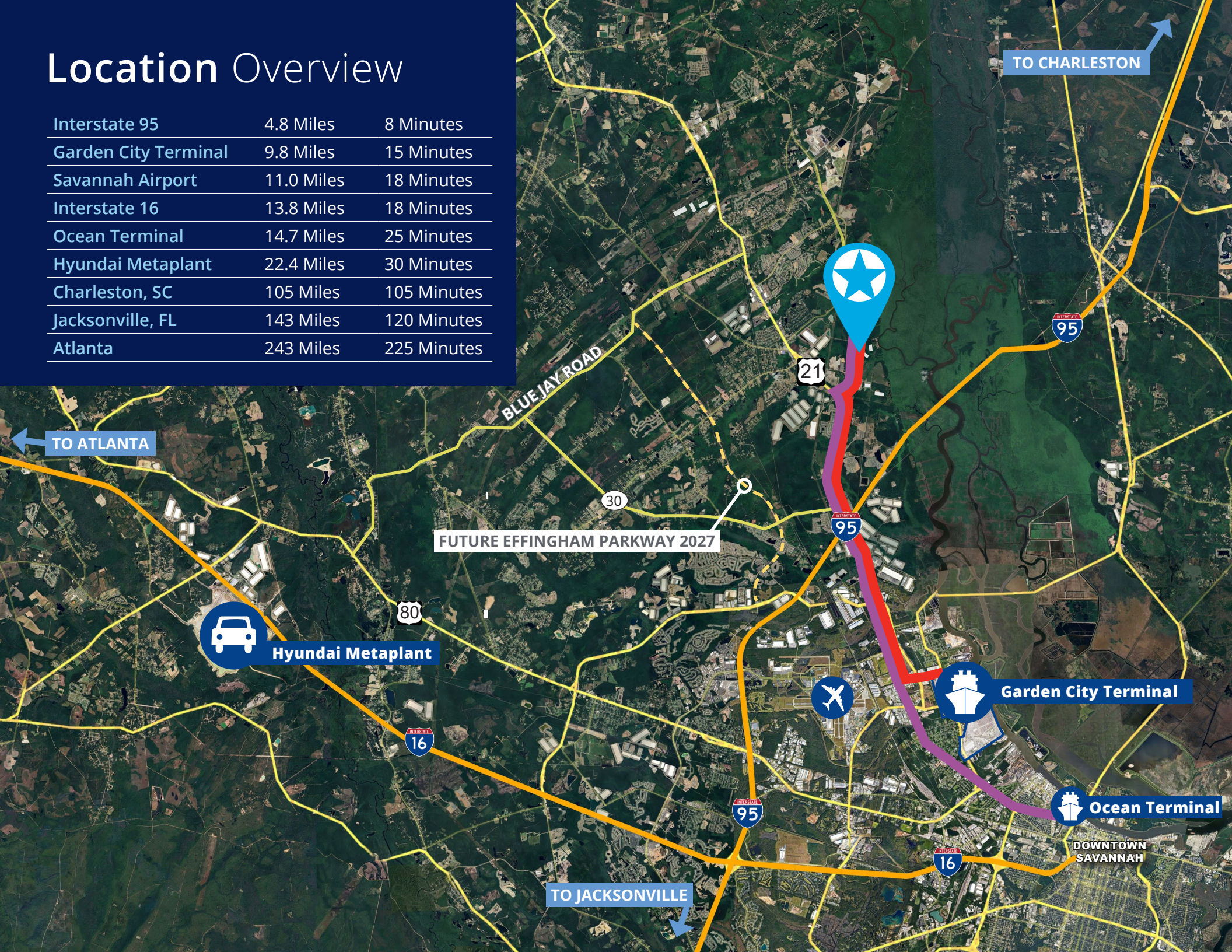
2 Buildings for a total of
±297,163 SF

±9.8 Miles (15 Minutes)
from Port of Savannah

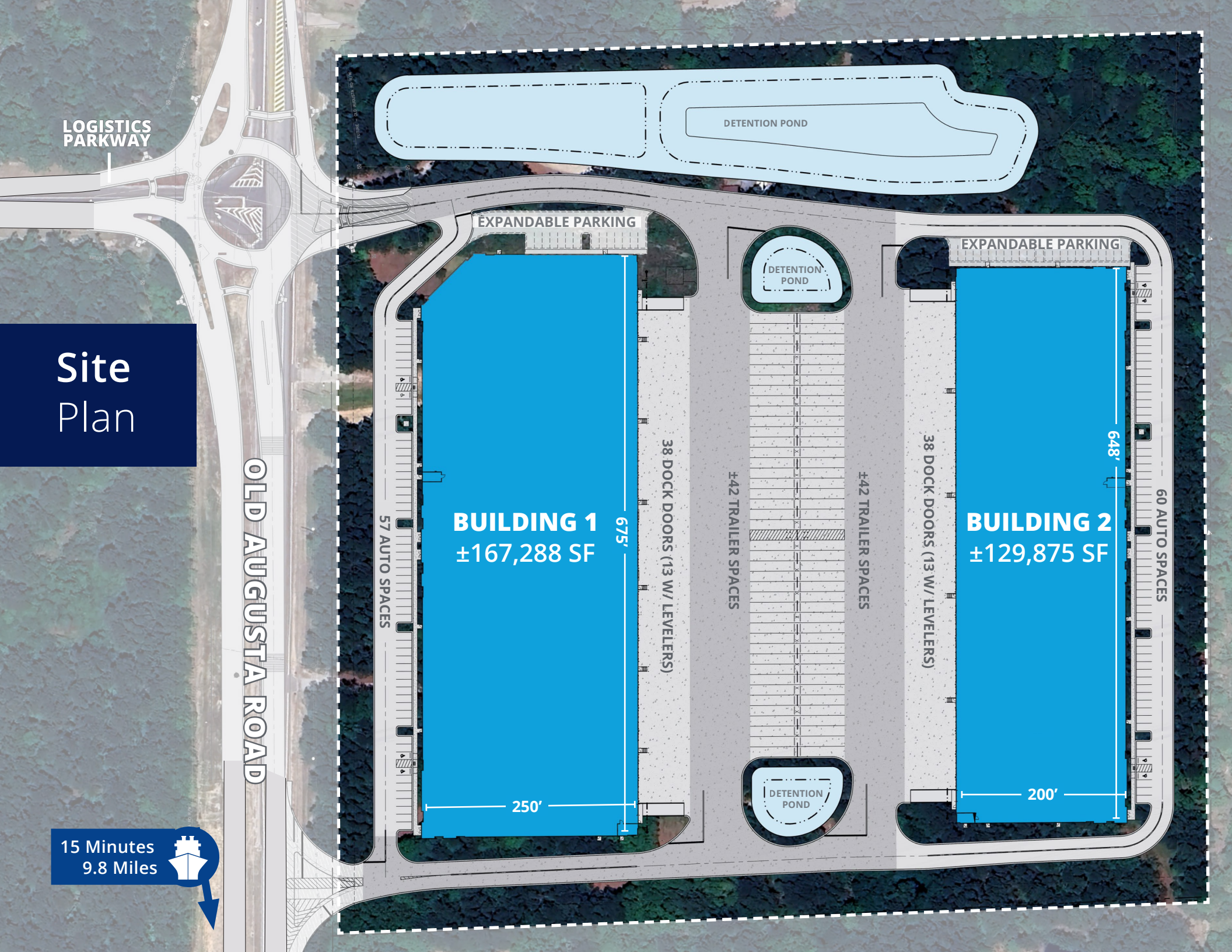
Easy Access to
Highway 21 & I-95

Location Overview

Interstate 95	4.8 Miles	8 Minutes
Garden City Terminal	9.8 Miles	15 Minutes
Savannah Airport	11.0 Miles	18 Minutes
Interstate 16	13.8 Miles	18 Minutes
Ocean Terminal	14.7 Miles	25 Minutes
Hyundai Metaplant	22.4 Miles	30 Minutes
Charleston, SC	105 Miles	105 Minutes
Jacksonville, FL	143 Miles	120 Minutes
Atlanta	243 Miles	225 Minutes



Site Plan


LOGISTICS PARKWAY
OLD AUGUSTA ROAD
DETENTION POND
EXPANDABLE PARKING
EXPANDABLE PARKING
DETENTION POND
BUILDING 1
±167,288 SF
675'
250'
57 AUTO SPACES
38 DOCK DOORS (13 W/ LEVELERS)
±42 TRAILER SPACES
±42 TRAILER SPACES
38 DOCK DOORS (13 W/ LEVELERS)
BUILDING 2
±129,875 SF
648'
200'
60 AUTO SPACES
DETENTION POND
15 Minutes
9.8 Miles



Construction
Underway



Building 1 Specifications

Building Size	±167,288 SF
Divisible	Yes; ±50,000 SF
Building Dimensions	675′ x 250′
Column Spacing	47′-6″ x 54′
Clear Height	32′
Spec Office	±1,780 SF
Drive-in Doors	2 (12′ x 16′)

Dock Doors	38
Levelers	13
Auto Parking	57 (Expandable to 71)
Trailer Parking	42
Sprinkler	ESFR
Electrical	2,000 Amps
Floor	6″ Slab, 4,000 PSI



Building 2 Specifications

Building Size	±129,875 SF
Divisible	Yes; ±30,000 SF
Building Dimensions	648′ x 200′
Column Spacing	47′-8″ x 54′
Clear Height	32′
Spec Office	±1,750 SF
Drive-in Doors	2 (12′ x 16′)

Dock Doors	38
Levelers	13
Auto Parking	60 (Expandable to 82)
Trailer Parking	42
Sprinkler	ESFR
Electrical	2,000 Amps
Floor	6″ Slab, 4,000 PSI


Neighboring
Industrial Tenants
10 Miles Radius
Georgia-Pacific
NFI
SEWON AMERICA, INC.
"If you can dream it, you can do it"
CIRRO
aertssen
DHL
CIRRO
LION BRAND
kyungshin
WEIDA
Freight System
KNIGHT TRANSPORTATION
SWIFT TRANSPORTATION
LEGANGS
NFI
SCM
SUPPLY CHAIN MANAGEMENT LLC
ESTES
PRIMESOURCE
BUILDING PRODUCTS, INC.
HYTX
FedEx Ground
GEODIS
SAVANNAH RIVER LOGISTICS
RBW LOGISTICS
WORLD DISTRIBUTION SERVICES
East Coast
WAREHOUSE & DISTRIBUTION CORP.
DE WELL GROUP
GEODIS
PACIFICCYCLE
SERENA & LILY
ARMLOGI
ARMSTRONG LOGISTIC
LOWE'S
Shaw
EXIT 109
anatolia
NFI
wayfair
Shaw
SAFAVIEH
target
FedEx Express
IKEA
THE HOME DEPOT
AVERITT
LOWE'S
CRANE
WORLDWIDE LOGISTICS
PortCity
LOWE'S
OUTSOURCE LOGISTICS
DOLLAR TREE
DSI LOGISTICS
Walmart
THE HOME DEPOT
ONL
RBW
LOGISTICS
FedEx Freight
Matson
LOGISTICS
unis
Plastic Express
HARBOR FREIGHT
FLOOR & DECOR
JCB
FedEx Ground
DHL
amazon
RBW
LOGISTICS
PortCity
Gulfstream
Garden City Terminal

Surrounding Area

Demographics (10 Miles)

Population	92,162
No. of Households	33,901
Daytime Employees	35,923
Total Businesses	2,585

Within 10 Miles from the Property

83 hotels

231 restaurants/fast food

2,641 housing units available



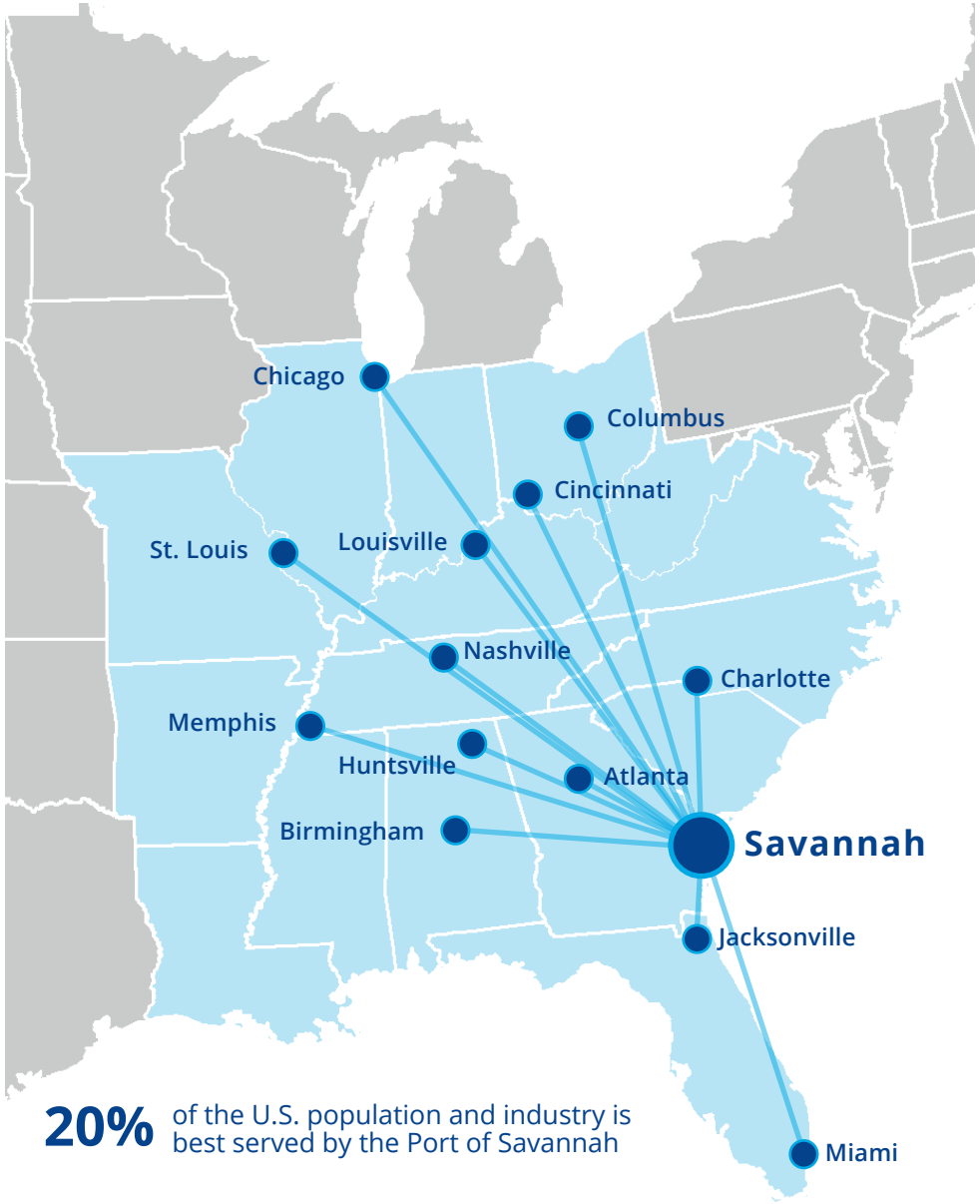
Logistical Advantage
Port of Savannah



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.



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

PORT 21 INDUSTRIAL PARK

Old Augusta Road, Rincon (Savannah), Georgia



Leasing By:

Sebastian Findlay, SIOR
Principal
+1 912 483 6160
sebastian.findlay@colliers.com

Colliers | Savannah
545 E. York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah

Developed By:

Brightshore CAPITAL

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.