

SAVANNAH GATEWAY
INDUSTRIAL HUB

Effingham County (Rincon), GA 31326

Multimodal Logistics Park Near Port of Savannah

- Class A industrial park for warehousing, distribution and manufacturing
- Dual rail access to CSX & Norfolk Southern via OmniTRAX
- Direct Road & Rail access to the Port of Savannah and major U.S. markets
- Active development underway and various site configurations for build-to-suit opportunities
- Proximity to Hyundai Metaplant, I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2027 Completion)

Accelerating success.

Savannah Gateway Industrial Hub

Key Advantages

Multimodal Logistics Park

- 2,600-acre master planned park in Effingham County, Georgia
- 670 developable acres remaining
- Dual rail service two (2) Class 1 railroads—CSX & Norfolk Southern provided by OmniTRAX
- Onsite rail switching that provides dedicated and flexible switching for the park

Excellent Access

- Short drayage to the Port of Savannah — 12 miles & Hyundai Metaplant — 15 miles
- Access to major transportation routes including I-95, I-16, Highway 21 & Effingham Parkway (Est. Q2 2027 Completion)

Top Location

- Current tenants include Aertssen, DHL, Quantix, Lion Brand Yarn, Weida Freight System, Kyungshin, eLogistics and Knight-Swift Transportation
- Available rail and non-rail sites for development of complementary logistics facilities

Introduction

Savannah Gateway Industrial Hub (SGIH) is Georgia's state-of-the-art multimodal logistic hub, with active development underway and build to suit opportunities ranging from 75,000 - 1,000,000+ SF. SGIH offers close proximity to the Port of Savannah, Hyundai Metaplant plus dual rail service utilizing both CSX and Norfolk Southern with rail and switching operations provided by OmniTRAX, a division of The Broe Group. As a part of the Georgia Ready for Accelerated Development (GRAD) Program, Savannah Gateway Industrial Hub offers sites of various sizes and configurations that are fast-tracked for construction.

Broker Contact:

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

Developer Contact:

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



Savannah Gateway Industrial Hub

Current Lease Availabilities

±322,844 SF

Industrial Warehouse with Rail-Served Option Completed & Ready for Occupancy



Building 2G
2010 Branch Road, Rincon, GA

- Option for dual rail-service (CSX & Norfolk Southern)
- 45 Dock Doors
- 2 Drive-in Doors
- Up to 51 Trailer Parking Spaces
- 32′ Clear Height

Property Website

±584,820 SF

Crossdock with Dual Rail-Served Option & Expansion Potential Completed & Ready for Occupancy



Building 2F
105 Tall Tree Road, Rincon, GA

- Potential to expand to ±942,678 SF
- 116 Dock Doors
- 4 Drive-in Doors
- 164 Trailer Parking Spaces
- 40′ Clear Height

Property Website

Conceptual Master Plan



Savannah Gateway Industrial Hub

Multiple Routes to the Port of Savannah

Distances

Port of Savannah	12 Miles
Interstate 95	5 Miles
Savannah Airport	9 Miles
Hyundai Metaplant	15 Miles
Interstate 16	17 Miles
Atlanta, GA	238 Miles
Charlotte, NC	251 Miles
Orlando, FL	286 Miles

Legend

- SGIH
- Routes
- Savannah/HH International Airport
- Georgia Ports Authority



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hilary.shipley@colliers.com

Colliers | Savannah
545 E York Street
Savannah, Georgia 31401
912 233 7111

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+1 770 827 8385
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srogers@broerealestate.com

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