7A & 7B AVAILABLE
FOR IMMEDIATE OCCUPANCY



For Lease

Rockingham Farms Commerce Center

135 Feldspar Drive | Savannah, Georgia 31405

- Two Class A warehouses available for immediate occupancy, divisible to ±75,000 SF
- Building 7A: ±216,854 SF remaining available
- Building 7B: ±284,744 SF available
- Located less than 10 miles from both Georgia Ports Authority's terminals
- Offers unparalleled convenience for logistics and transportation needs with a **direct route to the GPA's Garden City Terminal via the Brampton Road connector**, completed July 2026
- Route Flexibility: strategic access to major transportation routes including Veterans Parkway, I-516, I-16, and I-95, ensuring efficient distribution and connectivity

Accelerating success.

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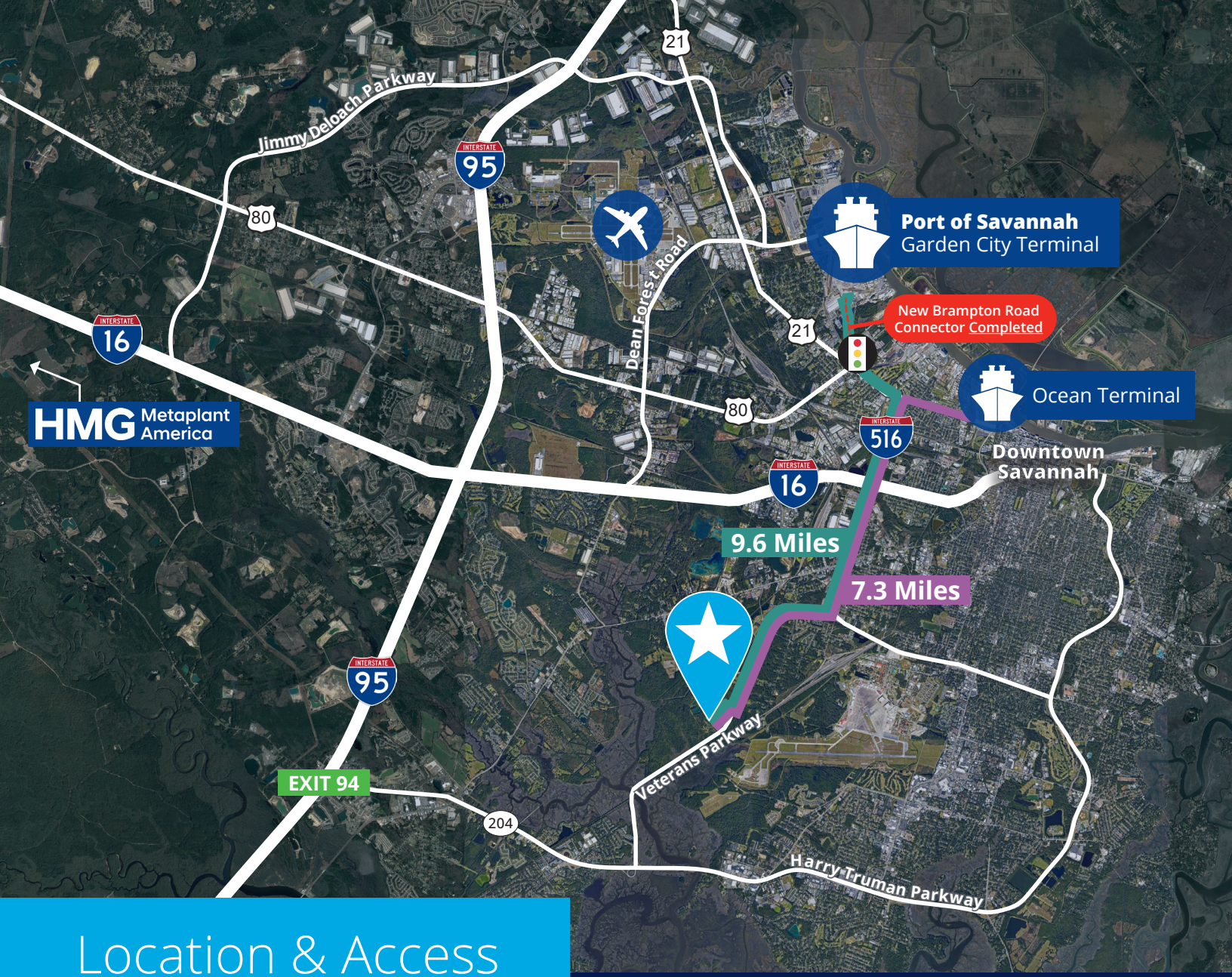
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Location & Access

Speed to Port: One Traffic Light, Maximum Efficiency

Rockingham Farms Commerce Center has a clear competitive edge over other industrial parks due to its accessibility. The route to the GPA's Garden City Terminal is uninterrupted, connecting directly to the new Brampton Road connector and leading straight to Gate 3. This streamlined access reduces congestion and offers unmatched logistical convenience.

Travel Distances

Interstate 16	3.7 Miles
Ocean Terminal	7.3 Miles
Interstate 95	9.5 Miles
Garden City Terminal	9.6 Miles
Savannah/HH International Airport	14 Miles
Hyundai EV Plant	27 Miles
Atlanta, GA	250 Miles
Charlotte, NC	259 Miles
Orlando, FL	277 Miles



Rockingham at a Glance

±4,500,000 SF Class A Industrial Logistics Park

Easy access to I-516, I-16 & I-95

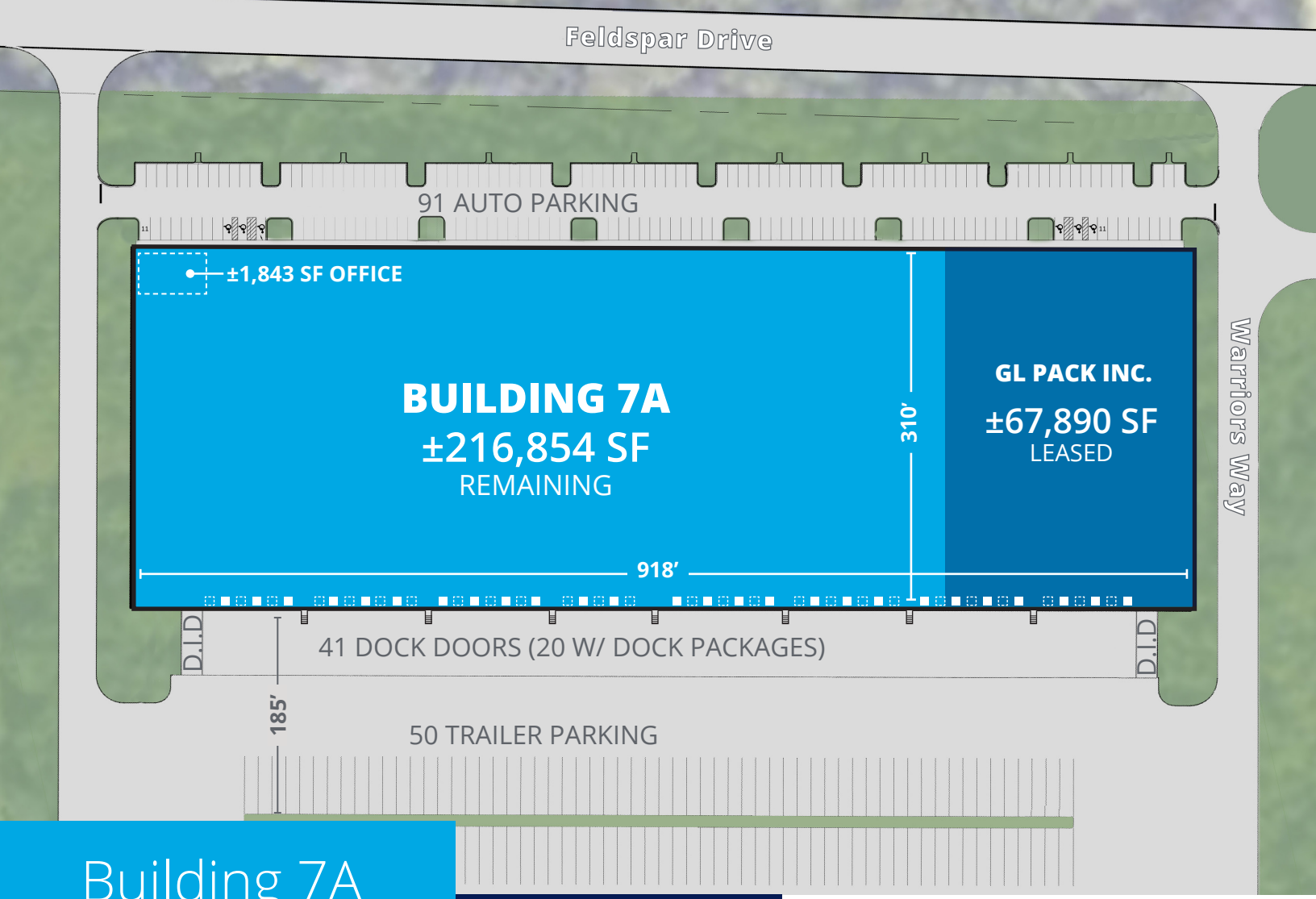
State-of-the-Art Industrial Buildings

Minutes from the Georgia Ports Authority







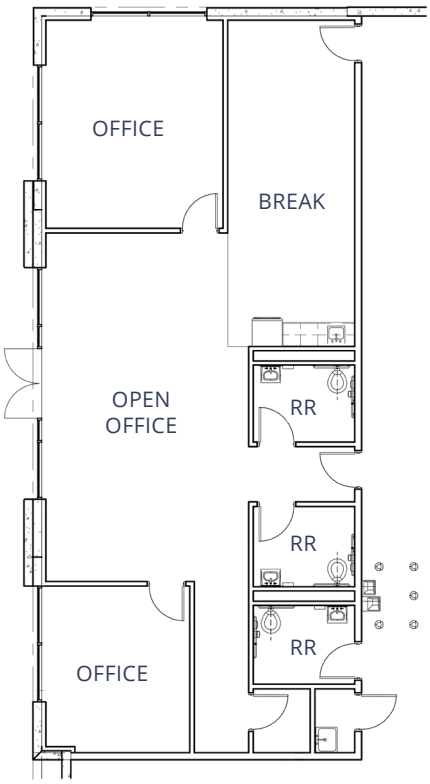


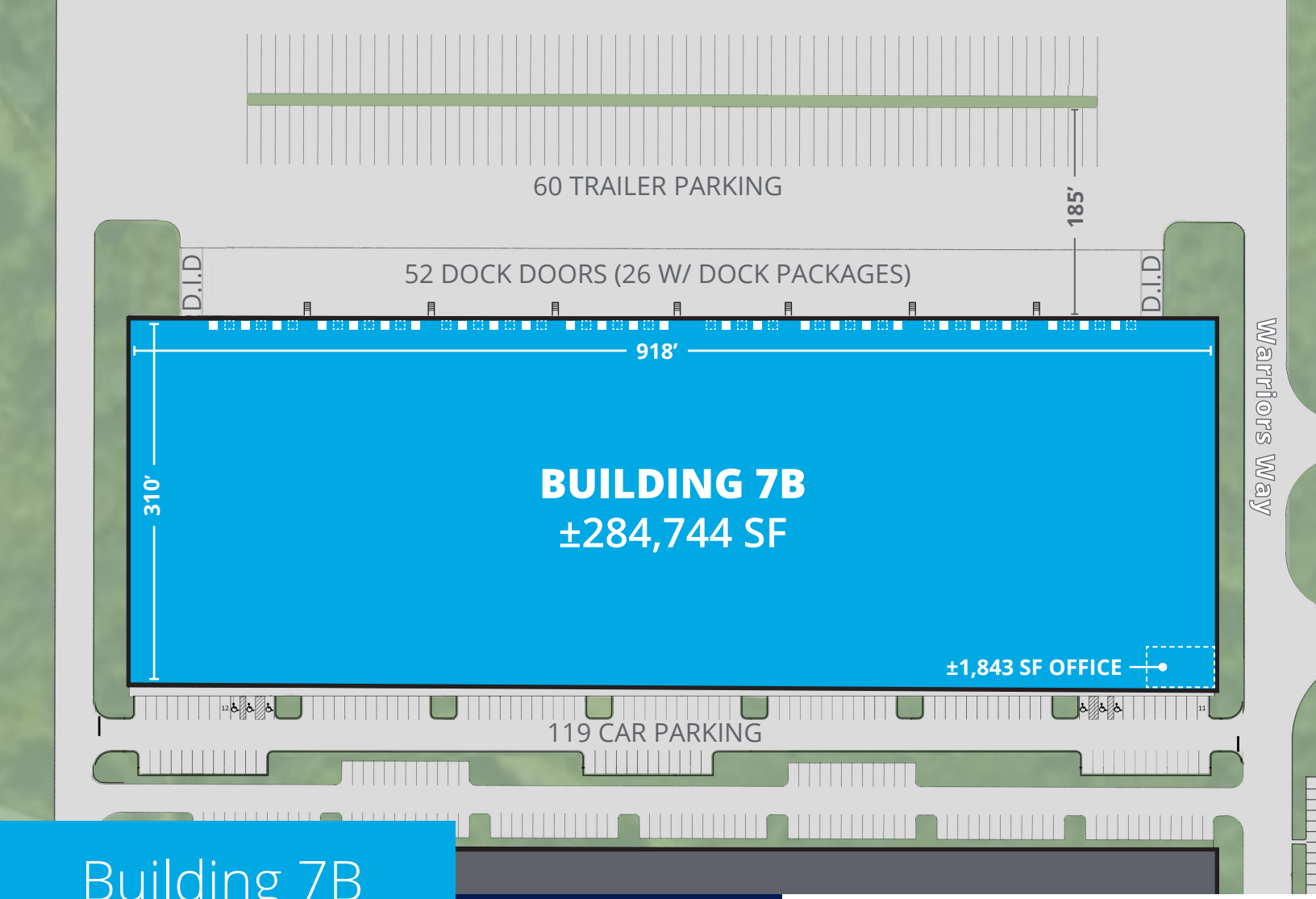
Building 7A

Available for Immediate Occupancy

Available Size	±216,854 SF
Divisible to	±75,000 SF
Load Type	Rear Load
Spec Office Size	±1,843 SF
Clear Height	36'
Column Spacing	53'-4" x 50'
Dock Doors	41 (20 with dock packages)
Dock Packages	40,000 lb. levelers, dock seals & LED dock lights
Drive-in Doors	1
Auto Parking	91 spaces
Trailer Parking	50 spaces
Truck Court	185'
Fire Protection	ESFR
Electrical	2,000 Amps
Slab	7" Thick Unreinforced

Spec Office: ±1,843 SF



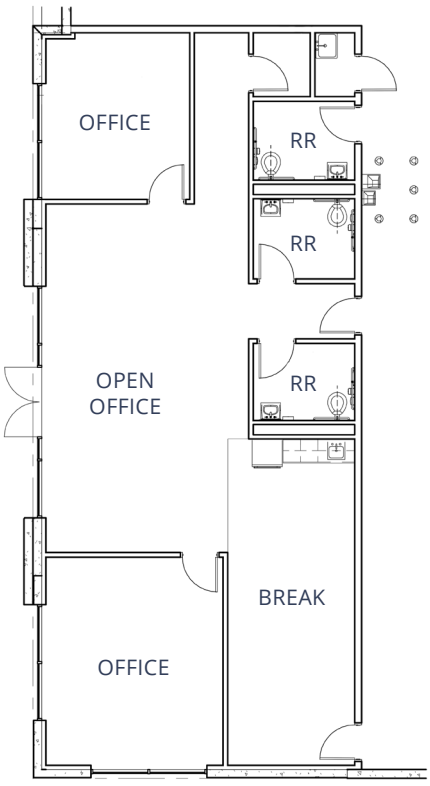


Building 7B

Available for Immediate Occupancy

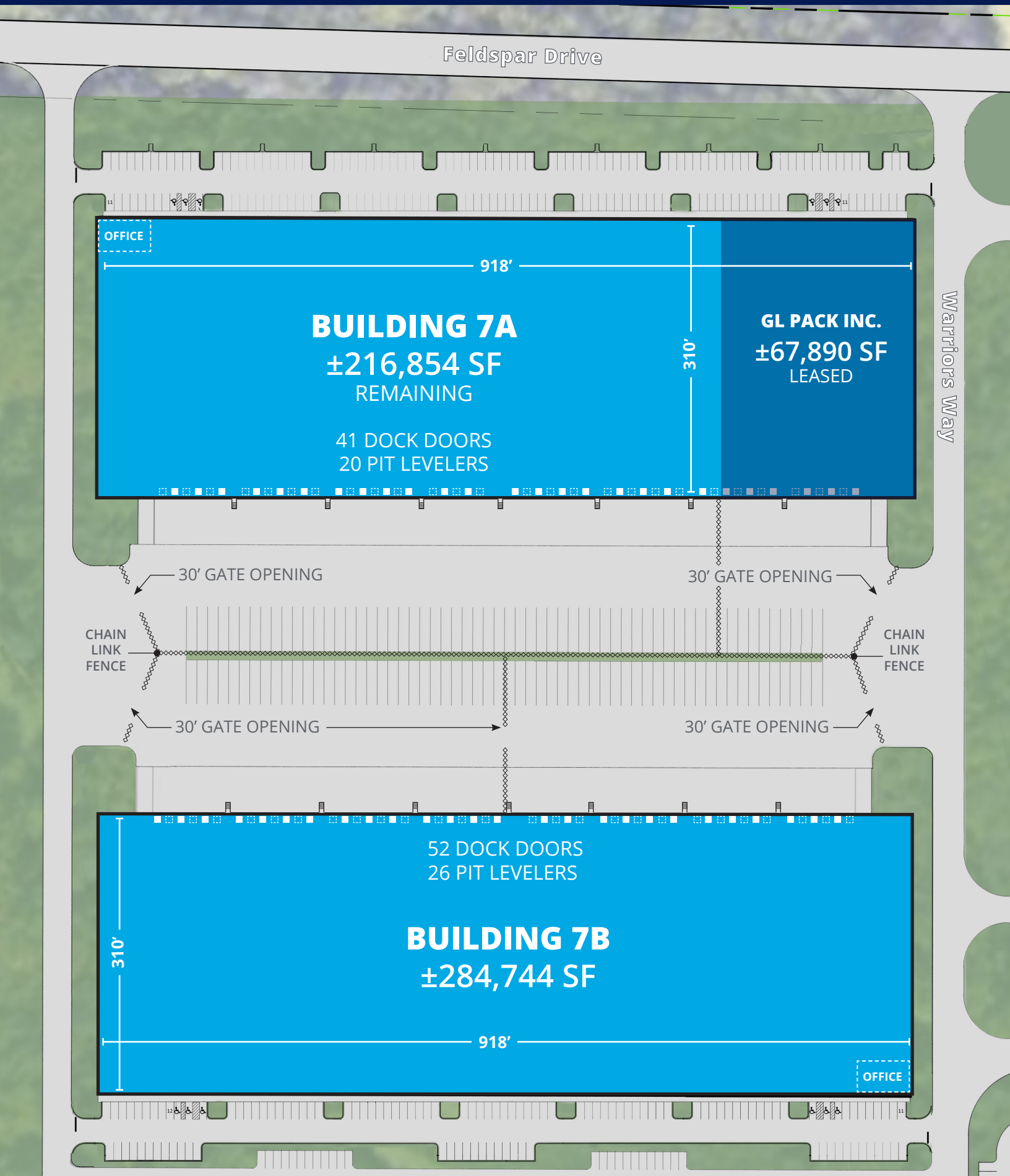
Building Size	±284,744 SF
Divisible to	±75,000 SF
Load Type	Rear Load
Spec Office Size	±1,843 SF
Clear Height	36'
Column Spacing	53'-4" x 50'
Dock Doors	52 (26 with dock packages)
Dock Packages	40,000 lb. levelers, dock seals & LED dock lights
Drive-in Doors	2
Auto Parking	119 spaces
Trailer Parking	60 spaces
Truck Court	185'
Fire Protection	ESFR
Electrical	2,000 Amps
Slab	7" Thick Unreinforced

Spec Office: ±1,843 SF



Conceptual Multi-Tenant Plan

Fencing locations shown are conceptual and subject to change.



Business Friendly

526,940
Available Workforce within a 60-Mile Radius

#1 *State for Business*

Georgia has achieved an unprecedented milestone: a full decade of business excellence, earning the **Number 1 ranking state for business from Area Development magazine for 12 consecutive years**. No other state in the nation has achieved this benchmark.

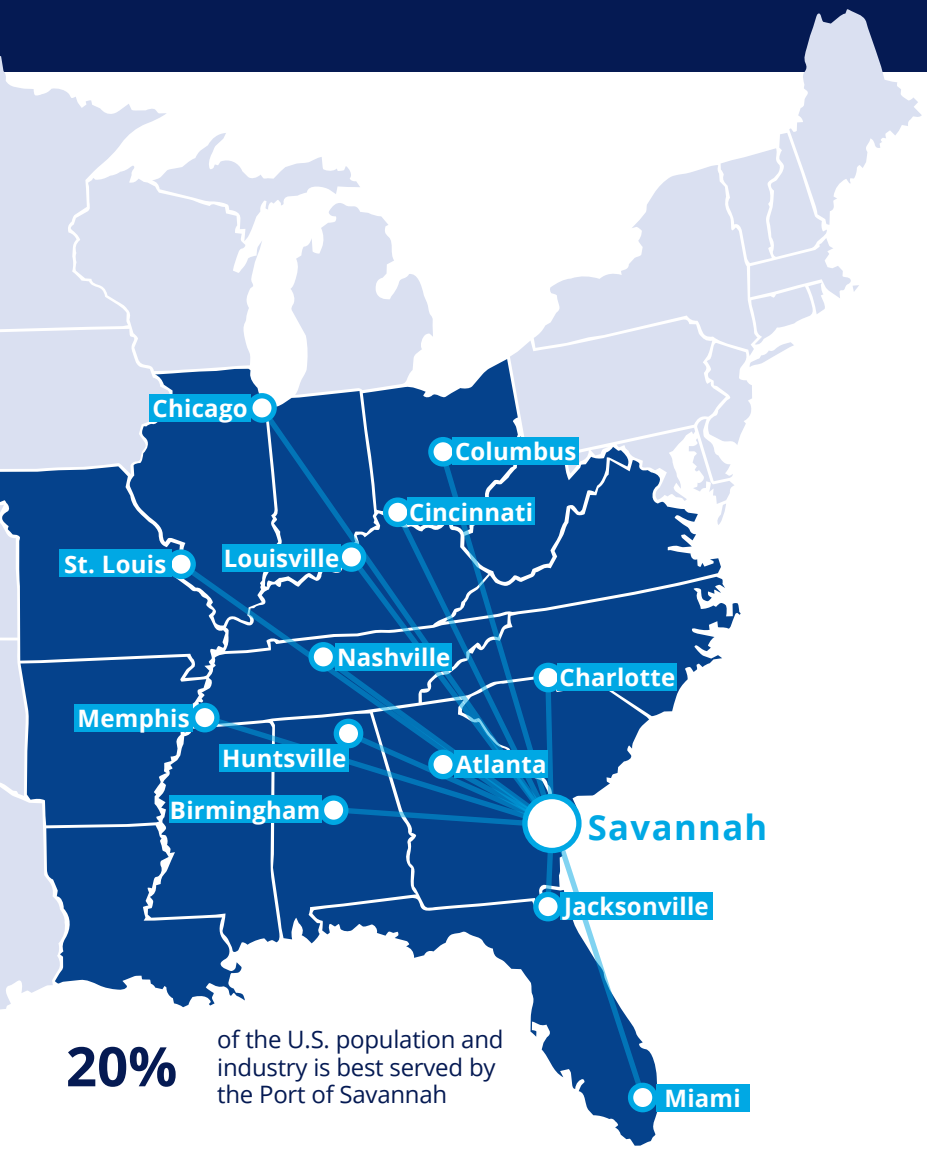
Georgia earned a **Number 1 ranking for the 15th year in a row for its nationally recognized workforce development program - Georgia Quick Start**

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



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

U.S. Foreign-Trade Zone 104

Cost Benefits

Duty Deferral
Customs duties deferred on imports improves cash flow

Duty Elimination
No duty or quota charges on re-exports. No duty on waste, scrap or defective parts

Inverted Tariff
Duty paid at the lower tariff rate of the imported component or finished product

Weekly Entry
Reductions in merchandise processing fees due to weekly entry

Tax Savings
Inventory may be exempt from local and state inventory taxes

Additional Benefits

- Domestic and international merchandise can be warehoused together
- No time limit for storage
- Tighter inventory controls may eliminate year-end inventory loss adjustments
- Zone to zone transfers
- Direct delivery potential

Port of Savannah

- **Fastest growing port in the nation over the past 10 years**
- **44% of the population is served by the Port of Savannah**
- **4-hour drive to major markets: Atlanta, Orlando & Charlotte**

TEUs Moved by Georgia Ports Authority Each Year



2025 TOP 5 U.S. PORT GATEWAYS

1.	LA/Long Beach	20.12 Million TEUs
2.	NY/New Jersey	8.9 Million TEUs
3.	**Savannah**	**5.7 Million TEUs**
4.	Houston	4.3 Million TEUs
5.	Virginia	3.2 Million TEUs



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