

Available for
Immediate Occupancy

For Lease

Industrial Warehouse with Dual Rail-Served Option

Savannah Gateway Industrial Hub
Building 2G, 2010 Branch Road
Rincon, GA 31326

- ±322,844 SF front-load warehouse
- 12 miles to the Port of Savannah
- Option for dual rail-service by CSX and Norfolk Southern via OmniTRAX with 853 linear feet of rail along building
- 32′ clear height
- Up to 51 trailer parking spaces away from building
- 189 car parking spaces
- 45 dock doors (12 dock packages)
- 2 drive-in doors
- Electrical Service: Two 2,000 AMP, 3 phase, 480/277V
- 8″ reinforced slab
- 53′-4″ x 53′-4″ column spacing (53′-4″ x 60′ speed bay)
- Building dimensions: 853′-4″ x 380′
- Proximity to I-95, I-16, Highway 21, & Effingham Parkway (Est. Q2 2027 Completion)

Property Video

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

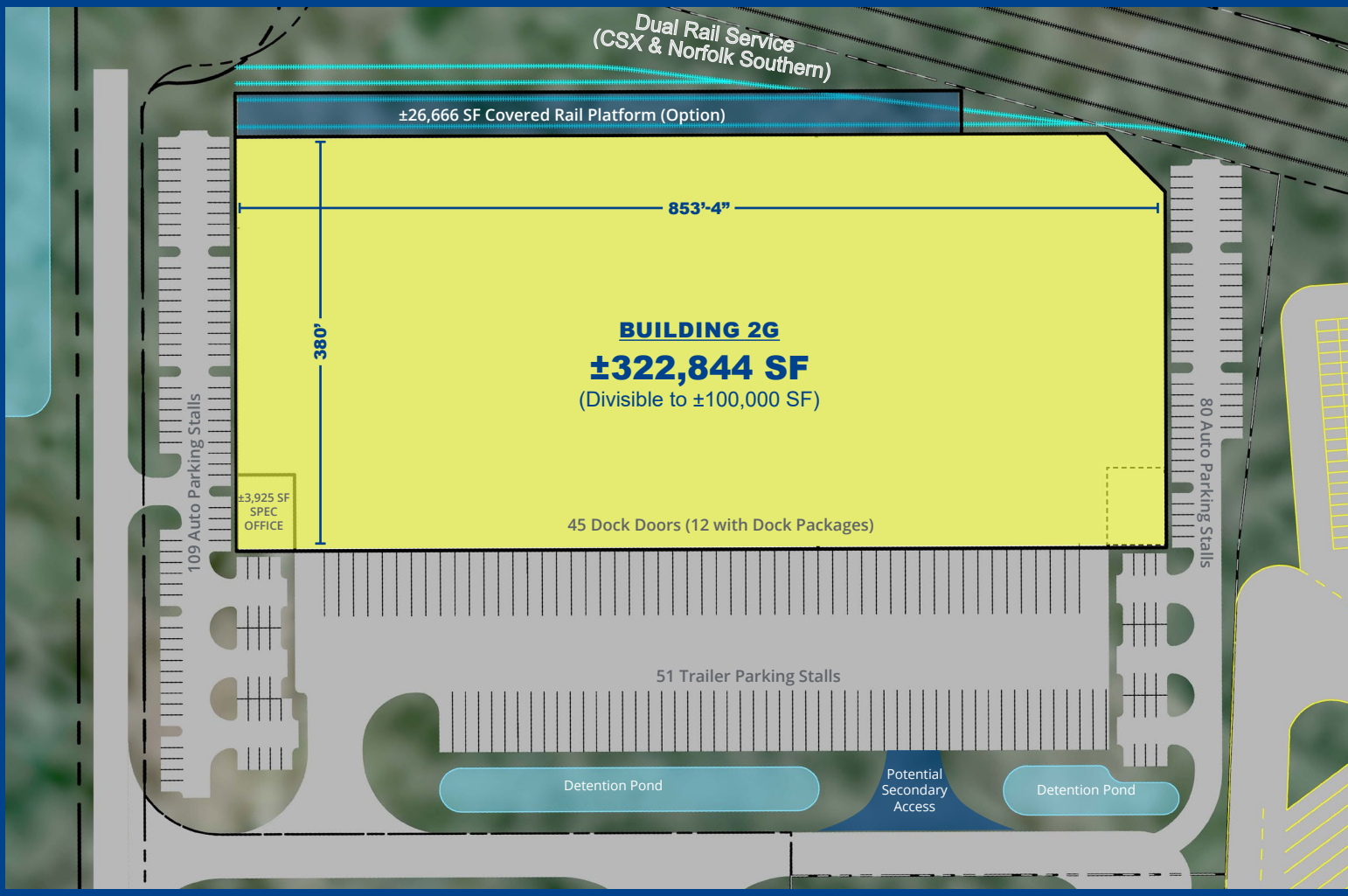
Kevin Caille
Broe Real Estate Group
+1 770 827 8385
kcaille@broerealestate.com

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

Savannah Gateway Industrial Hub | For Lease

Front Load with Dual Rail-Served Option





Building 2G Specs

±322,844 sf
Building Size

45 dock
Doors

2 drive-in
Doors

32 foot
Clear Height

Up to 51 trailer
Parking Stalls

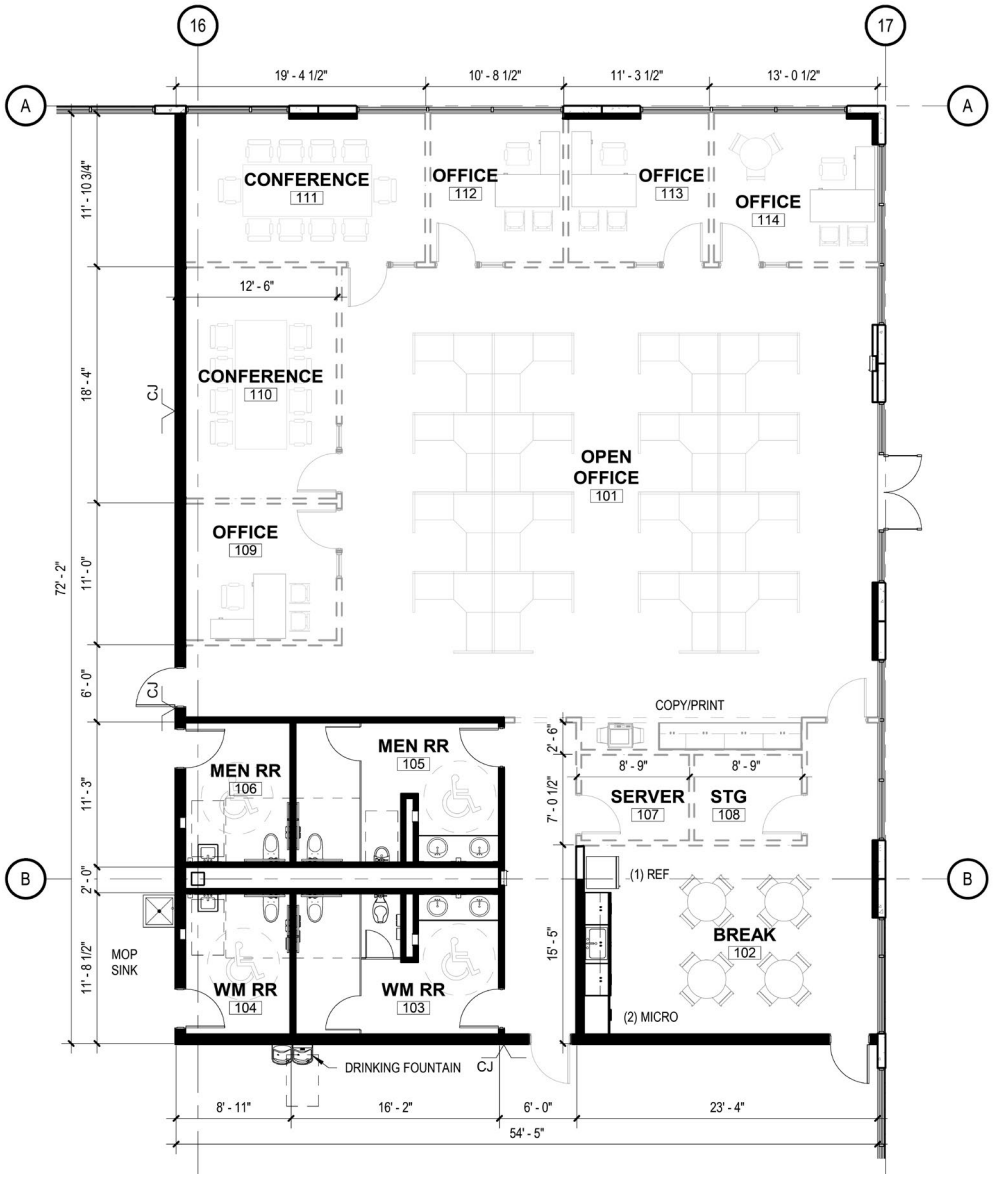
189 auto
Parking Stalls

±3,925 sf
Spec Office

8 inch
Reinforced Slab

Savannah Gateway Industrial Hub | For Lease

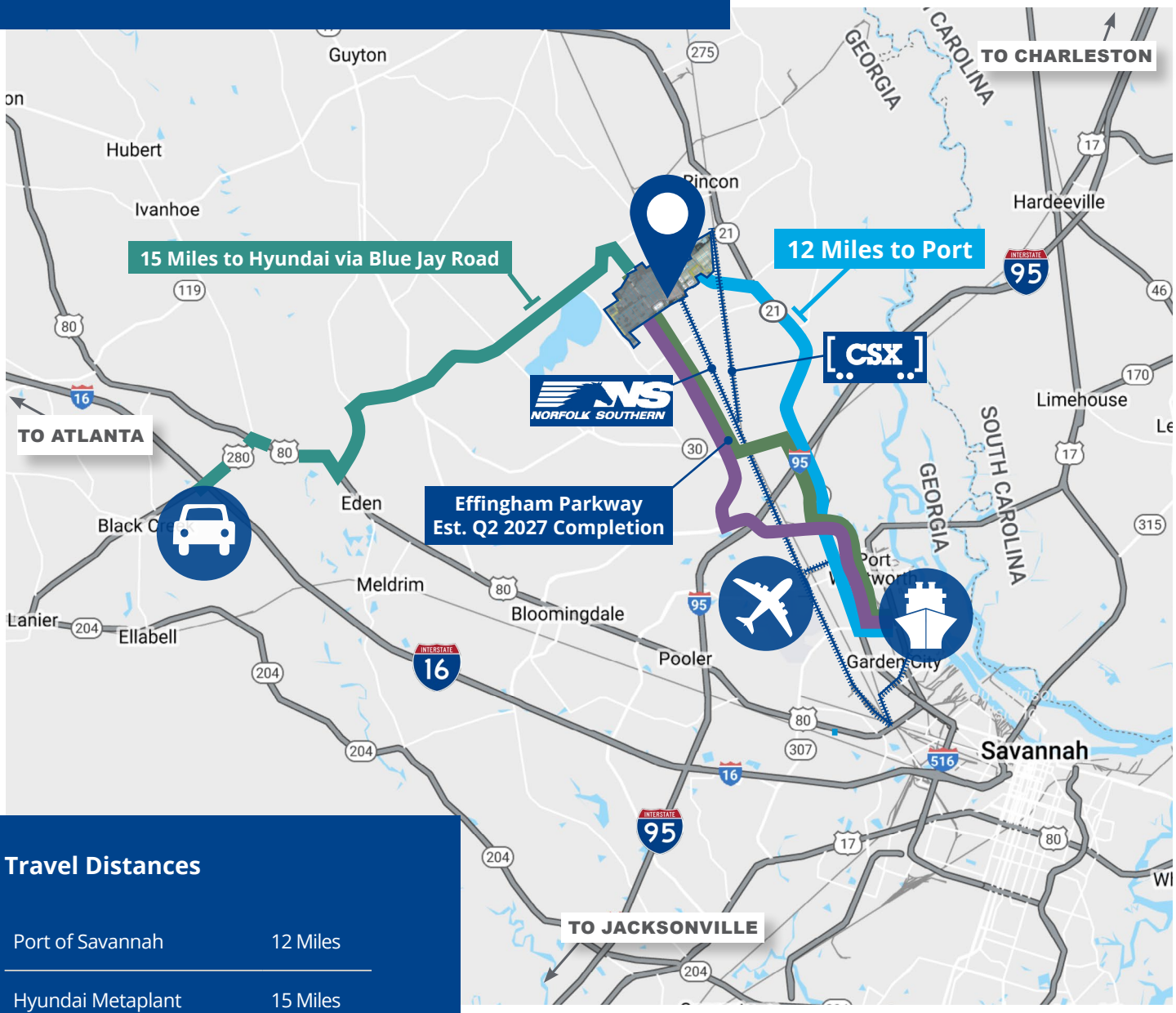
Spec Office | ±3,925 SF







Location & Access



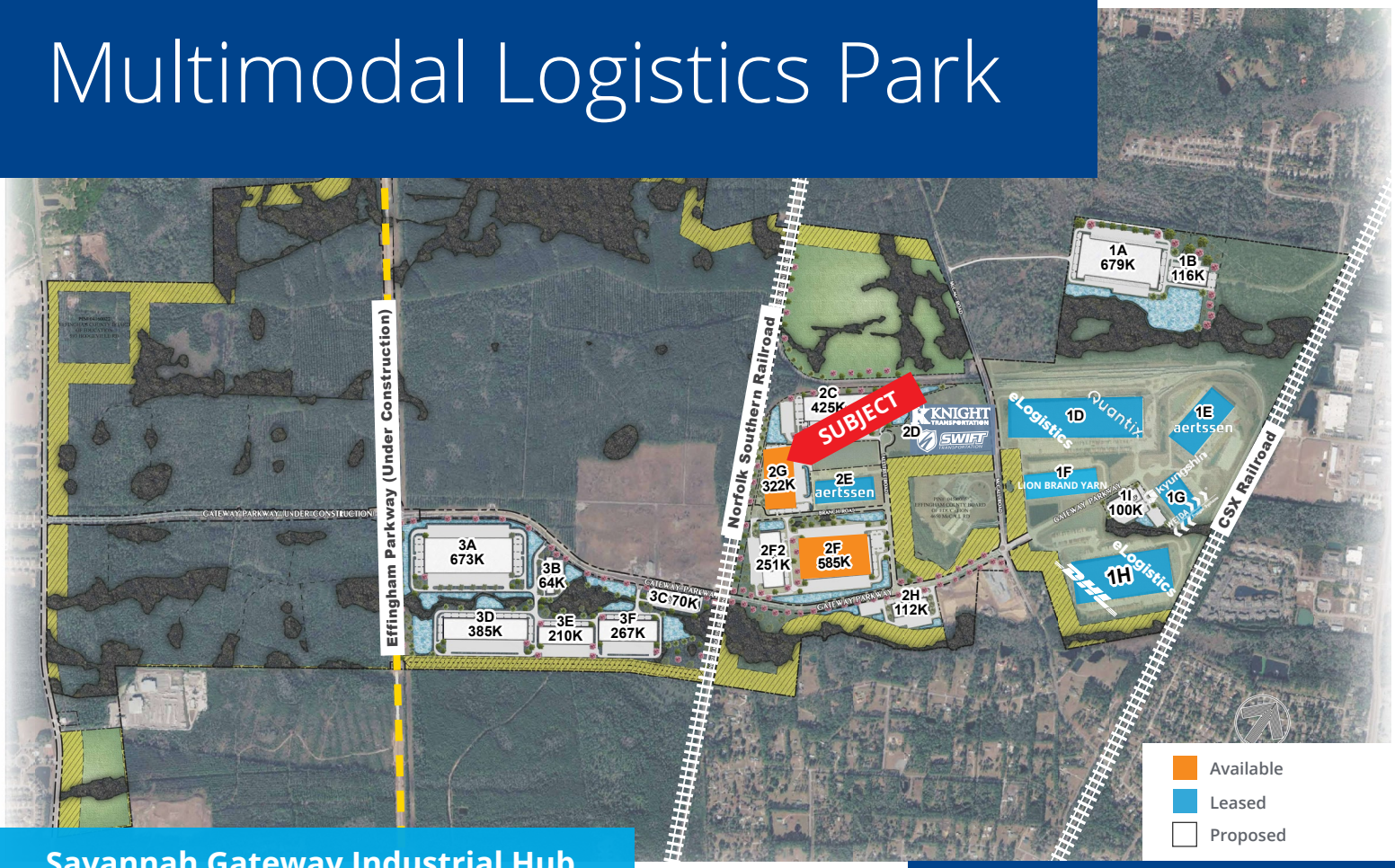
Travel Distances

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 75,000-1,000,000+ 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