



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

SITWORK UNDERWAY | Q1 2025 DELIVERY



FOR LEASE // **TWO ±150,000 SF CLASS A FLEX WAREHOUSES
WITH HIGHWAY FRONTAGE**



New Veterans Parkway Interchange

**±9 AC AVAILABLE FOR
OUTDOOR STORAGE**

**Flexible Multi-tenant Units
Ranging from ±30,000 - 75,000 SF**

**ROWAN / CREATIVE
INNOVATIONS
AWESUNG**

Plastic Express

BUILDING 1

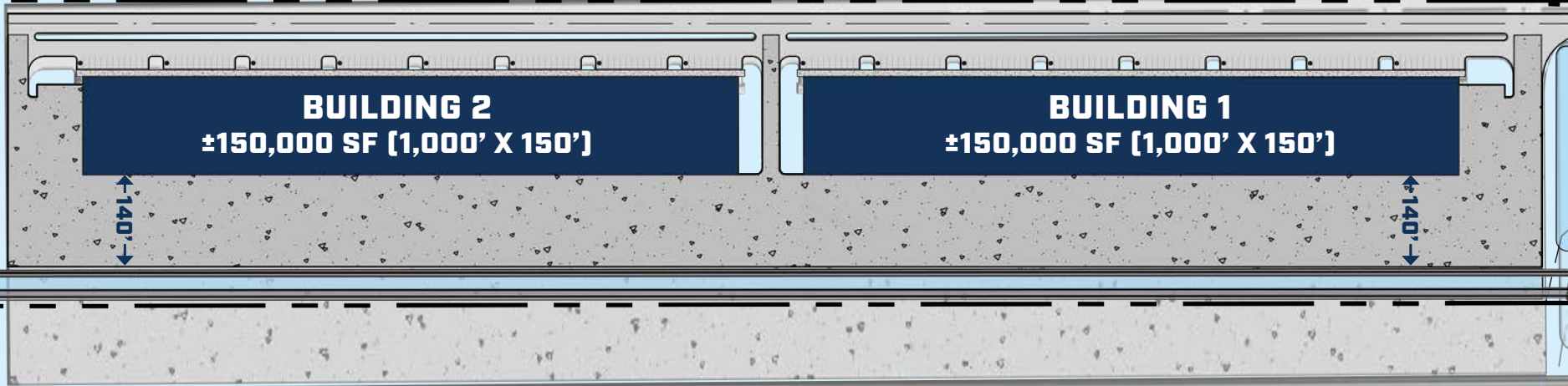
BUILDING 2

VETERANS PARKWAY (23,600 VPD)

**Excellent Highway Visibility &
Easy Access to Interstates [95, 16, 516]**



VETERANS PARKWAY (23,600 VPD)



Building 2

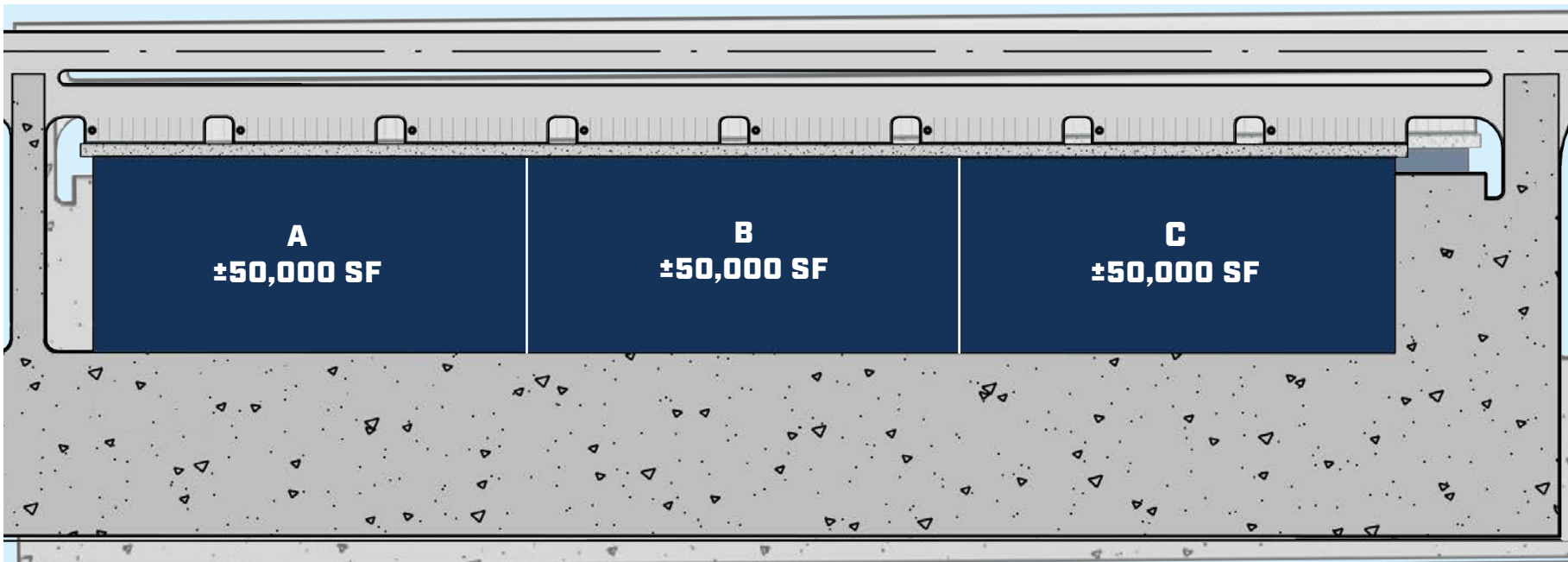
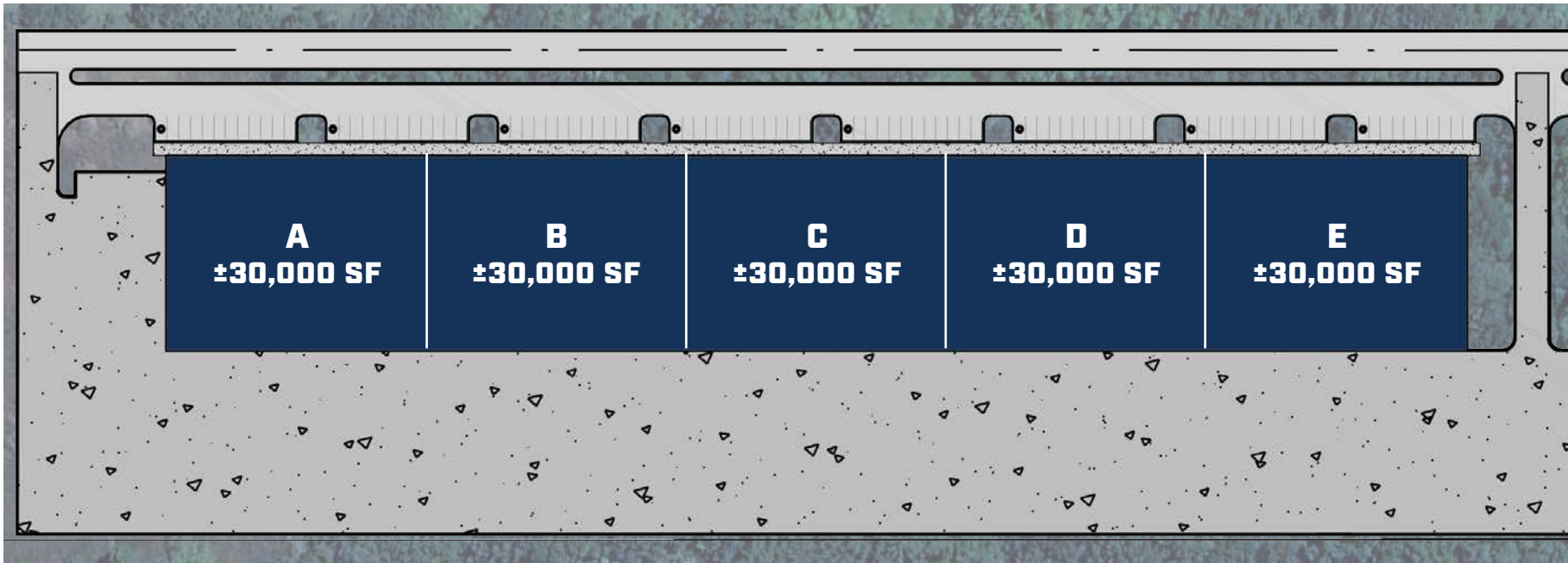
Building Size	±150,000 SF
Unit Sizes	±30,000 - 75,000 SF
Building Dimensions	1,000' x 150'
Configuration	Rear-Load
Column Spacing	50' x 50'
Clear Height	28'
Office	Spec: ±2,000 OR Built-to-Suit
Dock Doors	15
Drive-in Doors	2
Auto Parking	94 Spaces
Delivery Date	Q1 2025

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Flexible Bay Sizes from $\pm 30,000$ - 75,000 SF

Conceptual layouts below feature varying bay dimensions.





CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM



1.19M SF 3

4
168K SF

6
759K SF

5
281K SF

1.45M SF 1

ROWAN / CREATIVE
INNOVATIONS
AWESUNG

COMMERCIAL
TRACT

VETERANS PARKWAY (23,600 VPD)

BUILDING 2

BUILDING 1

Plastic Express
982K SF
LEASED 2

±9 AC AVAILABLE FOR
OUTDOOR STORAGE

Master Plan // Over ±5.1 Million SF

Destinations

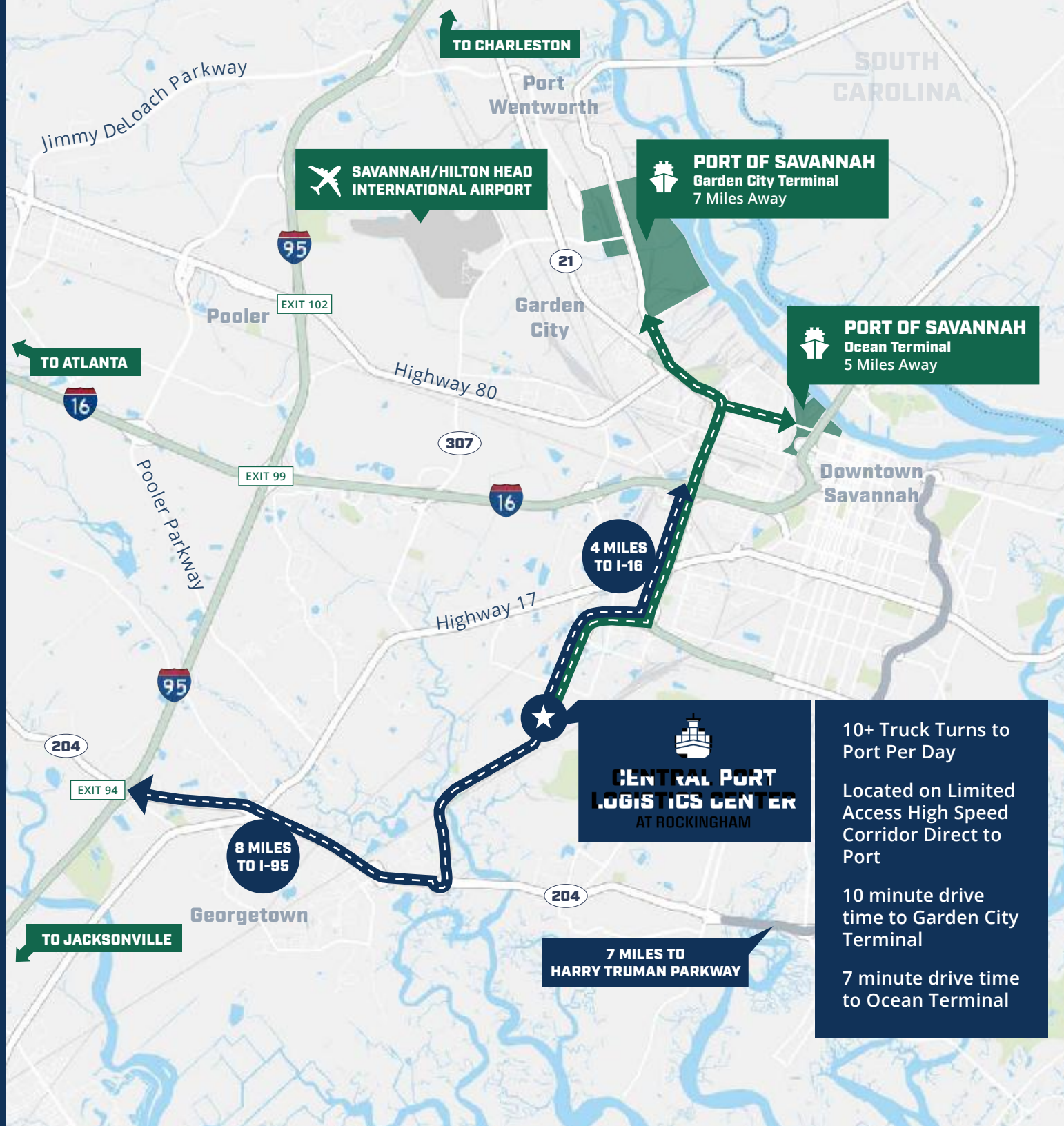
Ocean Terminal	5 Miles
GC Terminal	7 Miles
SAV Int'l Airport	13 Miles
Hyunda EV Plant	30 Miles

Major Roadways

Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4 Miles
Interstate 95	8 Miles

Cities

Pooler, GA	8 Miles
Charleston, SC	113 Miles
Jacksonville, FL	135 Miles
Atlanta, GA	250 Miles



10+ Truck Turns to Port Per Day

Located on Limited Access High Speed Corridor Direct to Port

10 minute drive time to Garden City Terminal

7 minute drive time to Ocean Terminal

Logistics & Distribution Hub

Port of Savannah

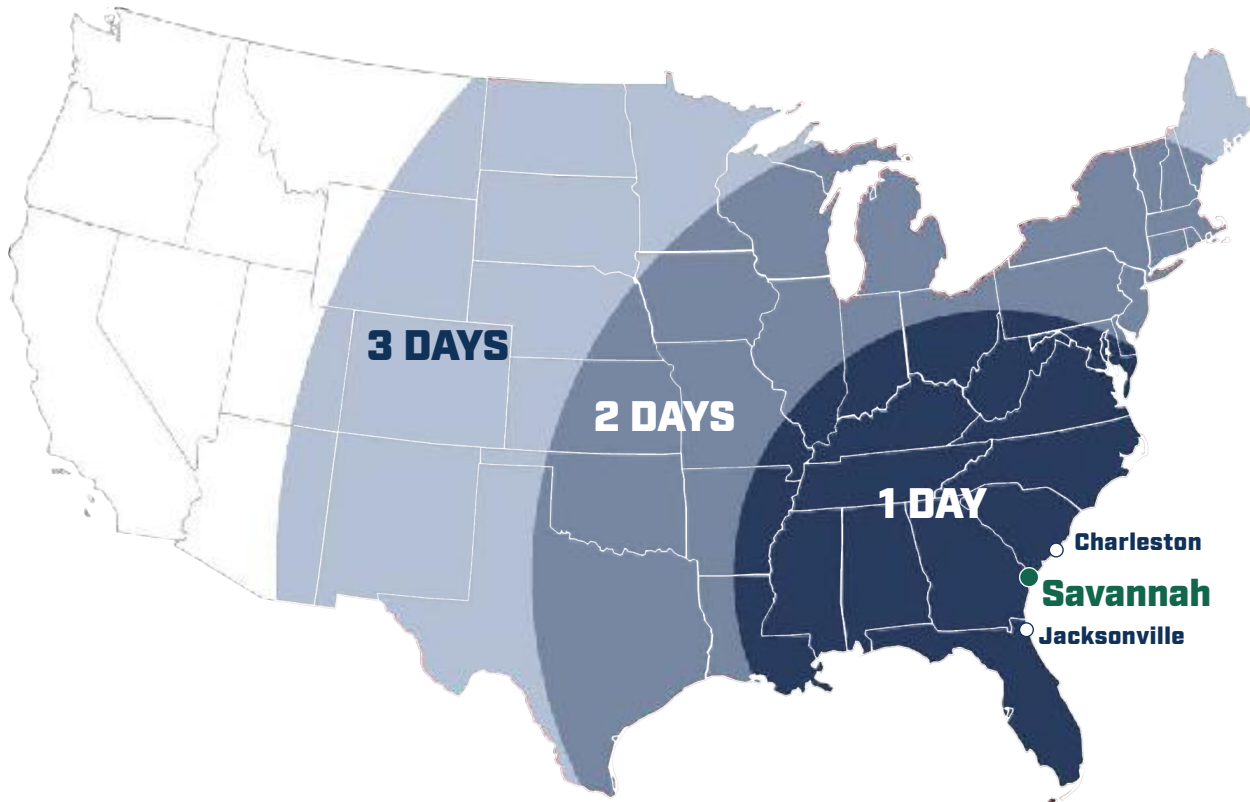
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

Transport Connectivity

Linked to the vast network of transportation routes in the United States, I-95 grants Savannah entry to the entirety of the Eastern Seaboard, while I-16 seamlessly connects it to the Atlanta market.

Strategic Location

Savannah benefits from overnight service to the entire Southeast and direct connectivity to over 80% of the U.S. population within a two-day drive.



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

U.S. Foreign-Trade Zone 104

Cost Benefits

- Customs duties deferred on imports improves cash flow
- No duty or quota charges on re-exports. No duty on waste, scrap or defective parts
- Duty paid at the lower tariff rate of the imported component or finished product
- Reductions in merchandise processing fees due to weekly entry
- Inventory may be exempt from local and state inventory taxes

FOR LEASE

TWO ±150,000 SF FLEX WAREHOUSES



**CENTRAL PORT
LOGISTICS CENTER
AT ROCKINGHAM**

CAPITAL
DEVELOPMENT PARTNERS

Colliers

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