FOR LEASE

CENTRAL PORT LOGISTICS CENTER
AT ROCKINGHAM

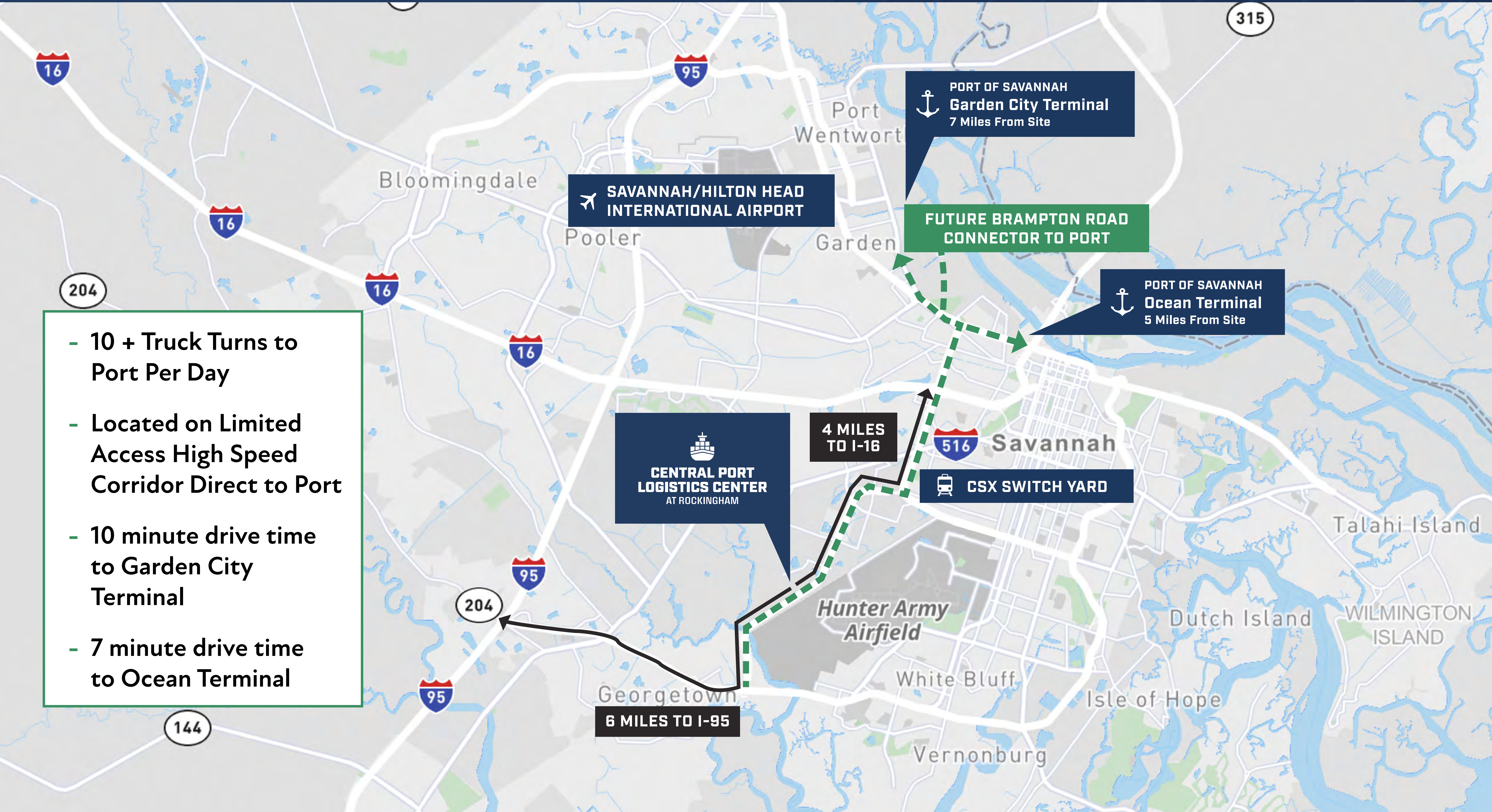
SAVANNAH, GEORGIA
349,440 SF CROSS-DOCK
AVAILABLE FOR LEASE

CBRE

CAPITAL DEVELOPMENT PARTNERS

CENTRAL PORT LOCATION OVERVIEW

- 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



PROJECT OVERVIEW

CENTRAL PORT
LOGISTICS CENTER
AT ROCKINGHAM

PHASE ONE

Building 1 - 349,440 SF REMAINING
Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

PHASE TWO

Building 4 - 168,480 SF
Building 5 - 284,580 SF
Building 6 - 769,500 SF

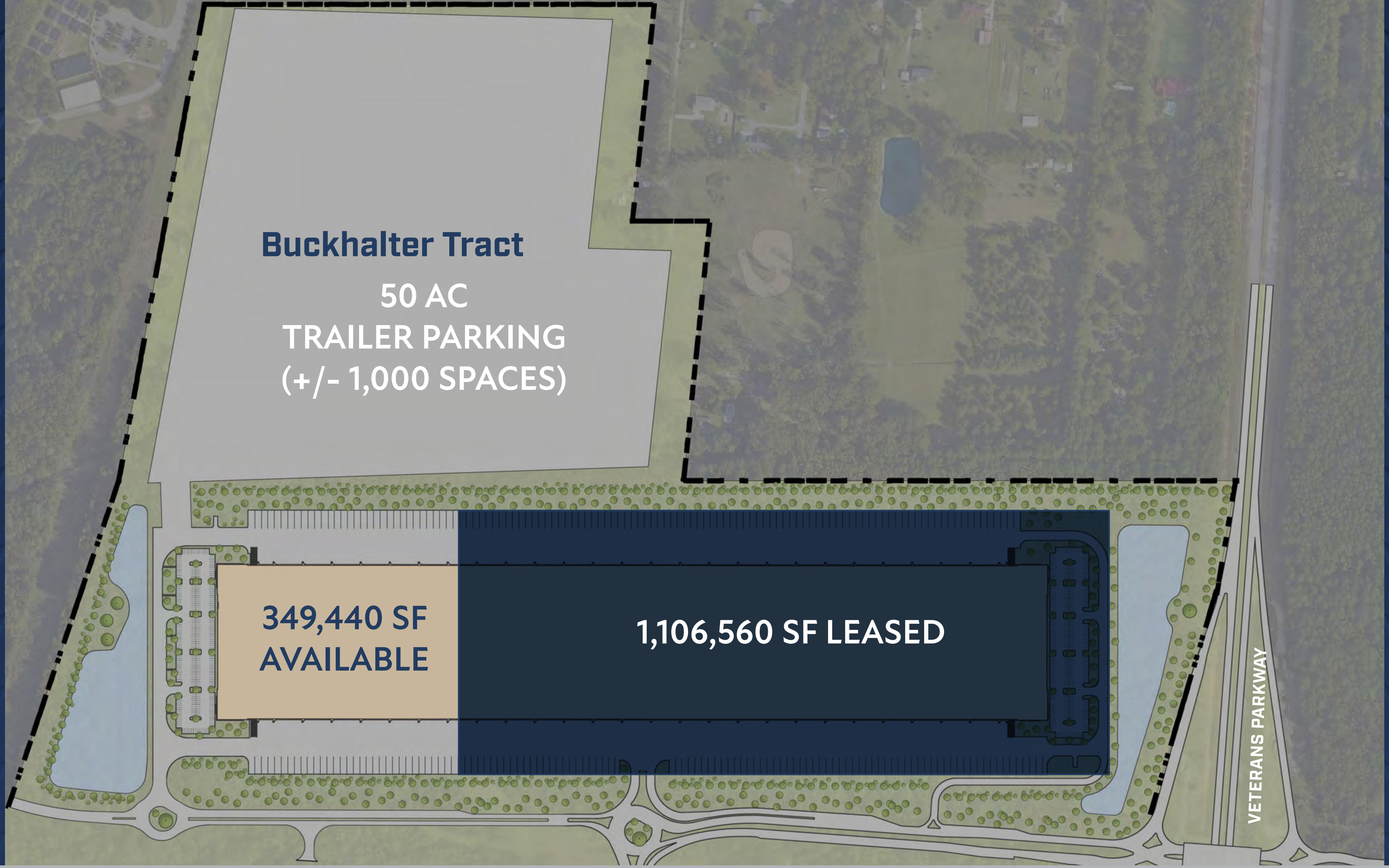
BUILDING 5 READY FOR OCCUPANCY

PHASE THREE

Building 3 - 1,190,800 SF

CENTRAL PORT LOGISTICS AERIAL

CENTRAL PORT
LOGISTICS CENTER
AT ROCKINGHAM



BUILDING I - 349,440 SF AVAILABLE

Total Site Size	99.5 Acres	**Dock Doors**	69 (9' x 10')	**Trailer Storage**	94	**Column Spacing**	56' W x 50' Spacing	**Roof**	45 Mil 20 Year Warranty
Building I	349,440 SF Remaining	**Levelers**	45,000 lb on Every Door	**Expansion Container Storage Yard**	50 Acres +/- 1000 Trailer Stalls	**Air Changes Min 1 Per Hour**	Building Management System (BMS)	**Electrical**	Two 4,000 Amp Panels
Type	Cross Dock	**Drive-In Doors**	Two (14' x 16')	**Auto Parking**	206	**Sprinkler**	ESFR		
Clear Height	40' Clear 1st Column	**Truck Court**	185'	**Floor**	8" Slab; 4,000 PSI; 750 PSF	**Office**	(1) 2,500 SF Existing, Expandable		

349,440 SF Class A Cross Dock - Remaining For Lease

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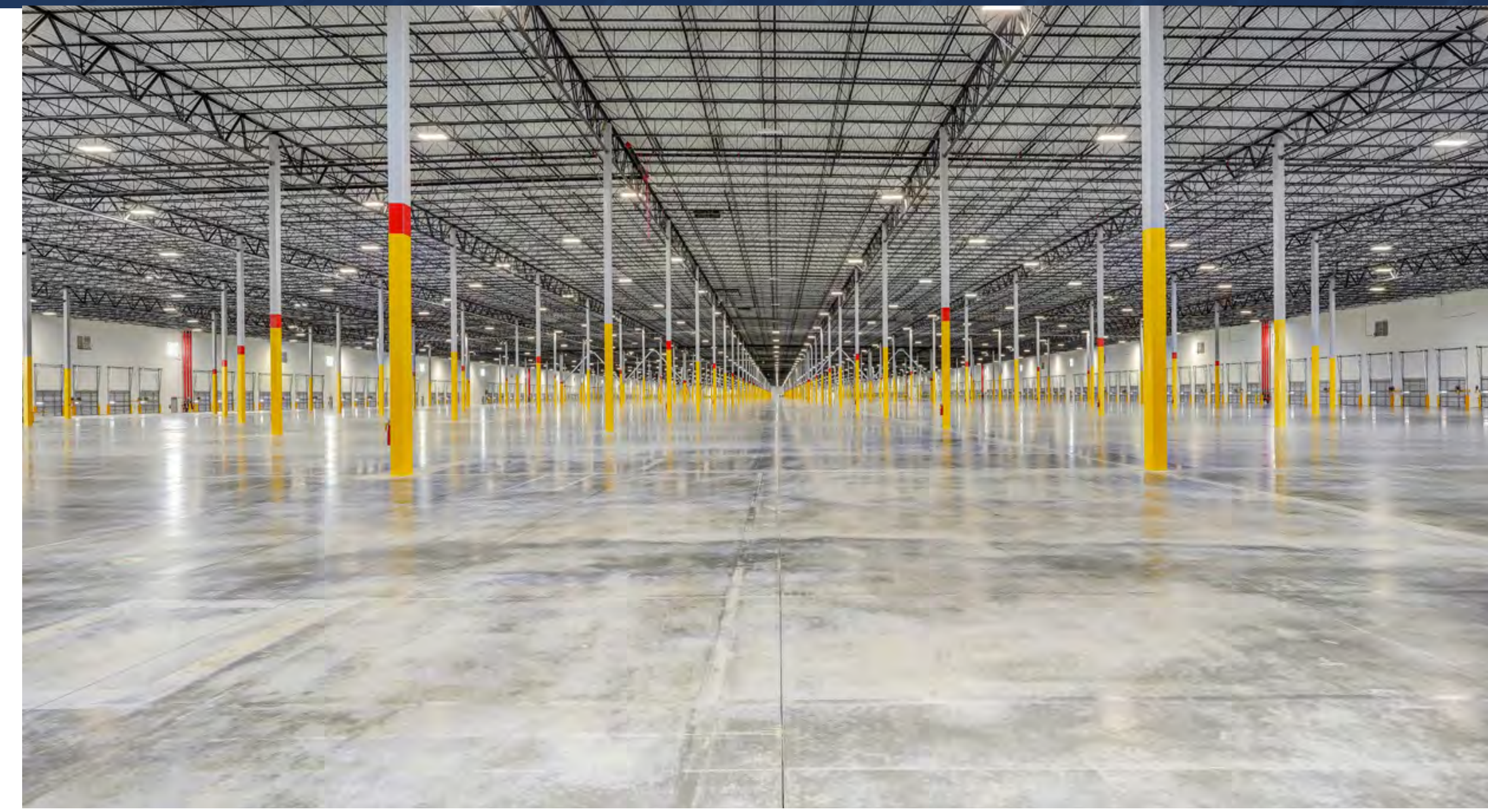
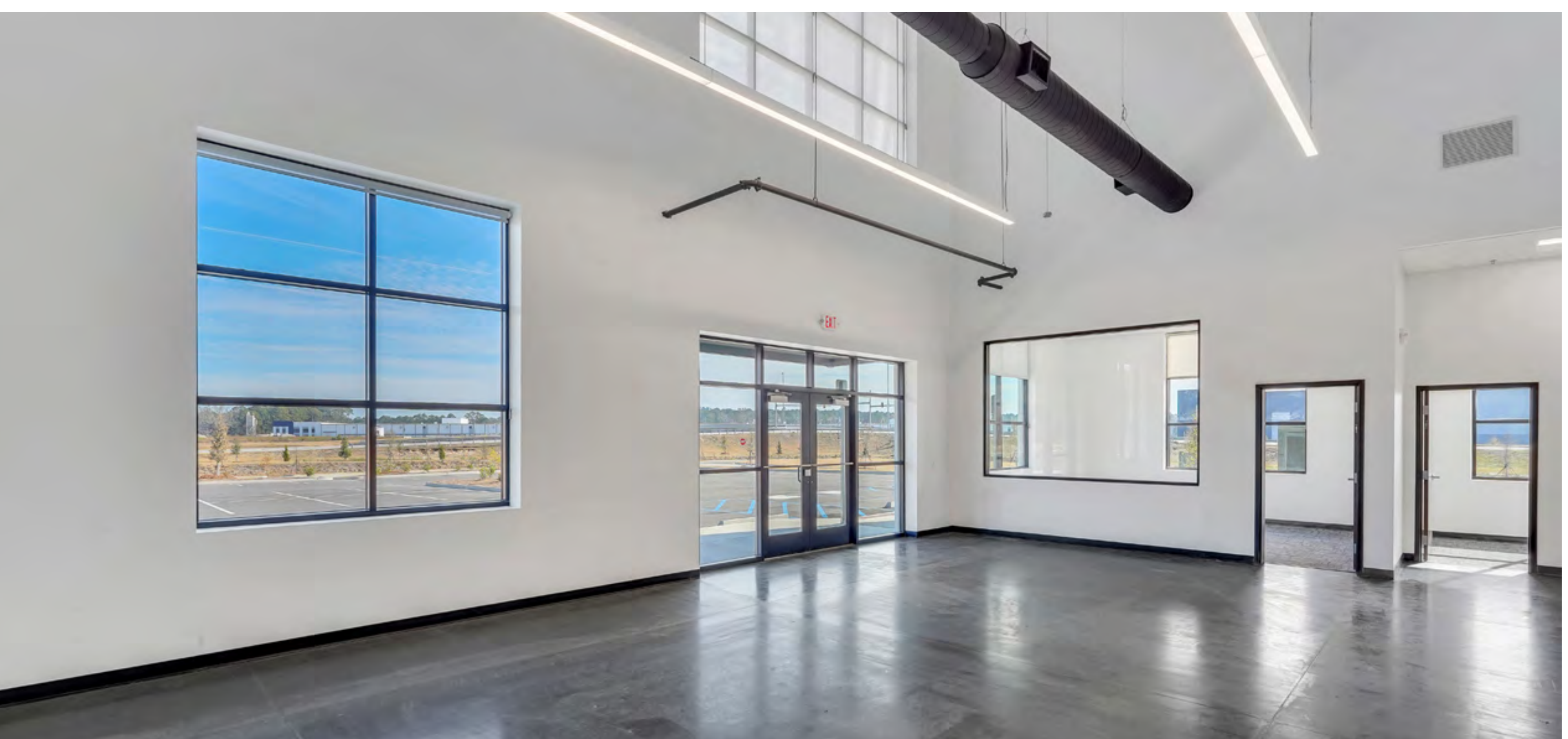
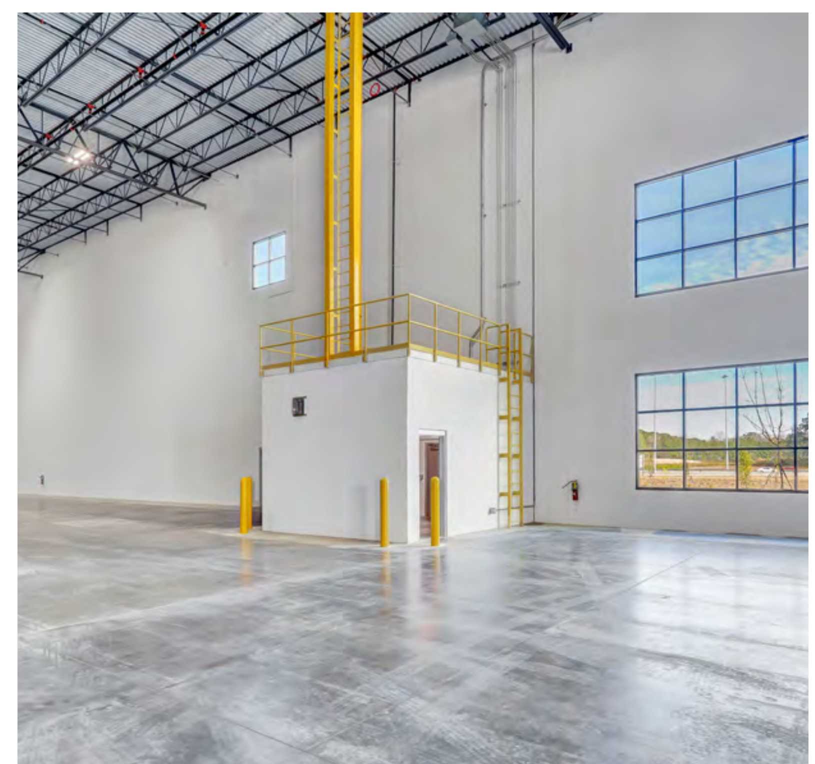
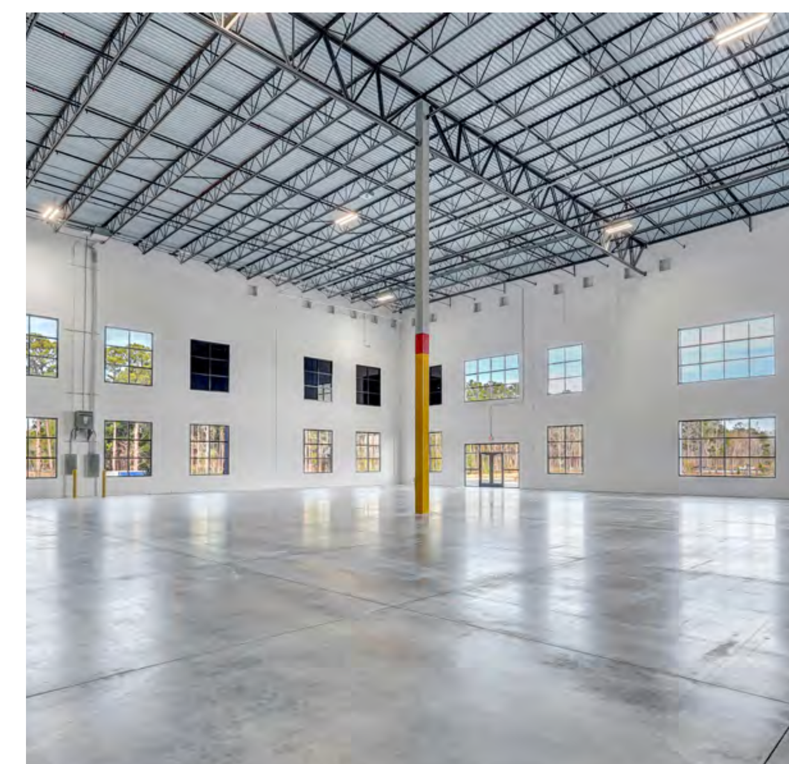
INTERIOR PHOTOS







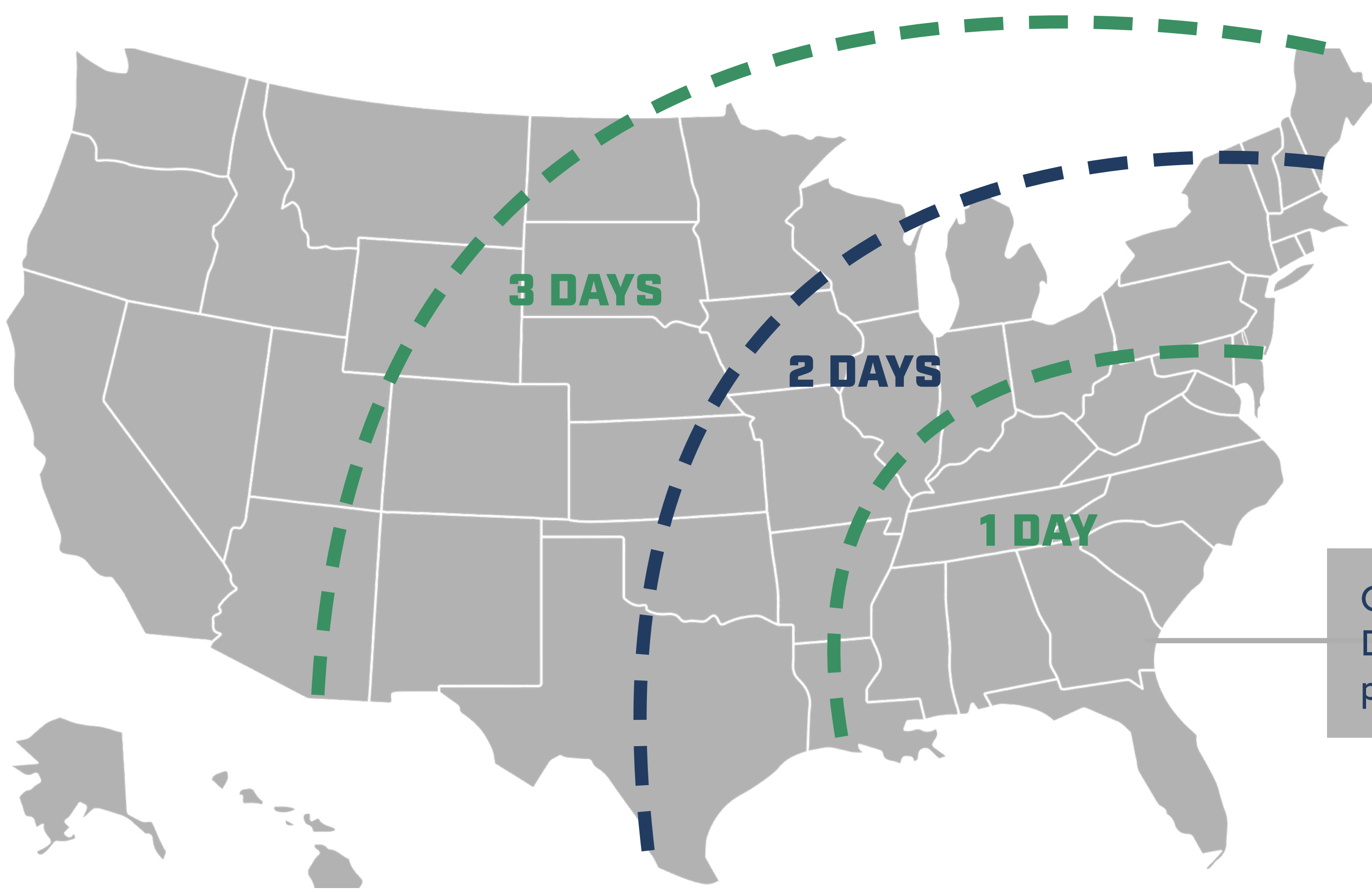


Click Here To View Additonal Photos

LOGISTICS AND DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.



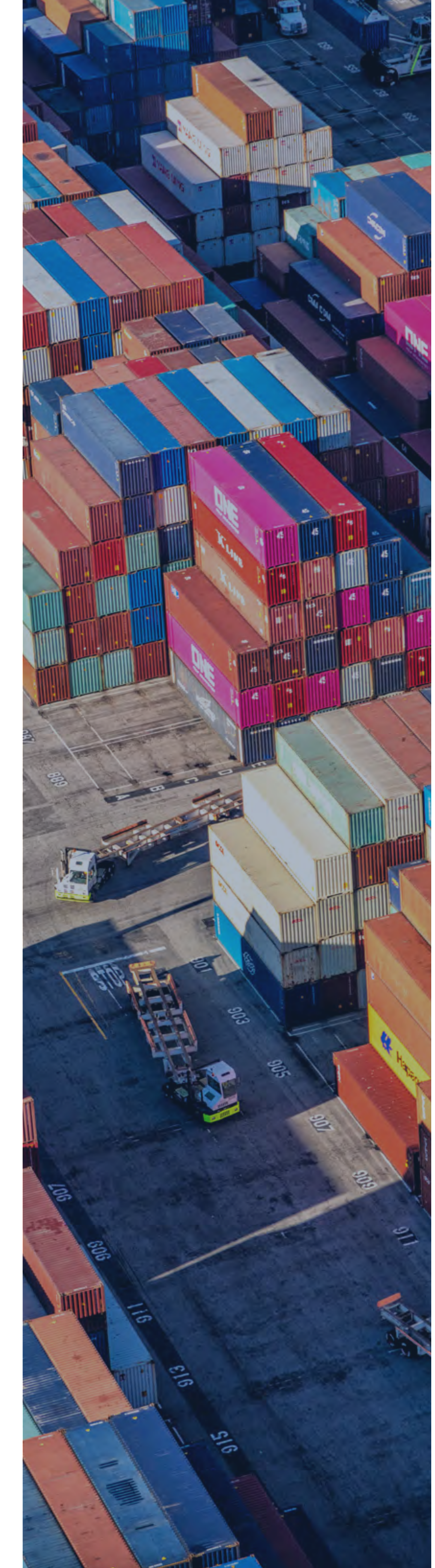
Overnight service to the entire Southeast. Direct connectivity to over 80% of the US population within a two-day drive.

TAX CREDIT INCENTIVES

- *Maximum Job Tax Credit - $3,500 per job created*
- *Use of Job Tax Credits against 100% of income tax liability*

U.S. Foreign-Trade Zone 104

- *Customs duties deferred on imports improves cash flow*
- *No duty or quota charges on re-exports*
- *Duty paid at the lower tariff rate of the imported component or finished product*
- *Reductions in merchandise processing fees due to weekly entry*



PORT OF SAVANNAH IS THE #1 PORT IN THE U.S.

- **Two Class 1 Railroads:** CSX & Norfolk Southern; on-dock rail and line haul services
- **Two Terminals:** Ocean & Garden City Terminal; modern & deep water
- **Neopanamax Vessels:** 60% of all vessels calling on Savannah are Neopanamax
- **Access to Interstates:** I-16 E/W & I-95 N/S; Immediate access

LARGEST SINGLE CONTAINER

Terminal in North America

FAST GROWING & THIRD LARGEST

Port in the Nation

20% OF U.S. POPULATION

Served by the Port of Savannah

FOUR HOUR DRIVE

to Major Markets: Atlanta, Orlando, Charleston, Charlotte

SPECIALIZES IN

Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo

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CONTACT:

Bill Sparks, SIOR
Executive Vice President
T +1 912 228 3528
C +1 912 659 1147
bill.sparks@cbre.com

CBRE

CAPITAL DEVELOPMENT PARTNERS