



# CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

111 LANDMARK BOULEVARD W  
SAVANNAH, GA 31405

Colliers

CAPITAL  
DEVELOPMENT PARTNERS

AVAILABLE NOW

±56K SF LEASED

AVAILABLE  
±112,320 SF REMAINING

FOR  
LEASE

**BUILDING 4: ±112,320 SF REMAINING**  
CLASS A WAREHOUSE WITH PORT PROXIMITY - DELIVERED DEC. 2025



# CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

## AVAILABILITY

BUILDING 4 ±112,320 SF AVAILABLE NOW



VETERANS PARKWAY (23,700 VPD)

COMMERCIAL TRACT

*Plastic Express*  
982K SF  
LEASED

BUILDING 1 | BUILDING 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
Hyundai Metplant	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



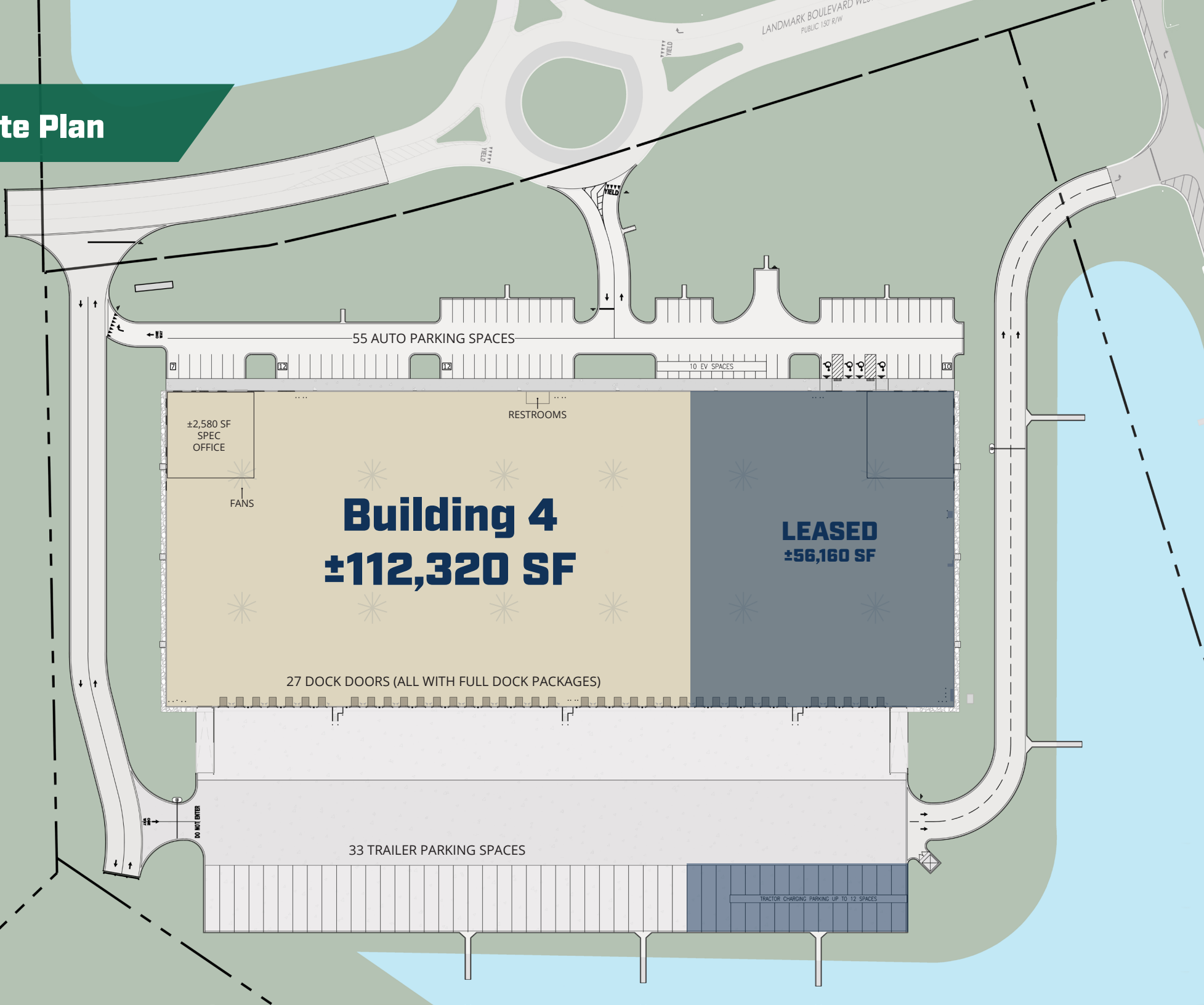
## Building 4 // Available Now

### Specifications

Available Size	±112,320 SF
Divisible	Yes - ±50,000 SF
Building Dimensions	260' x 648'
Configuration	Rear-Load
Column Spacing	54' x 50'
Clear Height	32'
Spec Office	±2,580 SF
Dock Doors	27 (full dock packages)
Dock Packages	Levelers, Lights/Fans
Levelers	45,000 lbs.
Drive-in Doors	1 (12' x 16')
Auto Parking	55 Spaces
Trailer Parking	33 Spaces
Sprinkler	ESFR
Electrical	2,000 Amps, 480/277 Volt
Floor	7" Thick, 4,000 PSI
Delivered	December 2025



# Site Plan



**Building 4**  
**±112,320 SF**

**LEASED**  
**±56,160 SF**

±2,580 SF  
SPEC  
OFFICE

FANS

RESTROOMS

55 AUTO PARKING SPACES

10 EV SPACES

27 DOCK DOORS (ALL WITH FULL DOCK PACKAGES)

33 TRAILER PARKING SPACES

TRACTOR CHARGING PARKING UP TO 12 SPACES

DO NOT ENTER

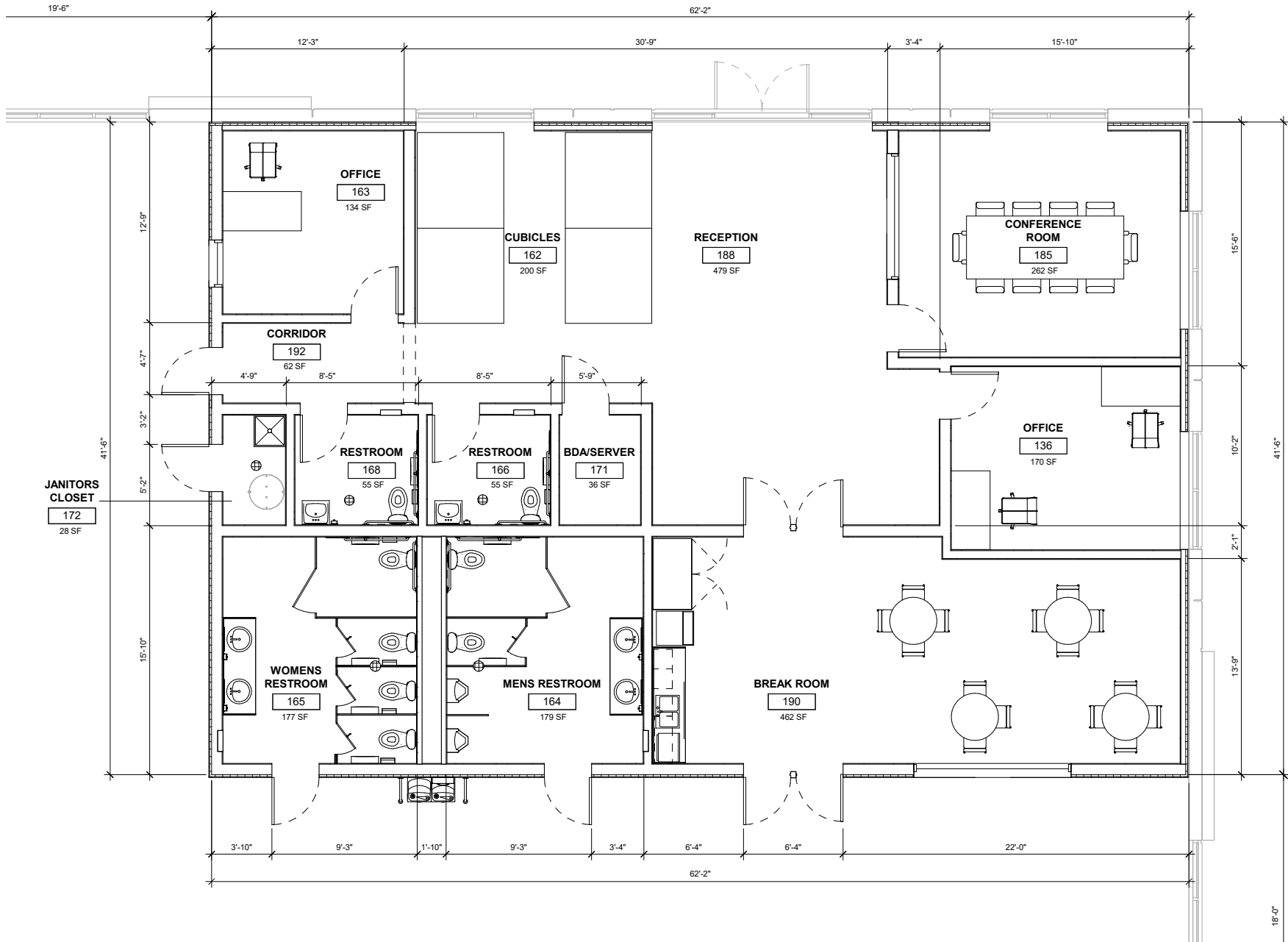
LANDMARK BOULEVARD WEST  
PUBLIC 150 R/W

FIELD

FIELD

FIELD

# Spec Office Plan ±2,580 SF



# Logistics & Distribution Hub

## Port of Savannah

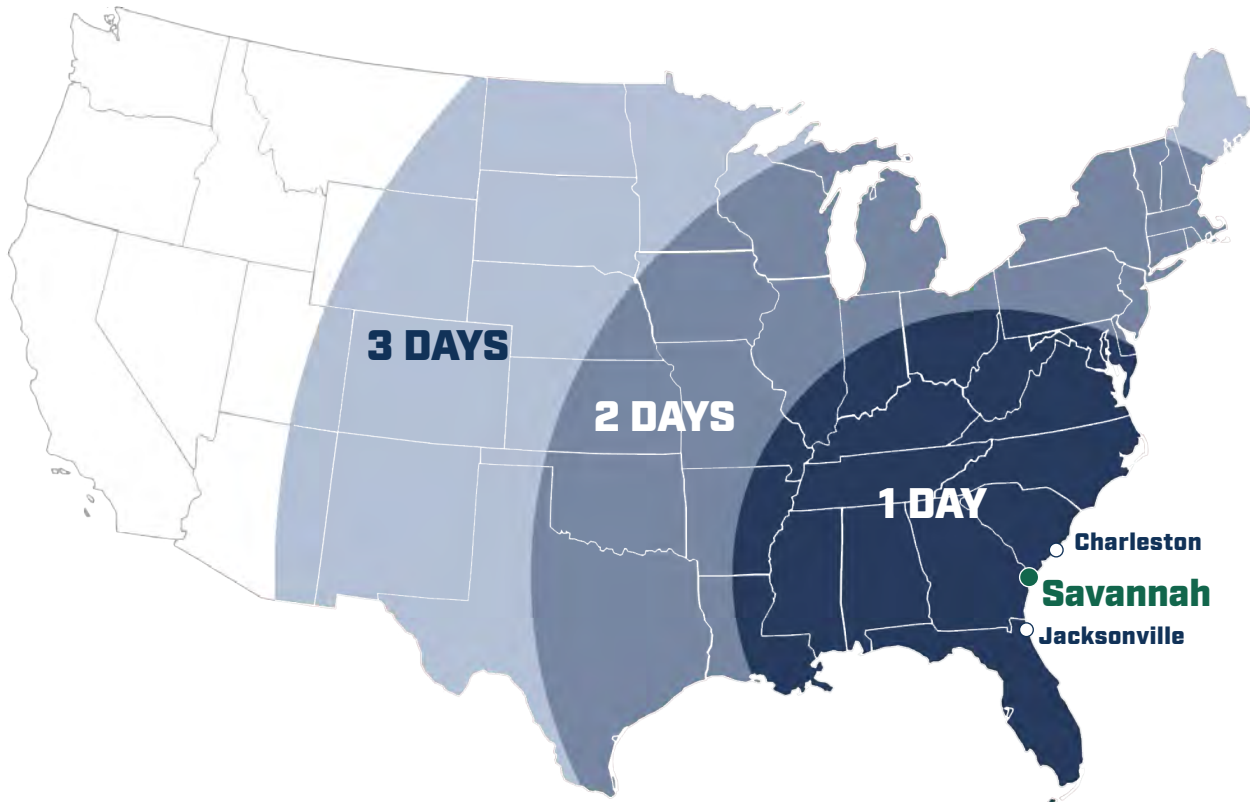
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

## 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**

**NEW CLASS A WAREHOUSE**



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LOGISTICS CENTER  
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**CAPITAL**  
DEVELOPMENT PARTNERS

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