



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

FELDSPAR DRIVE, SAVANNAH, GA 31405

UNDER CONSTRUCTION

Colliers

CAPITAL
DEVELOPMENT PARTNERS



**FOR
LEASE**

BUILDING 4: ±168,480 SF
CLASS A WAREHOUSE WITH PORT PROXIMITY - DELIVERING OCT. 2025



CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

AVAILABILITY

BUILDING 4 ±168,480 SF OCT 2025



VETERANS PARKWAY (23,700 VPD)

BUILDING 1

BUILDING 2

Plastic Express
982K SF
LEASED
2

±9 AC AVAILABLE FOR
OUTDOOR STORAGE

Master Plan

Over ±5.1 Million SF

Destinations

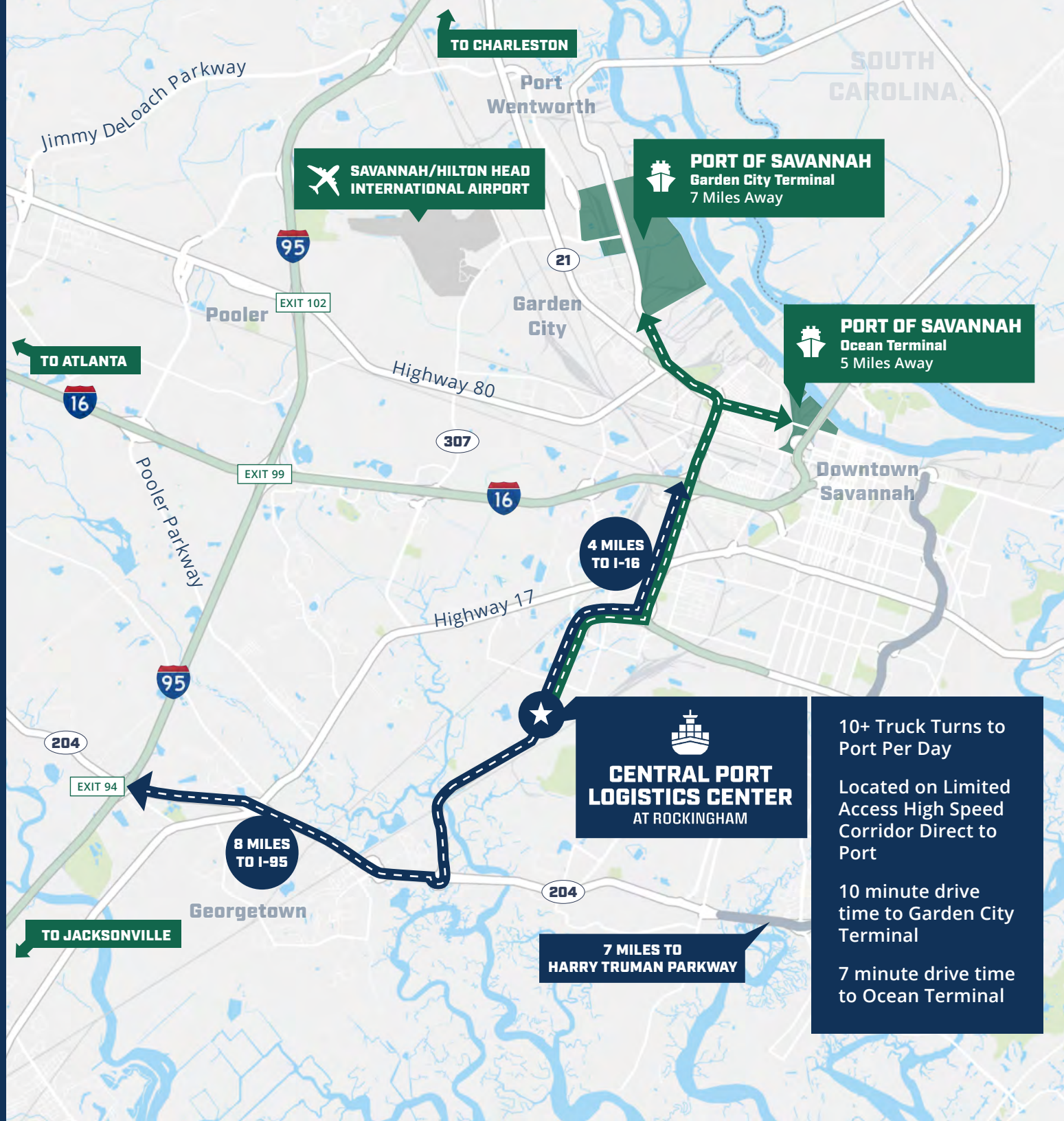
| | |
|-------------------|----------|
| Ocean Terminal | 5 Miles |
| GC Terminal | 7 Miles |
| SAV Int'l Airport | 13 Miles |
| Hyunda EV Plant | 30 Miles |

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 |



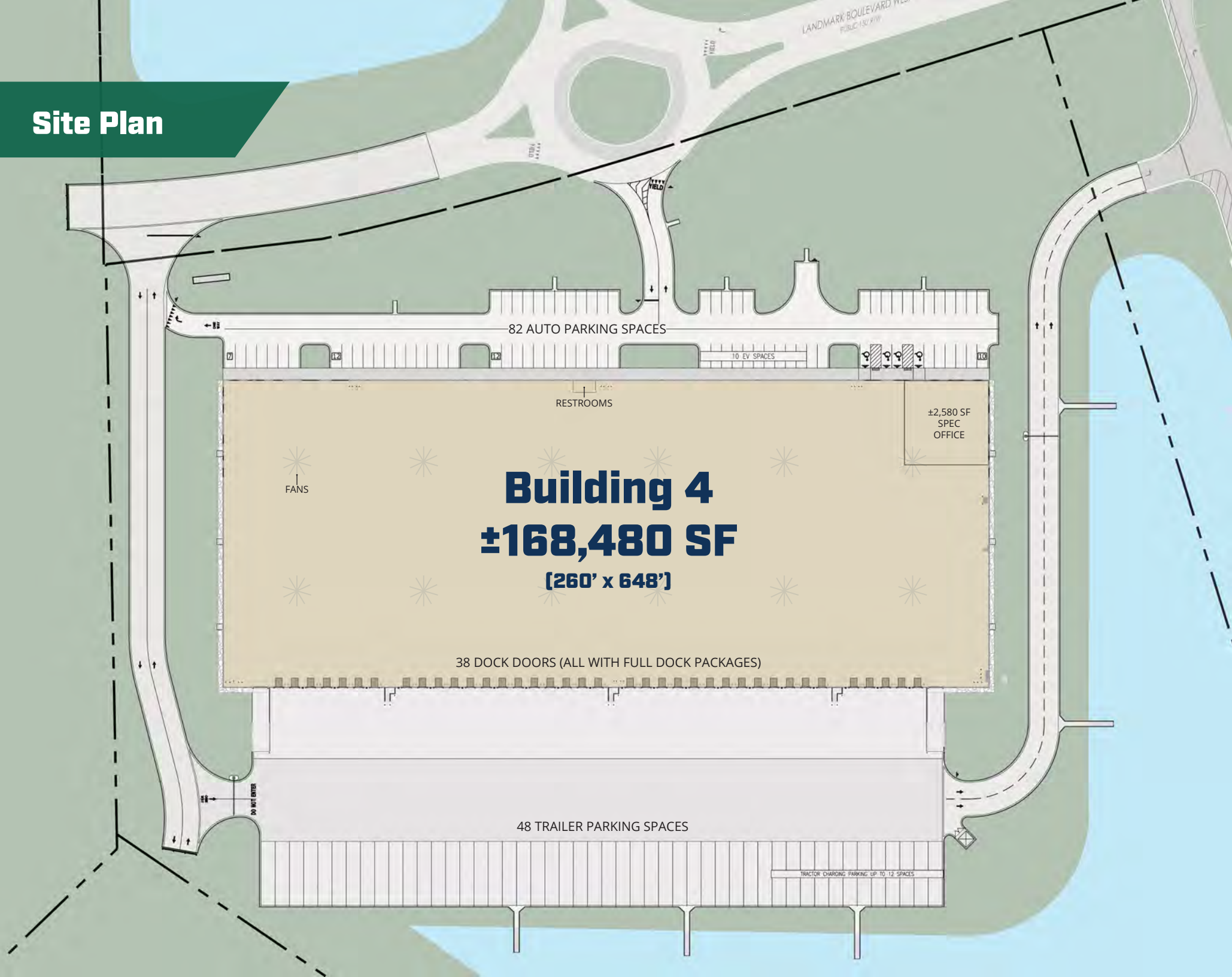
Building 4 // Under Construction

Specifications

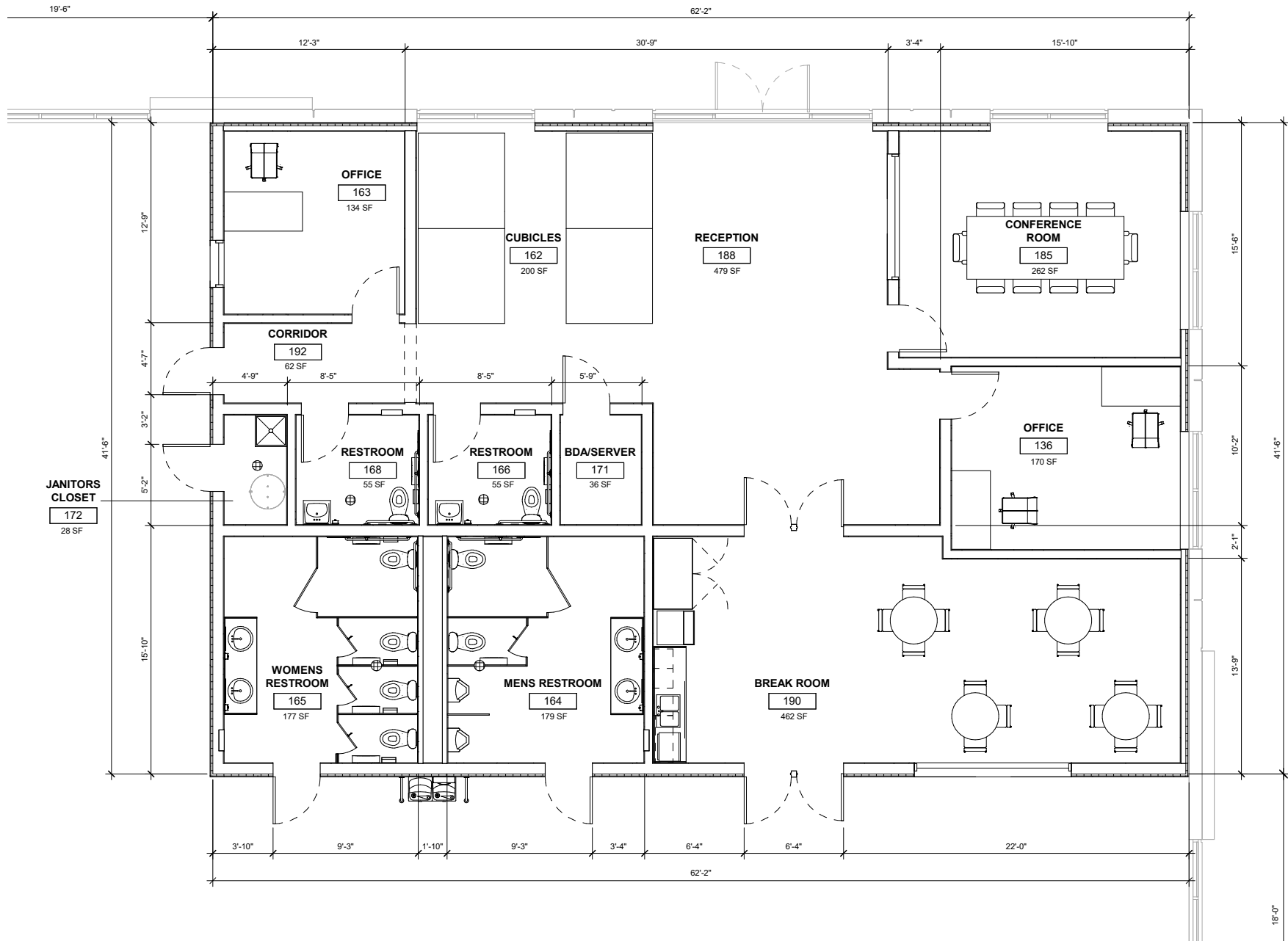
| | |
|---------------------|--------------------------|
| Building Size | ±168,480 SF |
| Divisible | Yes - ±50,000 SF |
| Building Dimensions | 260' x 648' |
| Configuration | Rear-Load |
| Column Spacing | 54' x 50' |
| Clear Height | 32' |
| Spec Office | ±2,580 SF |
| Dock Doors | 38 (full dock packages) |
| Dock Packages | Levelers, Lights/Fans |
| Levelers | 45,000 lbs. |
| Drive-in Doors | 2 (12' x 16') |
| Auto Parking | 82 Spaces |
| Trailer Parking | 48 Spaces |
| Sprinkler | ESFR |
| Electrical | 2,000 Amps, 480/277 Volt |
| Floor | 7" Thick, 4,000 PSI |
| Delivery | October 2025 |



Site Plan



Spec Office Plan ±2,580 SF



Logistics & Distribution Hub

Port of Savannah

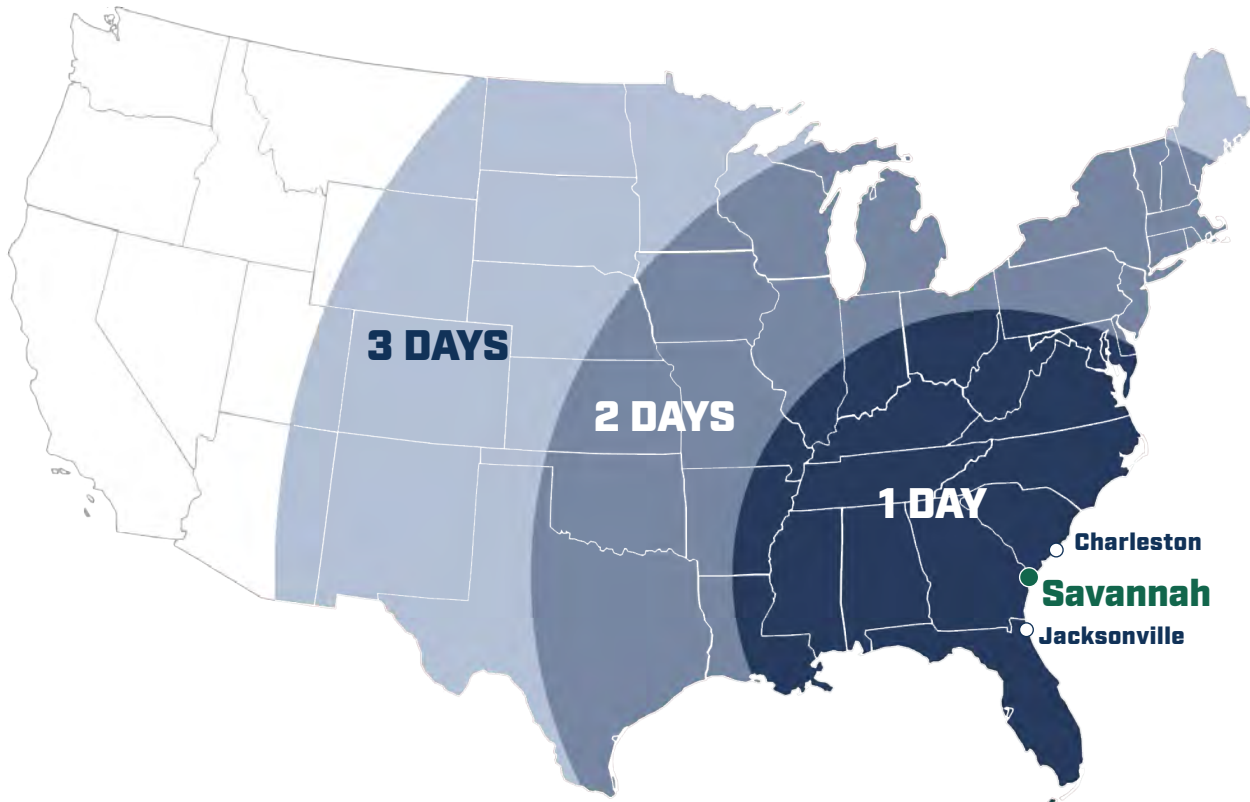
The single largest and fastest-growing container terminal in America, serving 44% of the population. The port has one of the highest over-the-road container weight allowances among U.S. southeastern states.

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**
AT ROCKINGHAM

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