Central Port Logistics Center

CAPITAL
DEVELOPMENT PARTNERS

Building 7

Rockingham Farms, Savannah, GA

CSX Rail
5 Miles from Georgia Port
Heavy Power & Water
Build-To-Suit Options Available



Central Port Logistics Center

Rockingham Farms,
Savannah, GA

DEVELOPABLE PLAN

70 Acres

PROPERTY HIGHLIGHTS

DEVELOPABLE AREA: 60 ACRES

ZONING: MANUFACTURING-CO

RAIL SERVICE: CSX DIRECT CONNECTION

UTILITIES IN PLACE:

- -16" WATER LINE
- -8" SEWER LIFT STATION
- -6" SANITARY SEWER FORCE MAIN
- -6" NATURAL GAS LINE

LEGEND

	TRACT 2 PROPERTY LINE
	TRACT 2 DEVELOPABLE AREA 60 AC
	CSX RAIL LINE
	PROPERTY ENTRANCE
	EASEMENT
	GAS LINE
	WATER LINE
	SANITARY SEWER FORCE MAIN

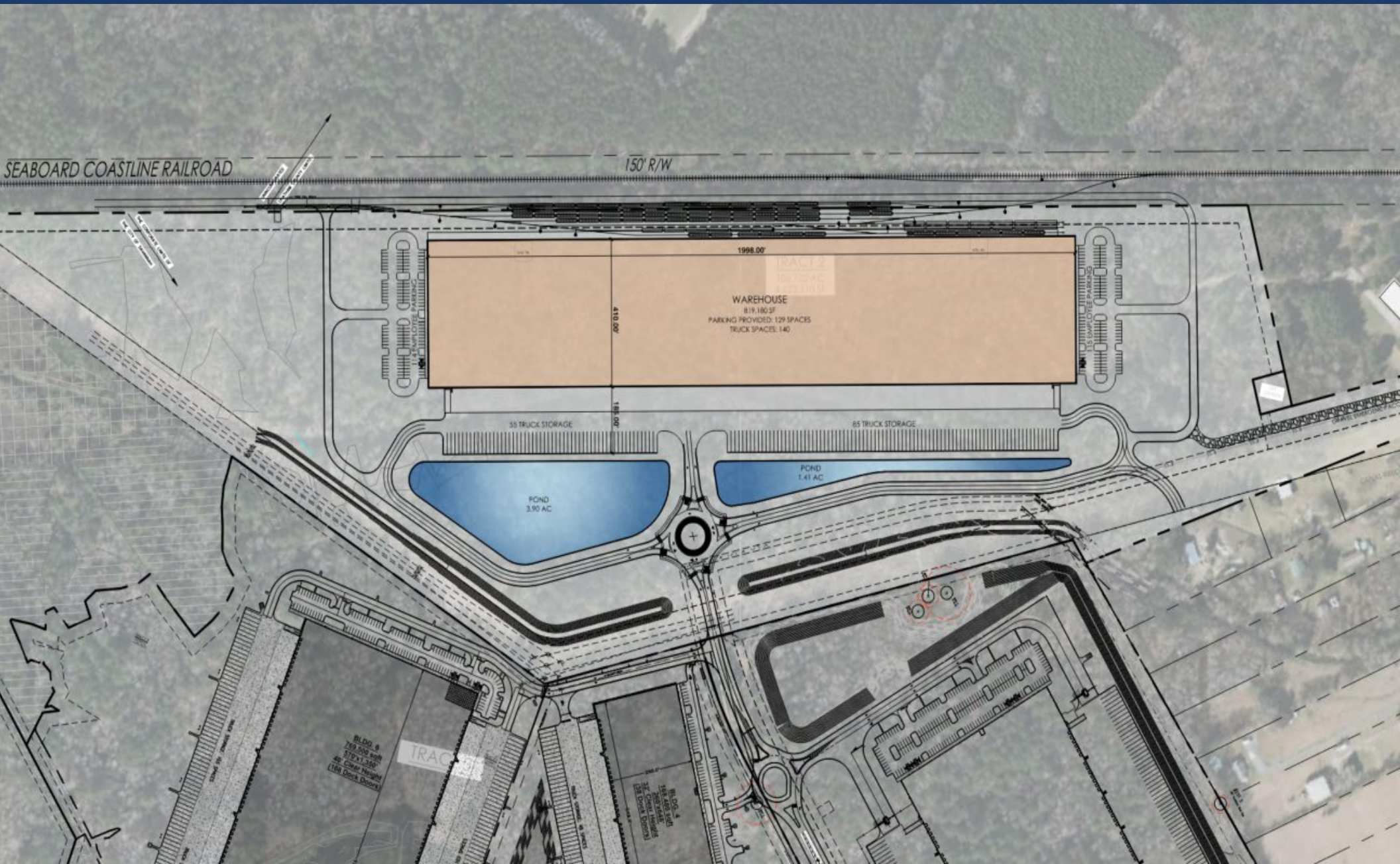


Central Port Logistics Center

Rockingham Farms,
Savannah, GA

FLOOR PLAN

70 Acres
819K Rail Served

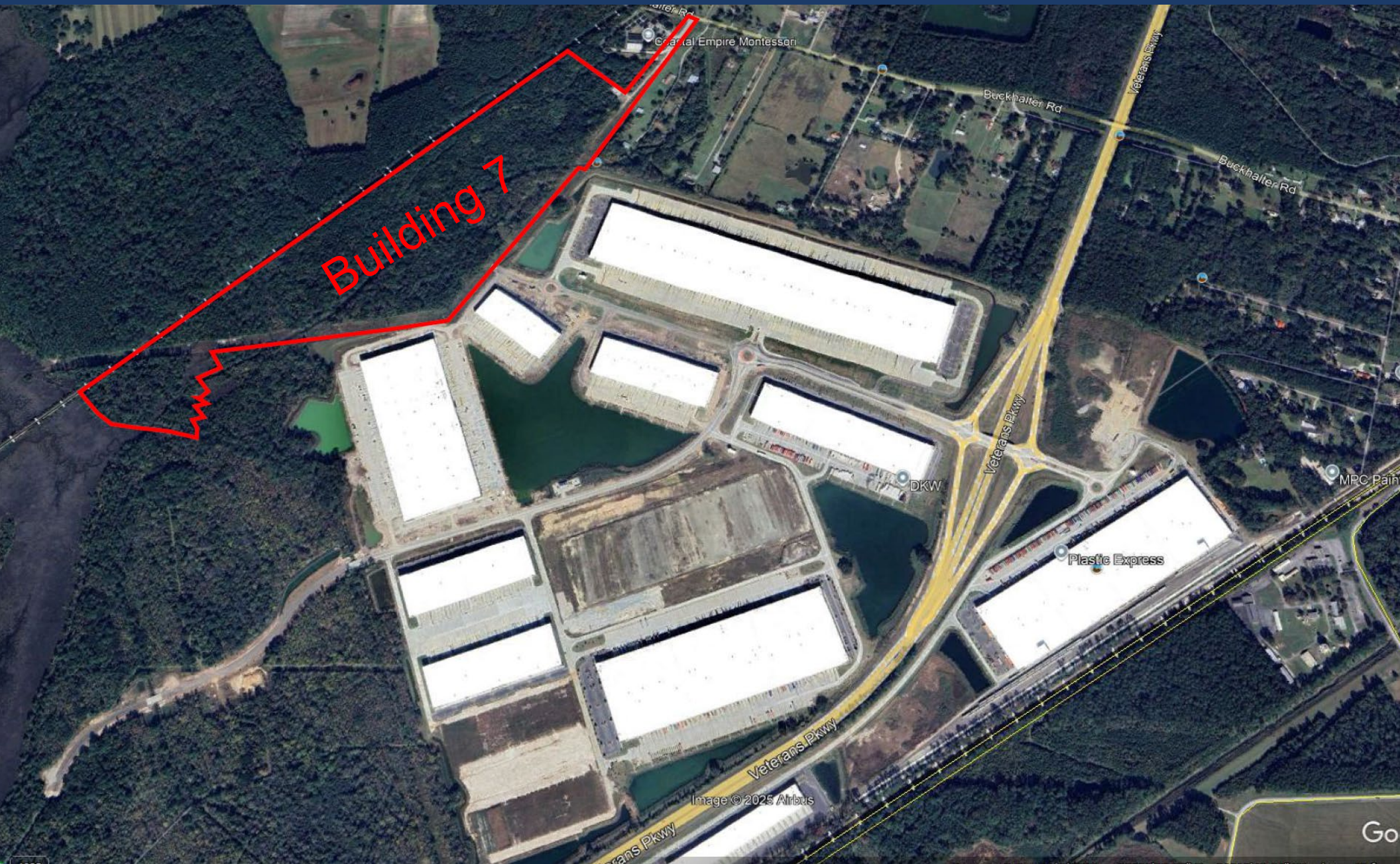


Central Port Logistics Center

Rockingham Farms,
Savannah, GA

AERIAL

70 Acres
819K Rail Served



Central Port Logistics Center

Rockingham Farms,
Savannah, GA

Picture

70 Acres
819K Rail Served



Central Port Logistics Center

Rockingham Farms,
Savannah, GA

Specifications

70 Acre
Rail

BUILDING INFORMATION

Building Size	819,180 SF
Dimensions	410'D x 1,998L
Type	Rail Building
Clear Height	36'
Column Spacing	54' Wide x 50' Deep (60' Dock Side Speed Bays)
Drive In Doors	2 - (12'x16') Electrically Operated
Dock Doors	110 - (9'x10')
Rail Doors	10 – 16' x 16'
Sprinkler	ESFR
Office	Built-to-Suit
Dock Levelers	45,000 LB Mechanical (6'x8')
Truck Court	185'
Trailer Parking	140
Car Parking	229
Power	2,000 AMP

Floor	8" Thick 4,000 PSI
Roof	20 Year / 45 Mil
Air	Building Management System

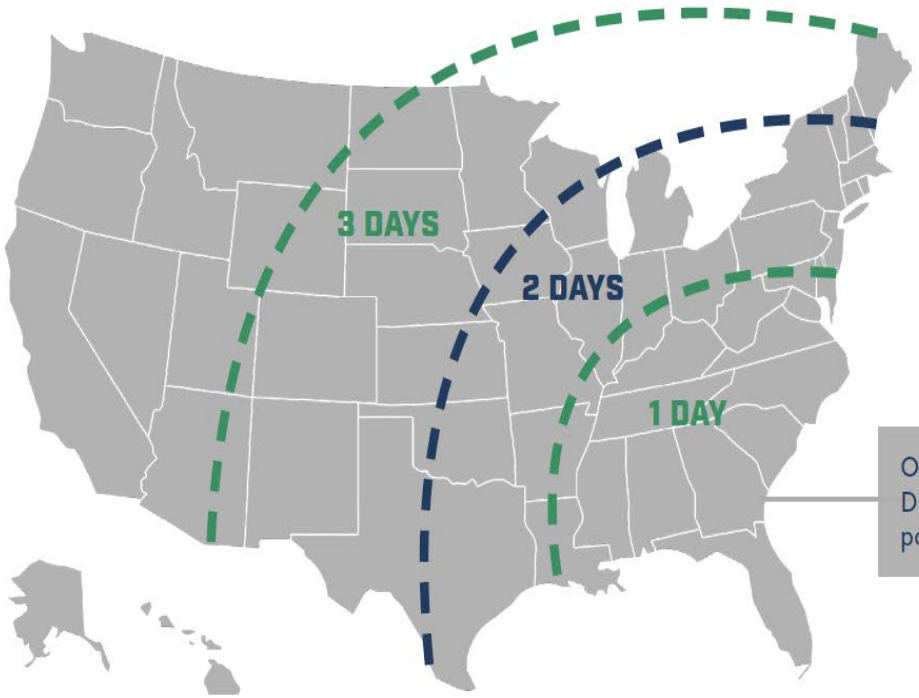
To be Developed by:

CAPITAL
DEVELOPMENT PARTNERS

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.



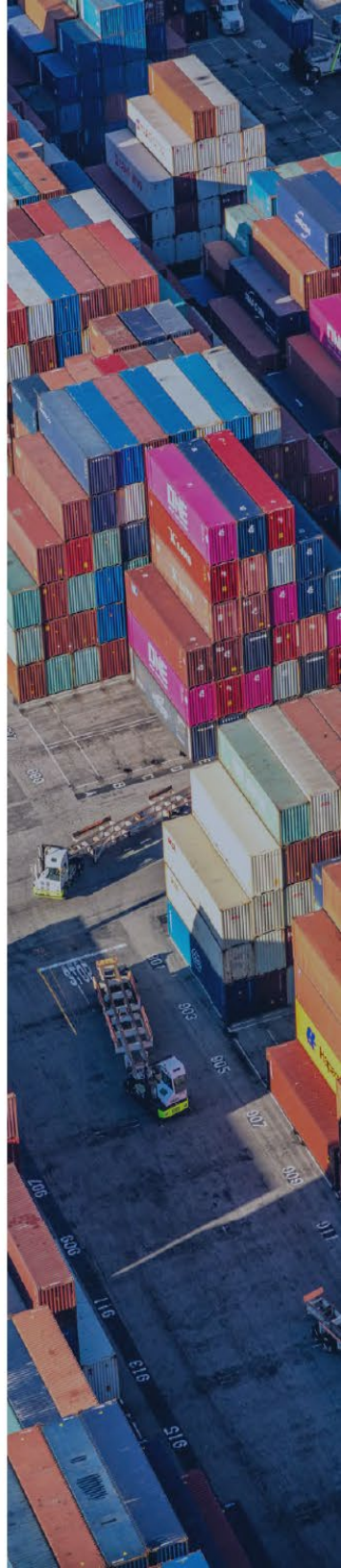
Overnight service to the entire Southeast. Direct connectivity to over 80% of the US population within a two-day drive.

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









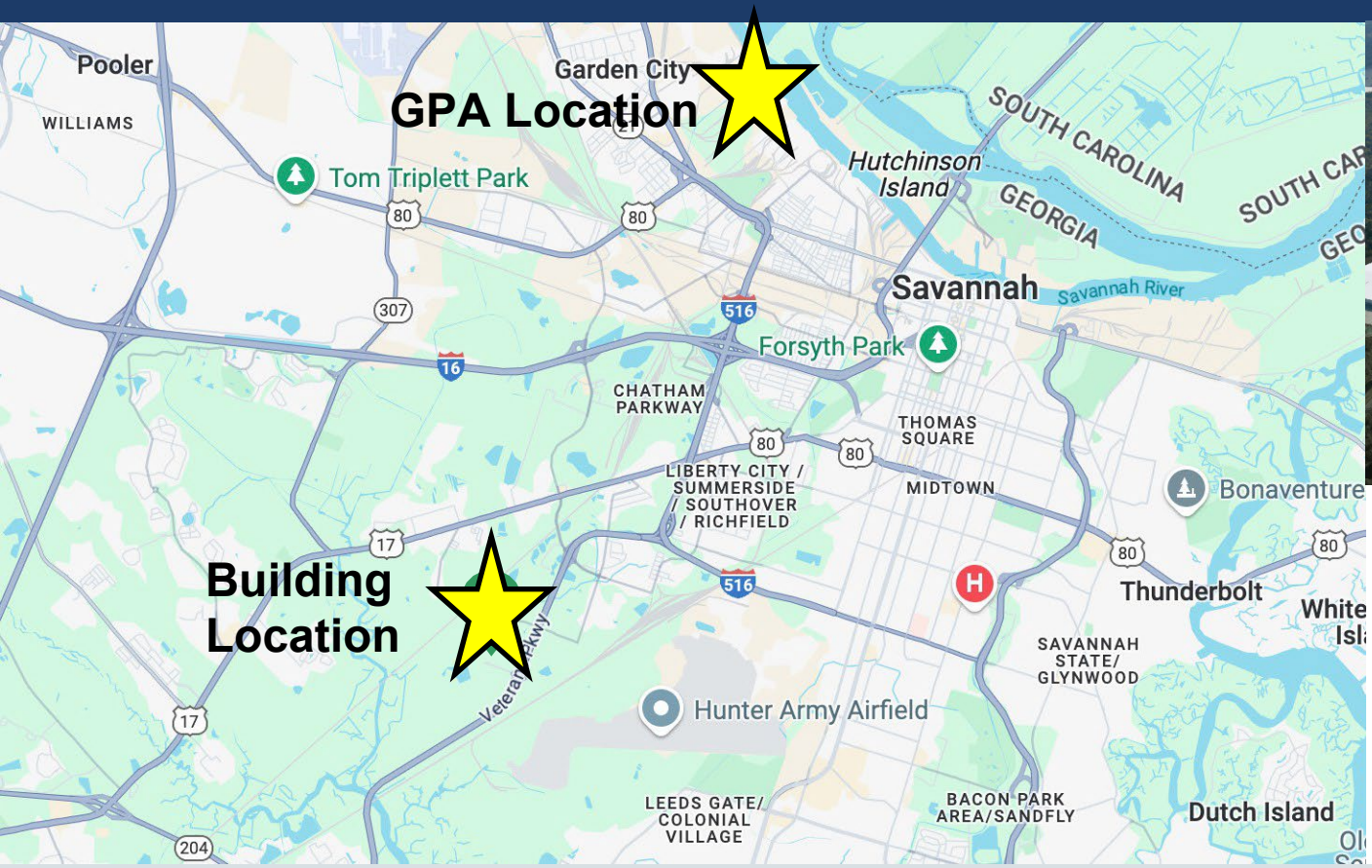


Central Port Logistics Center

Rockingham Farms,
Savannah, GA

LOCATION

168,480 SF
Rear Load





CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

CAPITAL
DEVELOPMENT PARTNERS

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