



1,150 Acre Rail Served Industrial Park
Class A Warehousing Available for Lease
155,000 - 1,265,000 SF





INTRODUCTION



The Georgia International Trade Center (GITC) is Savannah's newest rail served light industrial and manufacturing park consisting of 1,150 total acres. Located within 10-miles of the GA Ports Authority Garden City Terminal, GITC is fully-entitled to accommodate up to 7.2 million square feet (msf) of light industrial development with buildings ranging in size from 155,000 to 1,265,000 sf.

- 9.6 miles from GA Ports Authority Garden City Terminal
- 3.8 miles to Interstate 95
- Two Class A Spec. buildings under construction: 154,550 to 419,590 sf, available for occupancy 4Q2019. Multiple sites for build-to-suit ready for immediate development and occupancy within 11 months of lease execution
- Two Class A buildings pre-leased to Shaw Industries totaling 1,845,040 sf under construction and delivering in November 2019 and May 2020
- Direct highway access to the GPA via Highway 21 and Jimmy Deloach Parkway
- CSX rail service with direct access to GPA
- Effingham County location offers state and local incentives for industrial occupiers, excellent labor profile, and a high quality school system



RAIL SERVICE
available with
CSX



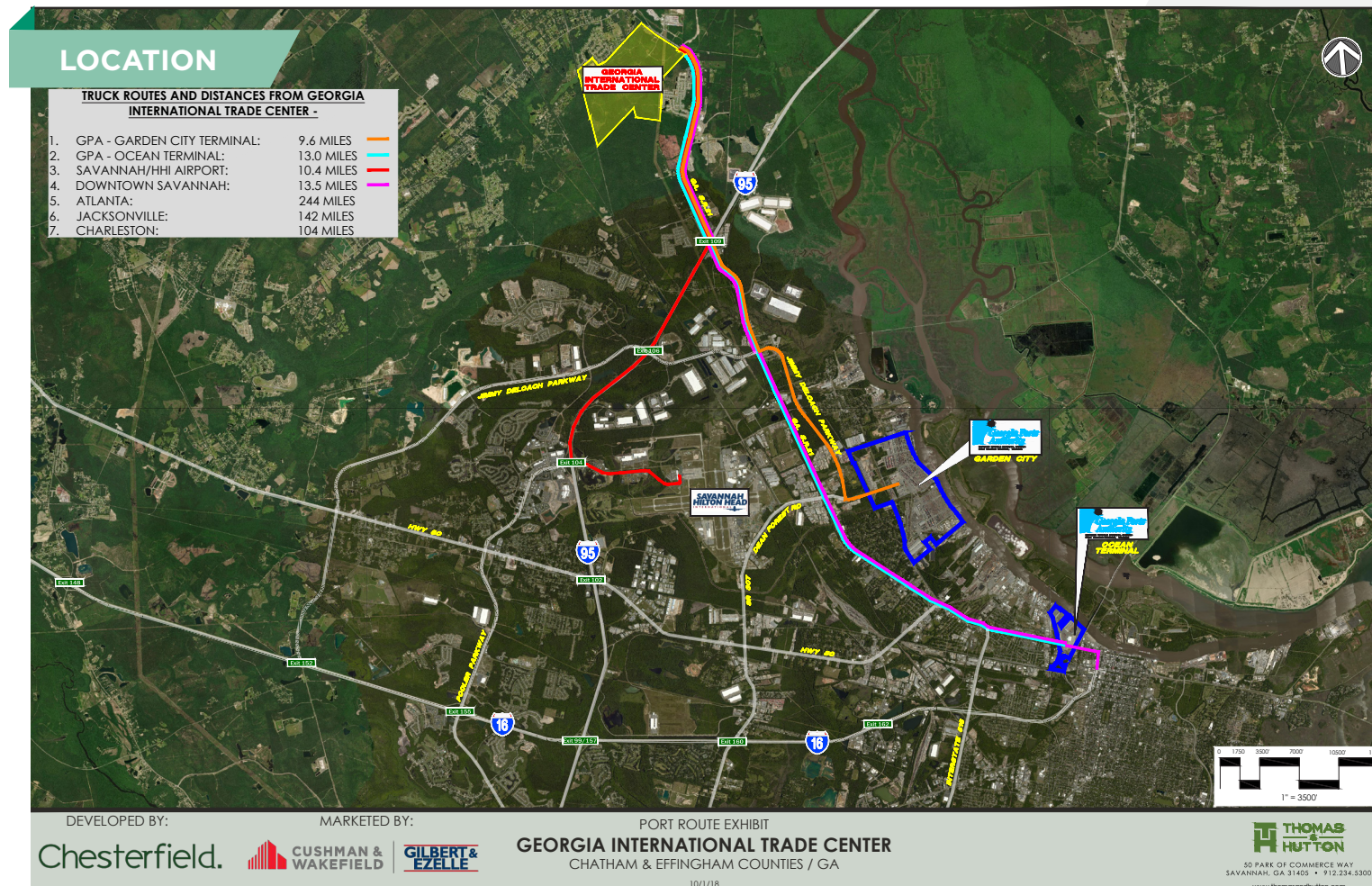
LOCATION
9.6 miles from
GA Port Authority



AVAILABLE SPACE
155,000 to
1,265,000



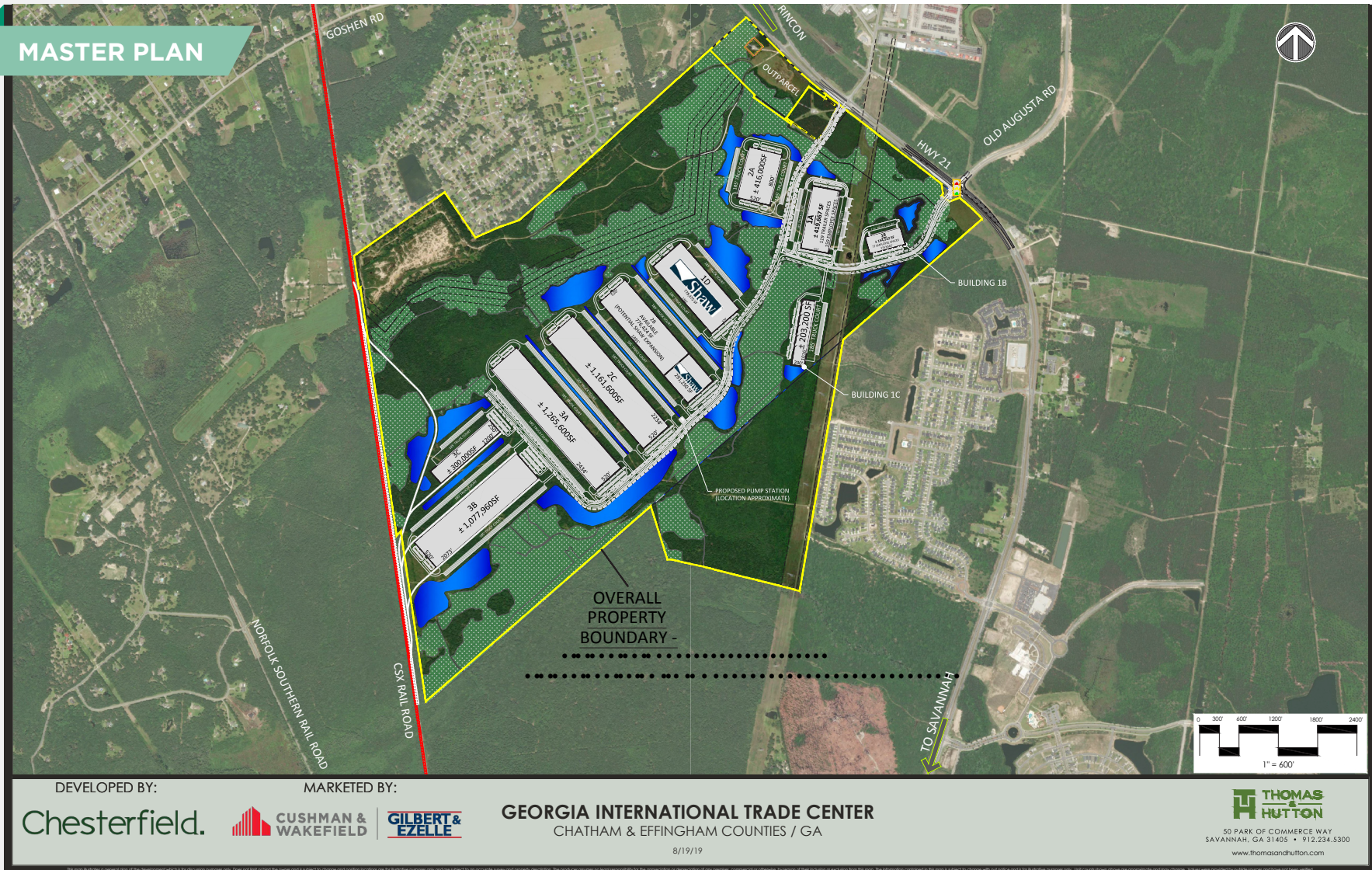
BUILD-TO-SUIT
& spec construction
available



- 9.6 miles from GA Ports Authority Garden City Terminal
- GITC is the last Class A Park within 10-miles of the GPA to accommodate build-to-suits of over 1 msf
- Best market truck route, only two truck turns to access GPA

Georgia International Trade Center is the Savannah metro area's latest large scale Class A industrial park following in the footsteps of the Savannah River International Trade Parks.

MASTER PLAN



- Spine Road to serve buildings 1A, 1B, 1C, 1D and 2B under construction and scheduled for completion by November 2019
- Buildings 1C, 2A, 2C, 3A-3C are available for build-to-suit and flexible in terms of size and layout

SPECULATIVE BUILDINGS UNDER CONSTRUCTION

Available May 2020

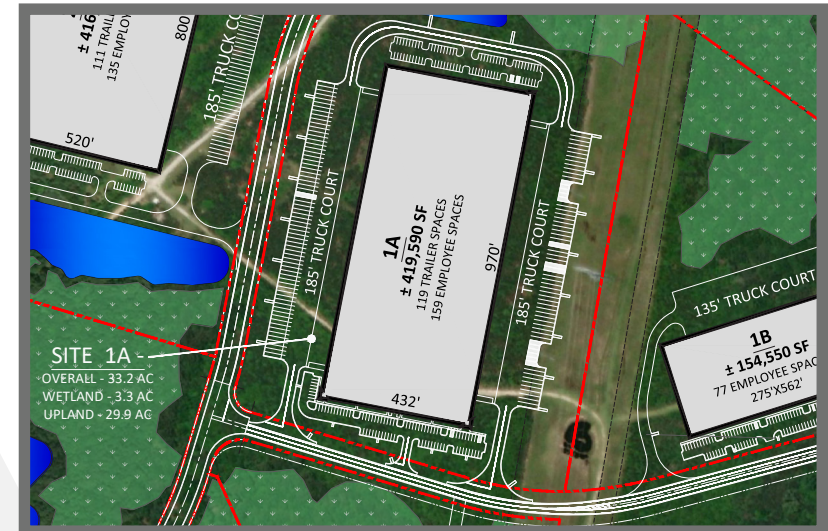
BUILDING 1A

- 419,590 SF (Demise to 209,795 SF)
- 33.2 Acre Site
- 36' Clear Height
- Crossdock
- 50'x54' Column Spacing with 60' Speed Bays
- 185' Truck Court
- 80 Dock Height Doors (9'x10')
- 2 Drive-in Doors (12'x16')
- 119 Trailer Parks
- 159 Car Parks
- Flexible Office Build-out

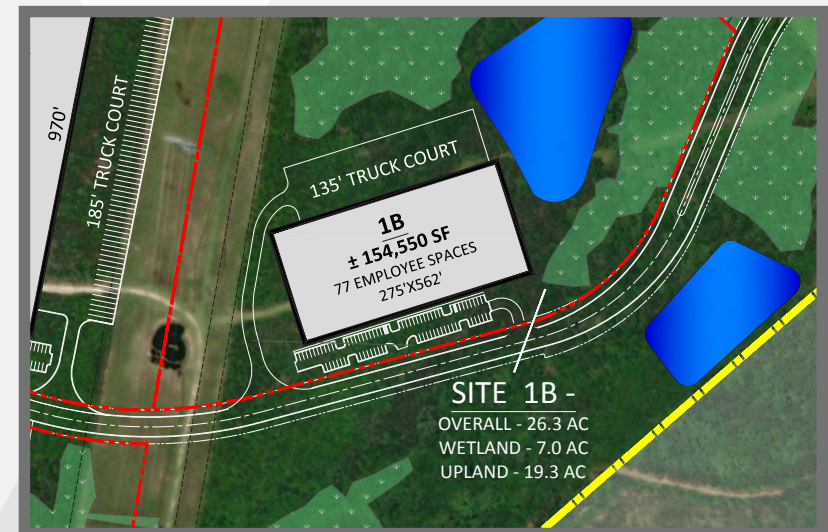
BUILDING 1B

- 154,550 SF
- 26.3 Acre Site
- 32' Clear Height
- Rear-Load
- 50'x54' Column Spacing with 60' Speed Bay
- 135' Truck Court
- 20 Dock Height Doors (9'x10')
- 2 Drive-in Doors (12'x16')
- 35 Trailer Parks
- 77 Car Parks
- Flexible Office Build-out

BUILDING 1A

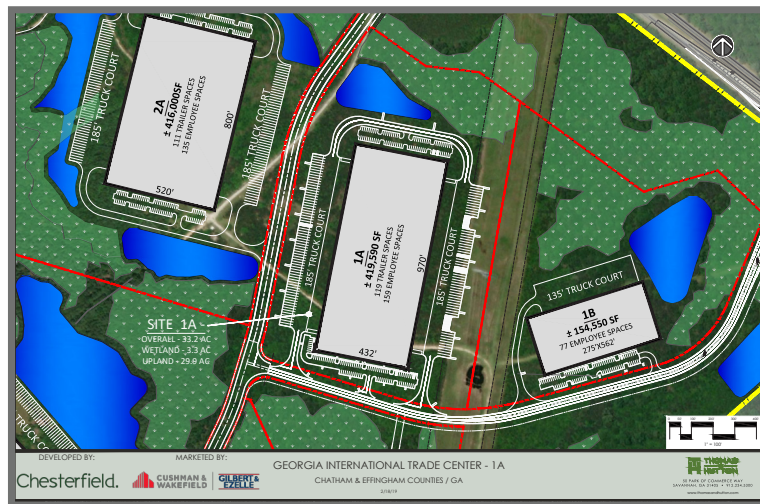


BUILDING 1B



BUILD-TO-SUIT OPPORTUNITIES

In addition to the initial speculative construction, the developer is offering multiple opportunities for build-to-suits ranging in size from 155,000 to 1,265,000 SF.



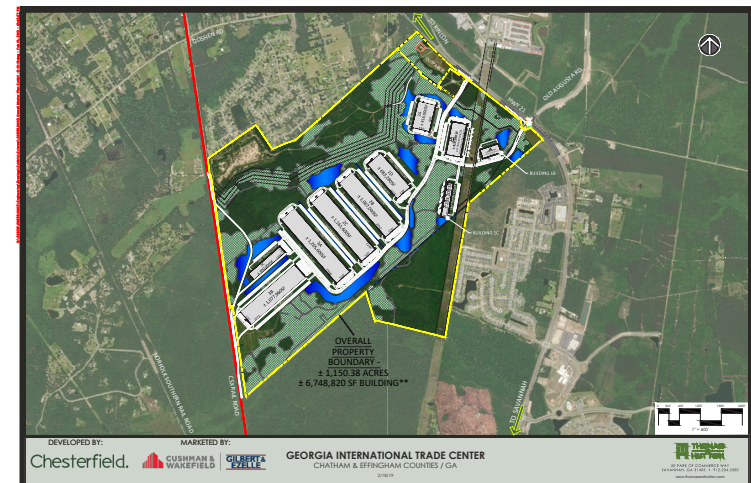
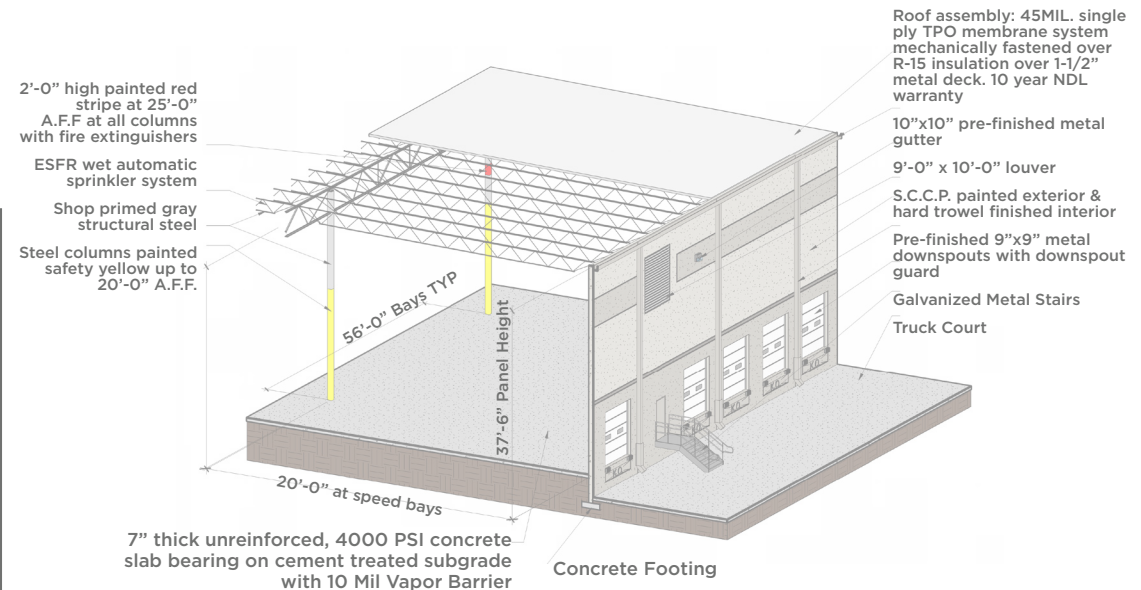
The development team for Georgia International Trade Center is prepared to quickly respond to RFP's and deliver build-to-suit pricing for light industrial distribution, manufacturing and trucking operations to include rail served facilities.

THE DEVELOPMENT
TEAM CONSISTS OF

Chesterfield.



TYPICAL BUILDING CROSS-SECTION



GEORGIA PORTS OVERVIEW

Garden City Terminal

- Largest single-terminal container operation in the U.S.
- Georgia Ports is owner and operator, which allows for operational flexibility
- One-of-a-kind intermodal infrastructure located on-terminal; served by CSX Transportation and Norfolk Southern Railroads
- On-terminal USCBP and USDA
- On-site customer care specialists
- Instant cargo status available 24/7
- Fast terminal truck turnaround at less than one hour (2-way move) 30 Ship to Shore (STS) and 146 Rubber Tired Gantry (RTG) Cranes

Ocean Terminal

- Georgia Ports is owner and operator which allows for operational flexibility
- On-dock rail with line-haul services available via Norfolk Southern and CSX Transportation
- 1.4 million sq ft (132,596 sq m) of covered storage with adjacent rail
- Rail immediately adjacent to berthing with four berths providing direct rail access to 94 acres (38 ha) of paved storage for outside cargo laydown available
- U.S. Customs and Border Protection located on-terminal
- Barge crane available via private contractor with 500 st (453.6 mt) lift capacity
- One Georgia Ports-owned gantry crane with 100 st (90.7 mt) capacity under main hook at 65 ft (19.8 m) radius
- Georgia Ports container crane with 45 st (40.8 mt) capacity under spreader and 56 st (50.8 mt) capacity under beam
- 24 forklifts available with capacities ranging from 5,000 lbs to 70,000 lbs (2,268 kg to 31,751 kg)
- Gate 2: 6:00 a.m.-6:00 p.m. (Overtime authorization required for anything after 6:00 p.m.)
- Foreign Trade Zone (FTZ) available



FAST AND
EASY ACCESS
TO **44%** OF
U.S. CONSUMERS
& MANUFACTURERS

20% OF THE
U.S. POPULATION
& INDUSTRY
IS BEST SERVED BY
THE PORT OF SAVANNAH

EFFINGHAM COUNTY

Effingham County is situated between the Ogeechee and Savannah Rivers just north of Georgia's first City, Savannah. It is this prime location near rail, the Georgia Ports Authority's containerized and break bulk terminals at the Port of Savannah, and Interstates 95 and 16 that make Effingham County, Georgia a logistical dream come true. Connectivity to rapidly growing markets and the major metropolitan areas of the Southeast is a key feature of Effingham County's strategic location.

Effingham County boasts one of the fastest population growth rates in Georgia, and it's no wonder. It offers the benefits of life near the vibrant city of Savannah while also enjoying its own outstanding characteristics:

- Visionary and progressive leadership
- Home town atmosphere and friendly residents
- Endless outdoor and recreational pursuits
- Climate that encourages year-round enjoyment of the area

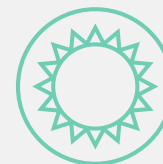
Local Incentives

In addition to state programs, Effingham County Industrial Development Authority offers;

- Tax assistance and abatements
- Site development contributions including projects in grading, rail spur construction, roadway improvements and industrial revenue bond financing
- Wage rate lower than the U.S. average

State Incentives

- For at least 25 net new jobs created, \$1,250 Job Tax Credit per new job each year for five years (Unused job tax credits can be carried forward for up to 10 years.)
- Effingham County is a Tier 4 community
- 100% Freeport Exemption for work in process, raw materials and finished goods destined to be shipped out of state
- Quick Start training for employees at no cost
- Foreign Trade Zone status available
- Port Tax Credit Bonus for qualified companies



YEAR - ROUND
CLIMATE



\$1,250
JOB TAX CREDIT



HOME TOWN
ATMOSPHERE



PORT TAX
CREDIT BONUS

CONTACT AND DEVELOPMENT TEAM

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