


BUILDING 1A - JUNE 2020 DELIVERY


419,590 SF Crossdock Warehouse – New Construction

Georgia International Trade Center – Building 1A

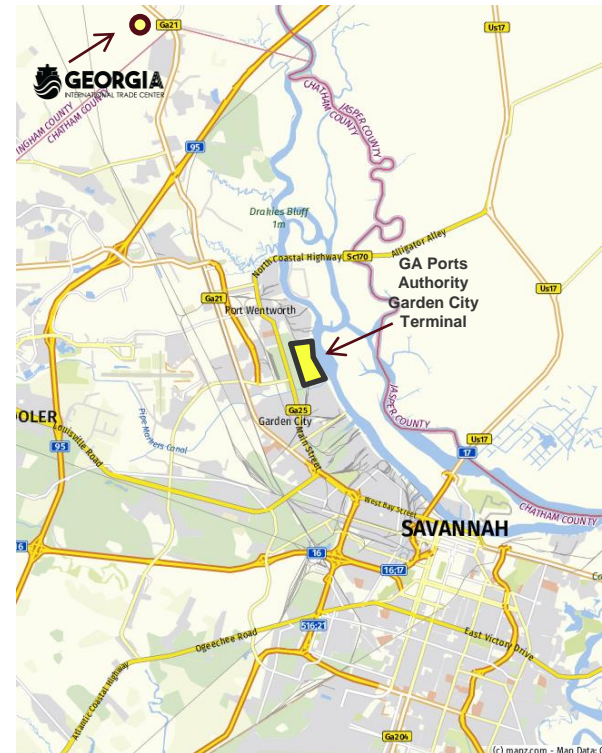
Lease Rate: Please Inquire

Location Highlights

- One of two speculative warehouses within Georgia International Trade Center (“GITC”)
- 9.6 miles to GA Ports Authority Garden City Terminal and 3.8 miles to Interstate 95
- Excellent access to Interstates 95 and Jimmy Deloach Parkway via Highway 21 with best market truck route, only two turns to access GPA
- GITC is the Savannah metro area’s latest large scale Class A industrial park, following in the footsteps of the Savannah River International Trade Park

Warehouse Detail

- 419,590 sf Crossdock under construction and ready for occupancy by June 2020
- Early Tenant access for racking and upfit by March 2020
- Class A, tilt-wall construction by Omega Construction
- 36’ clear height with ESFR



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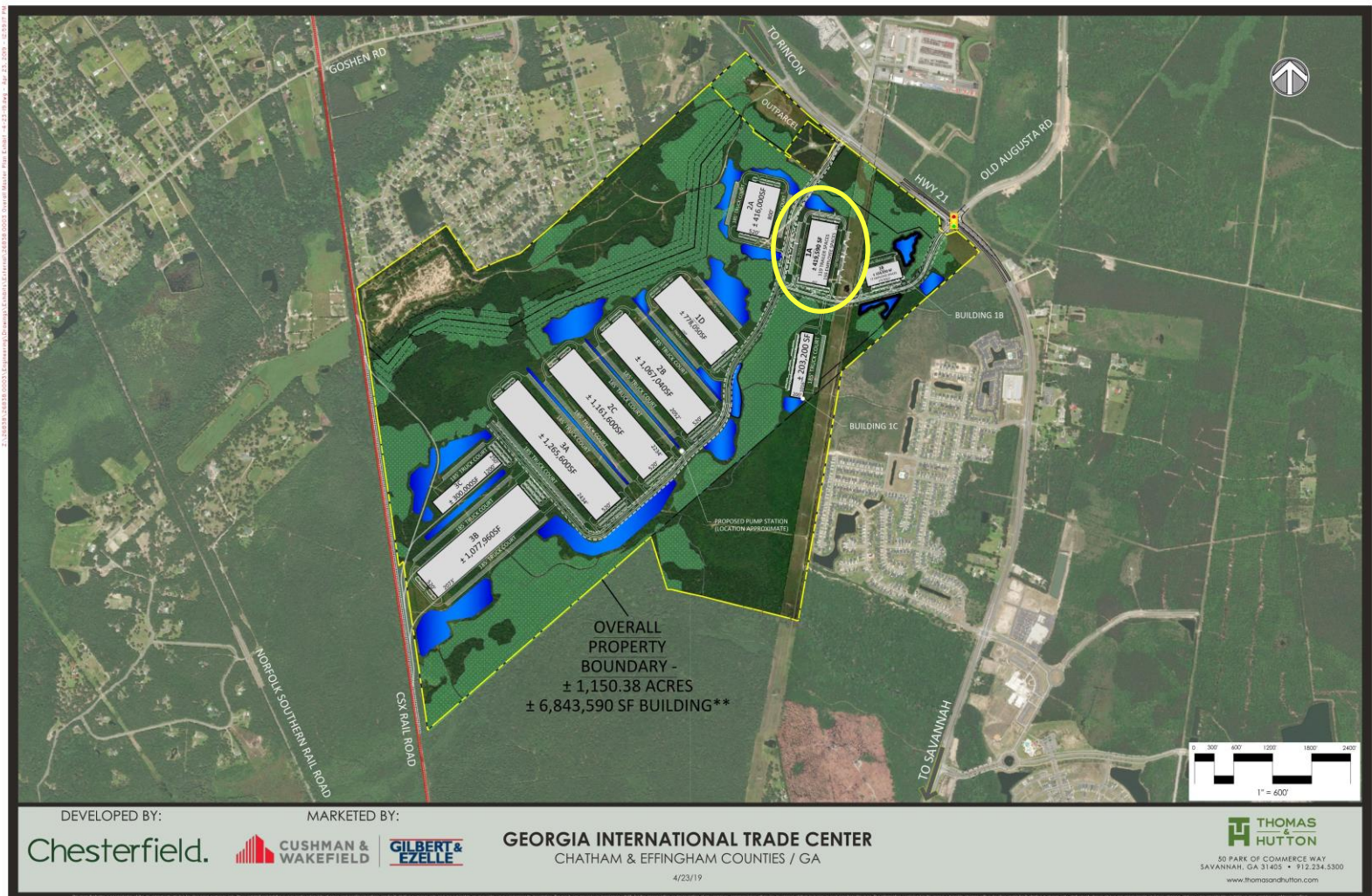
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Georgia International Trade Center

- Building 1A is located within the Georgia International Trade Center ("GITC"), Savannah's newest 1,150-acre master planned industrial park located within 9.6-miles of the GA Ports Authority ("GPA")
- The park infrastructure is currently under master development consisting of four-lane spine roads, entrance monumentation, water, sewer and gas service to serve the first four buildings in the Park
- Building 1A is one of two speculative buildings currently under construction within GITC (1A @ 419,590 sf and 1B @ 154,590 sf) as well as two additional build-to-suit warehouses consisting of Building 1D @ 778,050 sf and 2B @ 1,067,040 sf

- GITC will be home to over 7.2 million square feet ("msf") at build-out
- GITC features two direct routes to GPA's Garden City Terminal via Highway 21 or Jimmy Deloach Parkway
- The Port of Savannah is the fourth largest and fastest growing Port in the Nation with access to 44% of the Nation's population within a 2-3 three day transit time
- GPA's Garden City Terminal is the largest contiguous container berth in North America consisting of 1,200 acres and 9,700 LF of berth space
- Savannah's total warehouse inventory consists of 68 msf with a mid-year 2019 vacancy rate below 1.5%



DEVELOPED BY:

Chesterfield.

MARKETED BY:


**CUSHMAN &
WAKEFIELD**

**GILBERT &
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GEORGIA INTERNATIONAL TRADE CENTER
CHATHAM & EFFINGHAM COUNTIES / GA

4/23/19


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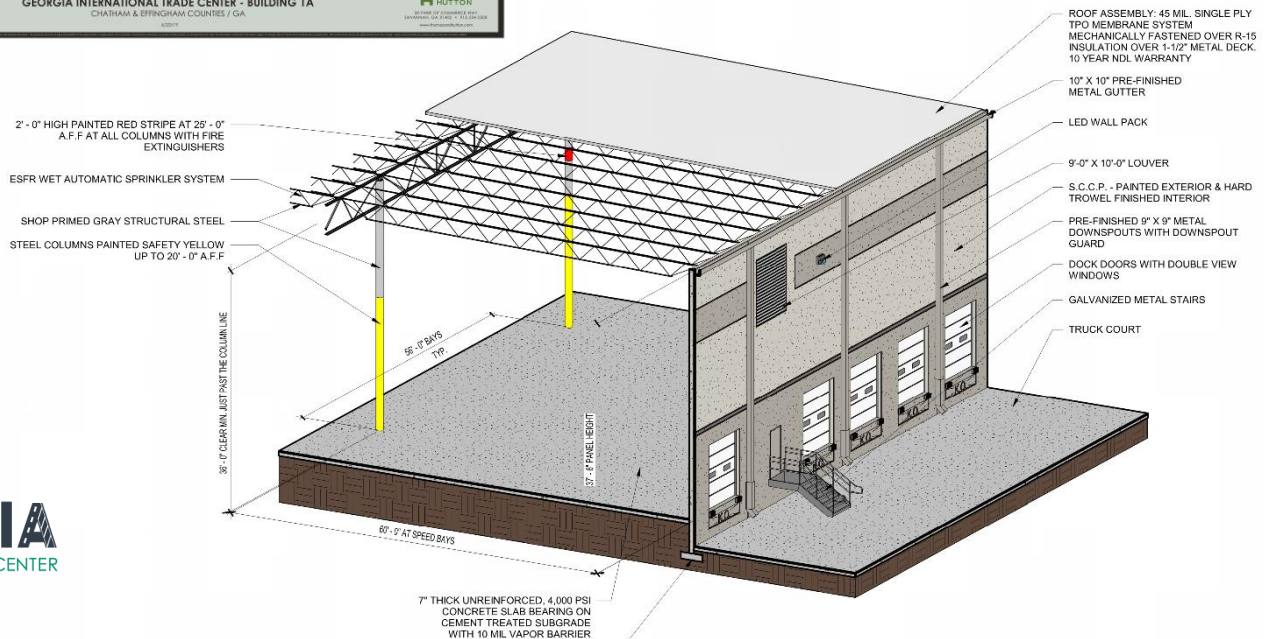
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Developer Overview

- Chesterfield has an extensive track record of delivering quality speculative, as well as build-to-suit industrial warehouse projects throughout the Southeast U.S. to companies such as JLA/OA Logistics, Shaw, Mercedes and General Electric
- Well capitalized with focus on long term ownership resulting in flexible lease terms and professional management



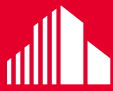
WAREHOUSE DETAIL

TOTAL SQUARE FEET AVAILABLE	419,590 sf – Divisible to 209,795 sf	LIGHTING	LED – 25 foot candles
PARCEL SIZE	33.2 Acres	CLEAR HEIGHT	36'
OFFICE	Build-to-Suit	POWER SUPPLY	2,500 AMP, 277/480 Volt – 3 Phase
TRAILER PARKING	119	AUTO PARKING	159
DOCK HEIGHT DOORS	(80) 9'x10'	SLAB	7"
DRIVE-IN DOORS	(2) 12'x16' w/ 20' wide ramps	TRUCK COURT	185', 7" non-reinforced concrete
COLUMN SPACING	50'x54'	ROOF	45 mil TPO white membrane
SPEED BAYS	60'	FIRE PROTECTION	ESFR

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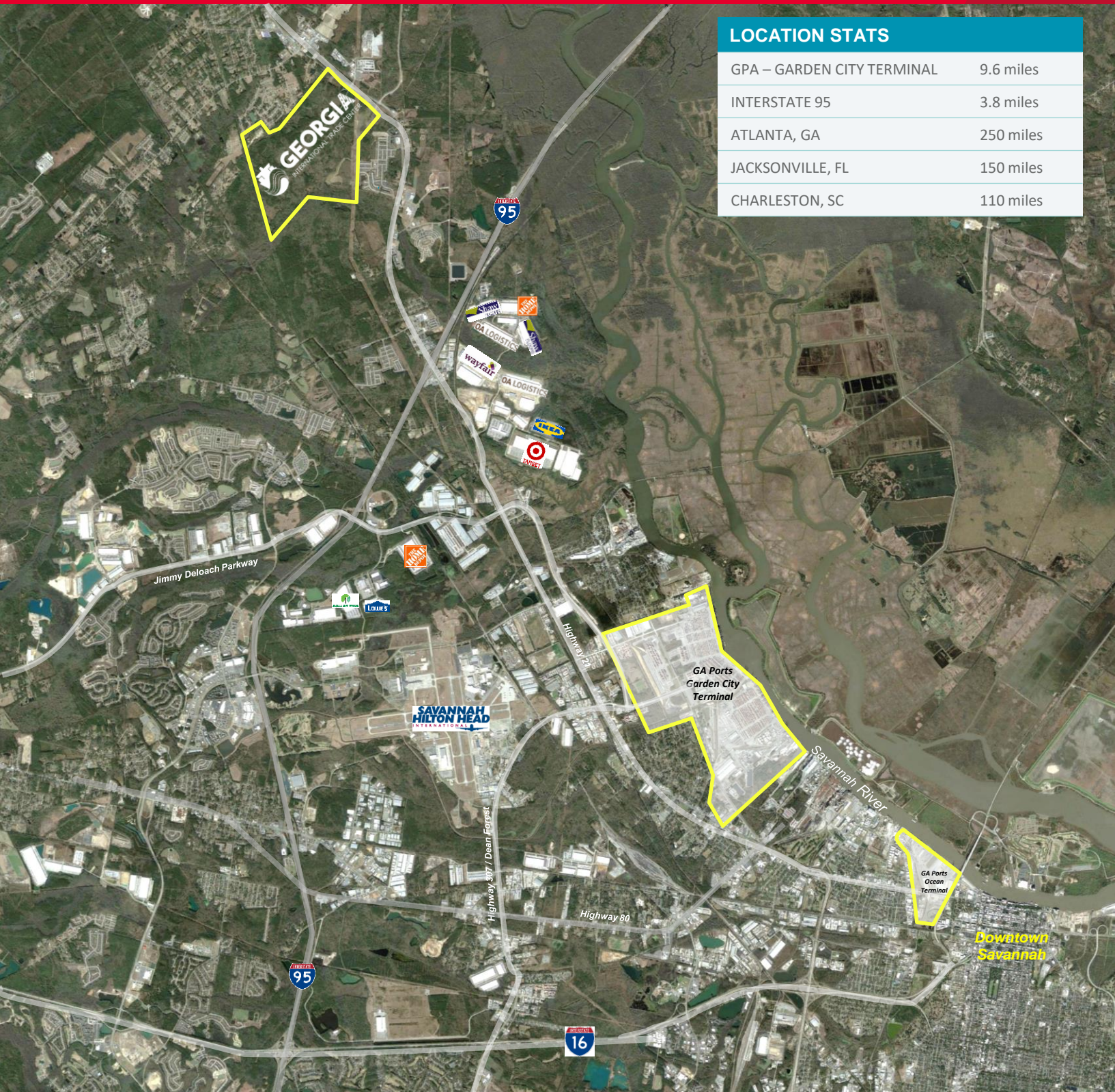
FOR LEASE

419,590 SF Class A Crossdock

Georgia International Trade Center
Effingham County, GA

LOCATION STATS

GPA – GARDEN CITY TERMINAL	9.6 miles
INTERSTATE 95	3.8 miles
ATLANTA, GA	250 miles
JACKSONVILLE, FL	150 miles
CHARLESTON, SC	110 miles



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