



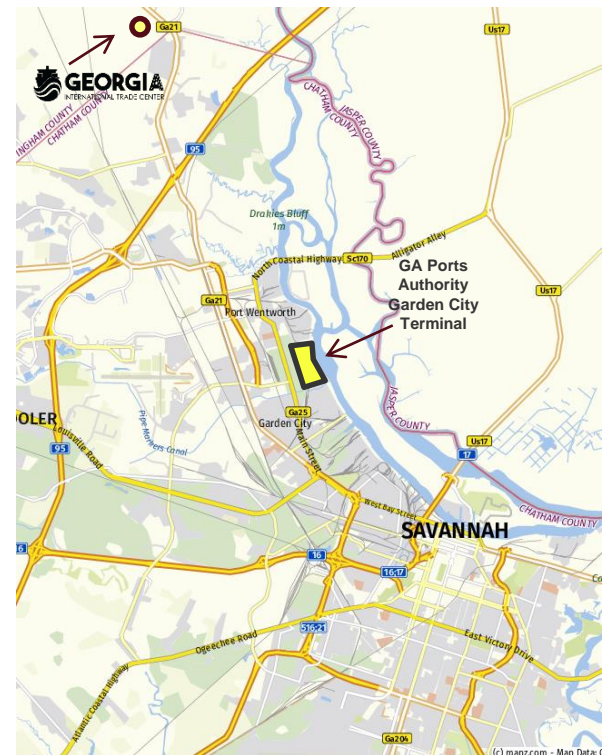
## 154,550 SF Rear-Load Warehouse – New Construction Georgia International Trade Center – Building 1B Lease Rate: Please Inquire

### 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

- 154,550 sf rear-load under construction and ready for occupancy by May 2020
- Early Tenant access for racking and upfit by February 2020
- Class A, tilt-wall construction by Omega Construction
- 32’ clear height with ESFR



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## Georgia International Trade Center

- Building 1B 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 1B 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%



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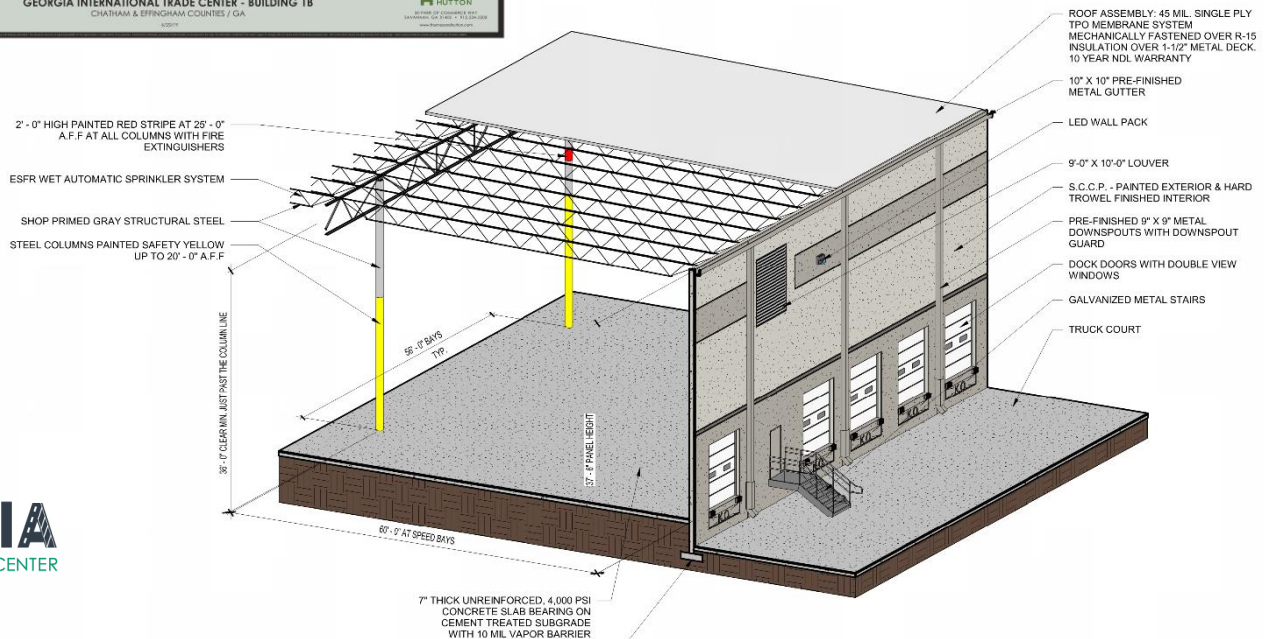
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### Developer Overview

- 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

<b>TOTAL SQUARE FEET AVAILABLE</b>	154,550 sf – Divisible to 77,275 sf	<b>LIGHTING</b>	LED – 25 foot candles
<b>PARCEL SIZE</b>	26.3 Acres	<b>CLEAR HEIGHT</b>	32'
<b>OFFICE</b>	Build-to-Suit	<b>POWER SUPPLY</b>	2,500 AMP, 277/480 Volt – 3 Phase
<b>TRAILER PARKING</b>	32	<b>AUTO PARKING</b>	75
<b>DOCK HEIGHT DOORS</b>	(15) 9'x10'	<b>SLAB</b>	7"
<b>DRIVE-IN DOORS</b>	(2) 12'x16' w/ 20' wide ramps	<b>TRUCK COURT</b>	135', 7" non-reinforced concrete
<b>COLUMN SPACING</b>	50'x54'	<b>ROOF</b>	45 mil TPO white membrane
<b>SPEED BAY</b>	60'	<b>FIRE PROTECTION</b>	ESFR

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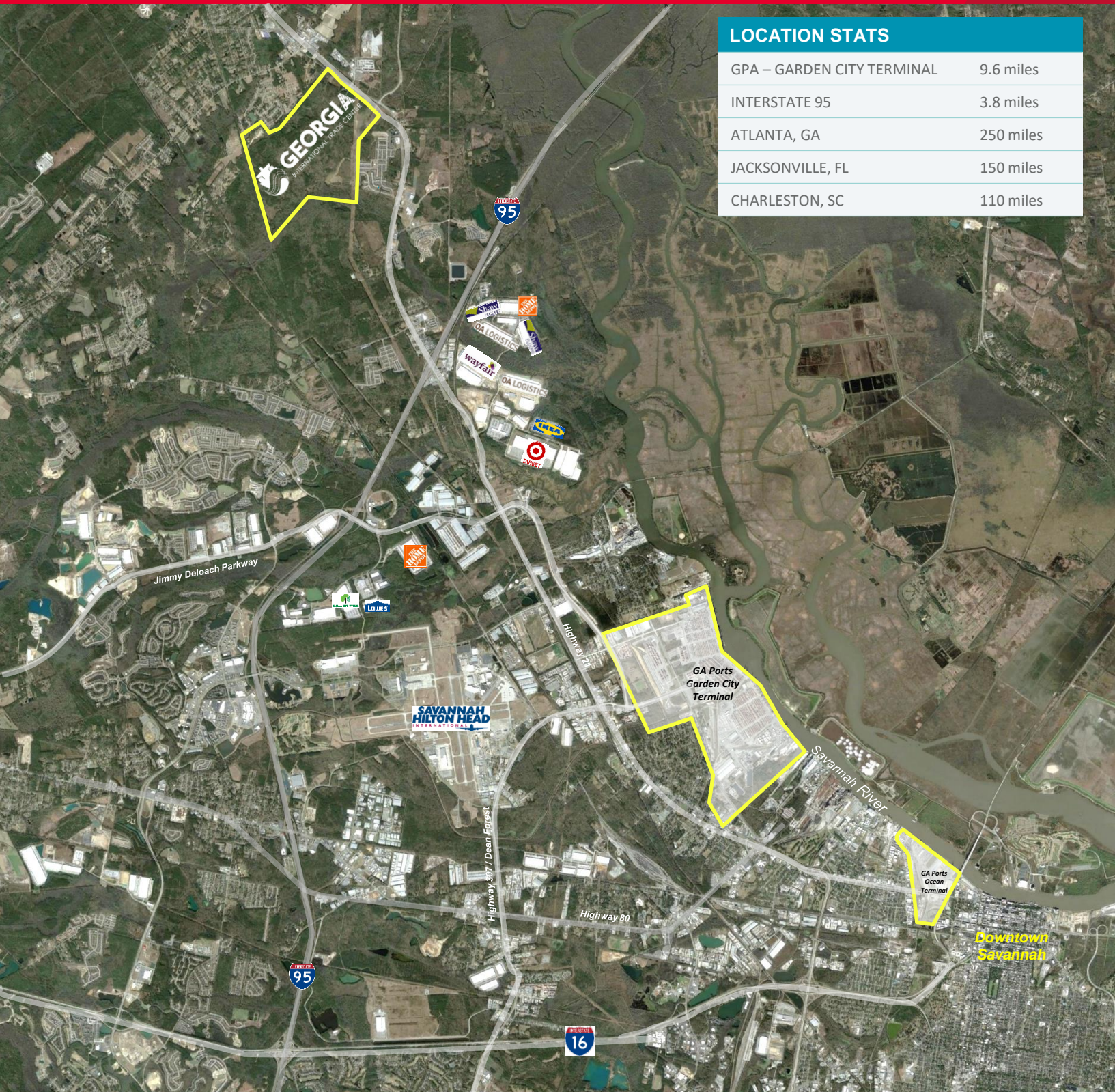
**FOR LEASE**

**154,550 SF Class A Rear-Load**

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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