



250,640 SF Rear-load Warehouse – New Construction

Georgia International Trade Center – Building 1C

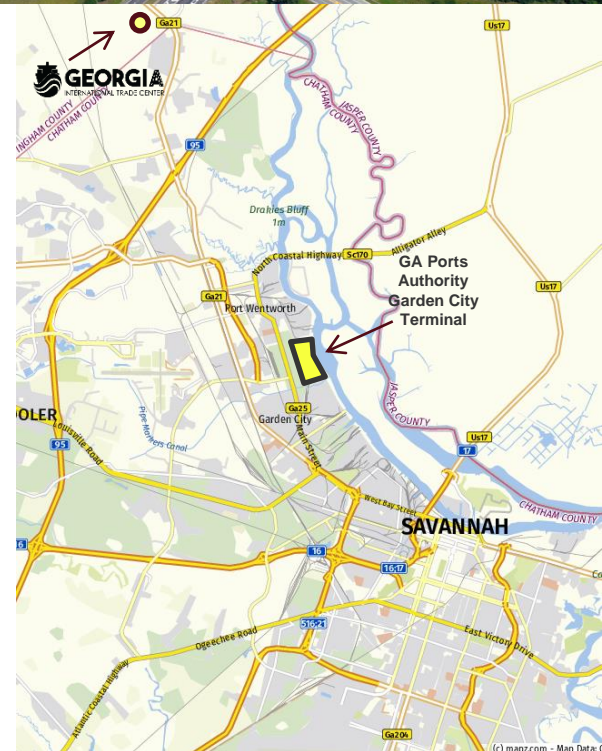
Lease Rate: Please Inquire

Location Highlights

- One of the newest Spec. Warehouses in Georgia International Trade Center ("GITC") and home to over 2.4 MSF new construction since January 2019
- 9.6 miles to GA Ports Authority Garden City Terminal ("GPA") and 3.8 miles to Interstate 95
- GPA is the 3rd largest, and fastest growing container port in the U.S. with access to 70% of the Nation's population within a two-day truck drive
- Excellent access to I-95 and Jimmy Deloach Parkway via Highway 21 with best market truck route, only two turns to access GPA

Warehouse Detail

- 250,640 sf Rear-load under construction and ready for occupancy by May 2020
- Early Tenant access for racking and upfit by April 2020
- Class A, tilt-wall construction by Omega Construction
- 32' clear height with ESFR
- 185' truck court with abundant on-site employee and trailer parking



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FOR LEASE

250,640 SF Class A Rear-load

Georgia International Trade Center

1003 Trade Center Parkway, Effingham County, GA

WAREHOUSE DETAIL

TOTAL SQUARE FEET AVAILABLE	250,640 sf (Divisible to 125,320 sf)
PARCEL SIZE	33.6 Acres
OFFICE	Build-to-Suit
TRAILER PARKING	62
DOCK HEIGHT DOORS	(51) 9'x10'
DRIVE-IN DOORS	(2) 14'x16' w/ 20' wide ramps
COLUMN SPACING	50'x54'
SPEED BAY	60'
LIGHTING	LED – 25 foot candles
CLEAR HEIGHT	32'
POWER SUPPLY	1,500 AMP, 277/480 Volt – 3 Phase
AUTO PARKING	78 – Expandable to 146
SLAB	7"
TRUCK COURT	185', 7" non-reinforced concrete
ROOF	45 mil TPO white membrane
FIRE PROTECTION	ESFR



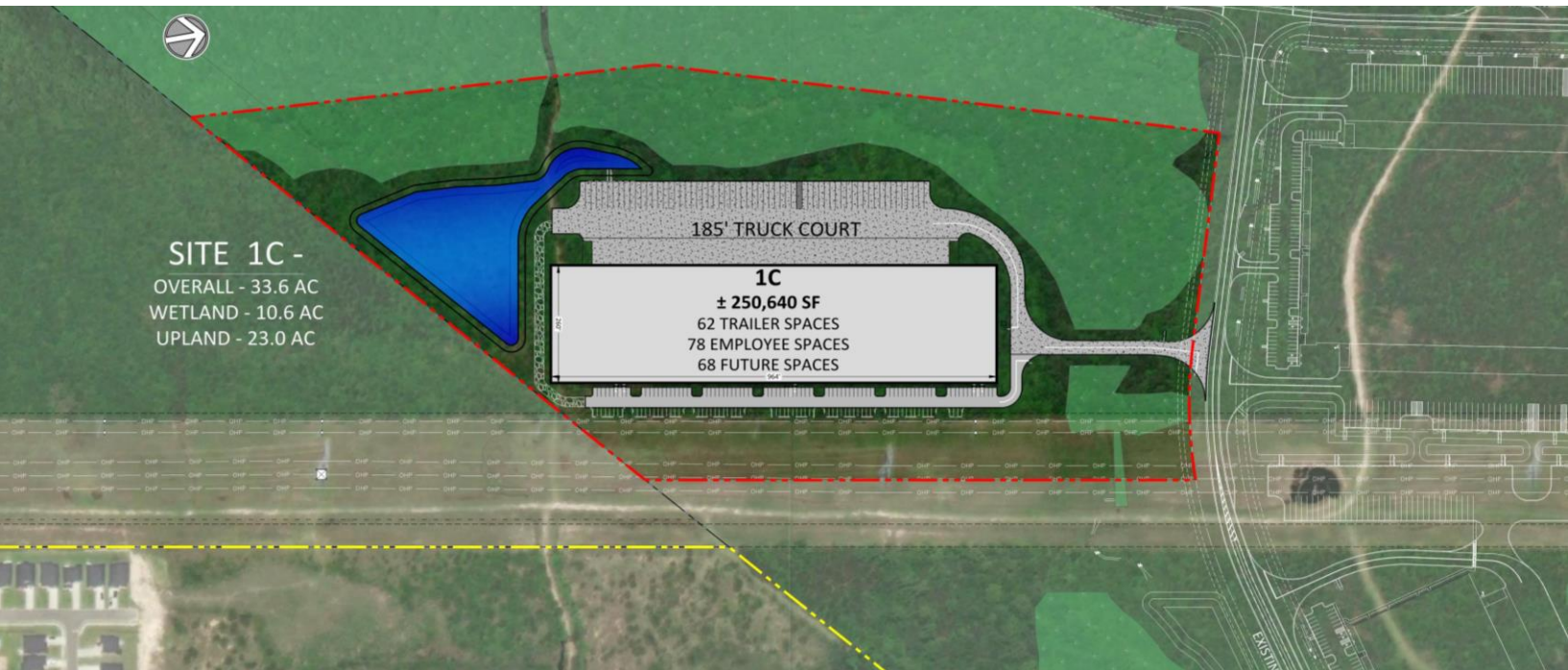
Building 1A – 420,650 SF

Delivered and Fully Leased June 2020 - Located Across the Parkway from 1C



Building 1B – 154,550 SF

Delivered and Sold to Dewell Group - June 2020 – Located Next to 1A



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Class A Park – GA International Trade Center

- GITC is the Savannah metro area's newest large scale, institutional quality Class A+ industrial park
- 7.2 MSF at build-out with 2.4 MSF delivered to date and leased to Shaw Industries, Geodis Logistics, DeWitt Container Shipping and Sunland Logistics
- Closest Industrial Park to the GPA with availability of New Class A Buildings
- Strategically located in Effingham County along the northern border of Chatham County offering the combined advantage of port proximity, availability of labor and potential local incentives for industrial owners and occupiers

Developer Overview

- Chesterfield and Stonemont Financial Group have 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 and entrepreneurial with a focus on long term ownership resulting in flexible lease terms and professional management
- Based in Savannah and Atlanta, Georgia = local ownership and access to the Landlord

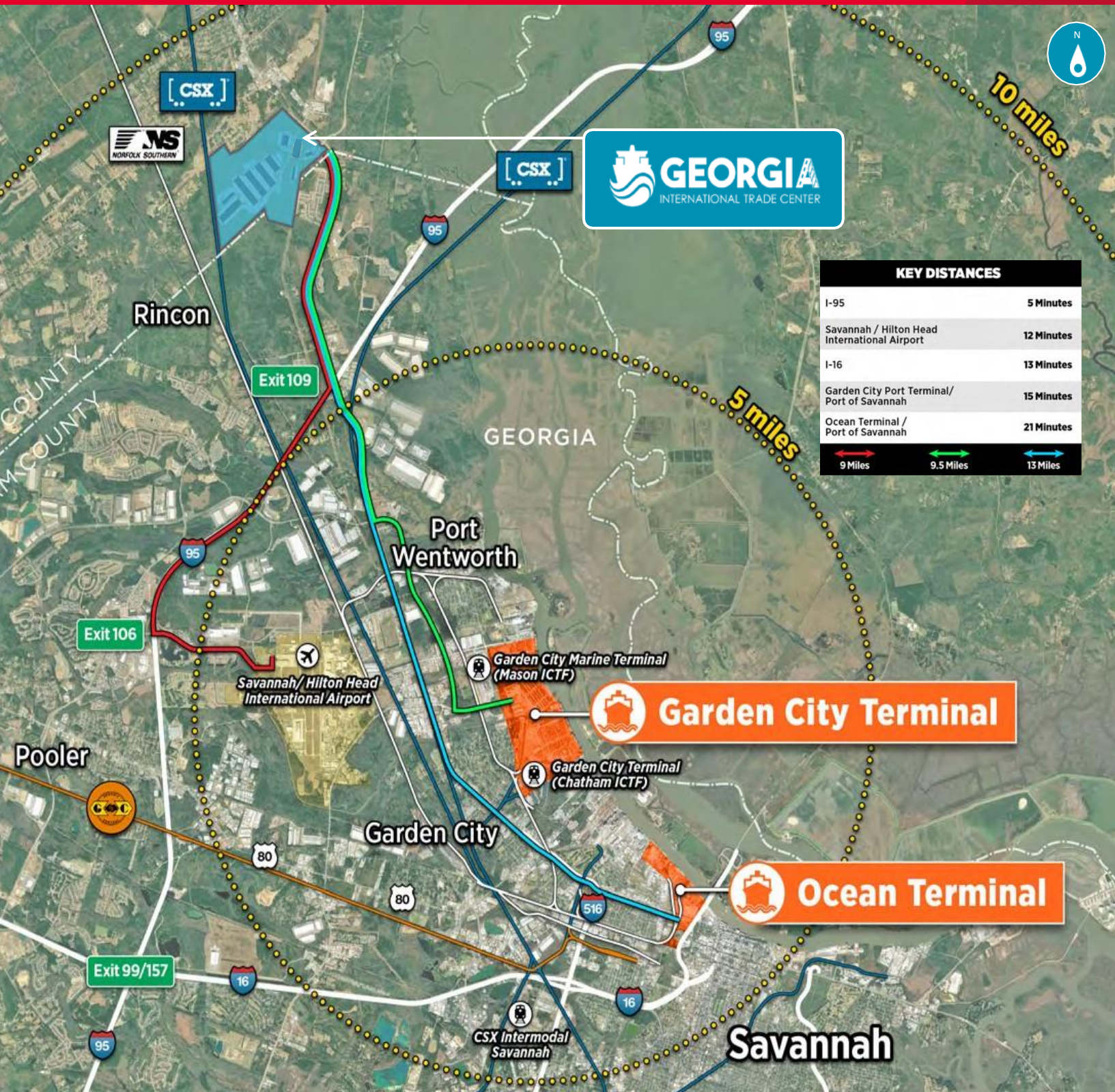
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