


**BUILDING 2A – JUNE 2021 DELIVERY**
**Building 2A  
416,450 SF**

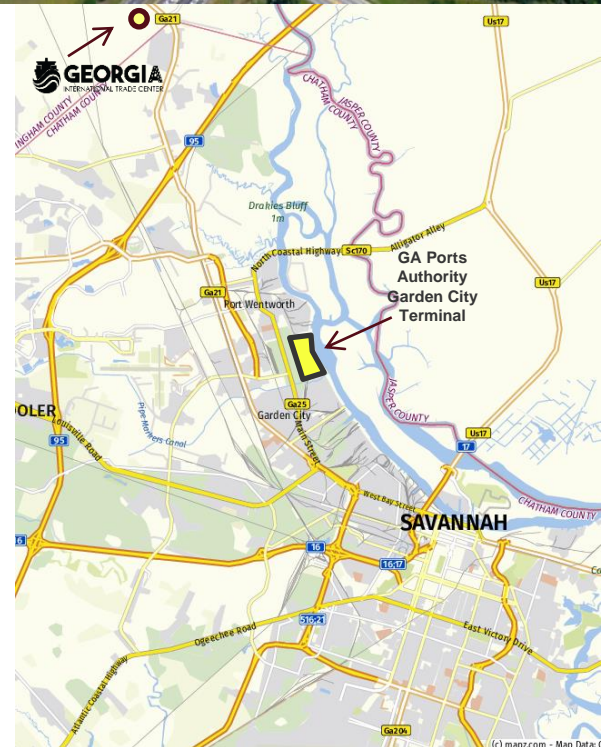
## 416,450 SF Crossdock Warehouse – New Construction Georgia International Trade Center – Building 2A Lease Rate: Please Inquire

### 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 3<sup>rd</sup> 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

- 416,450 sf Crossdock under construction and ready for occupancy by May 2020
- Early Tenant access for racking and upfit by May 2020
- Class A, tilt-wall construction by Omega Construction
- 36' clear height with ESRF
- 185' truck court with abundant on-site employee and trailer parking



**Stephen Ezelle, SIOR, CCIM**  
Partner

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**WAREHOUSE DETAIL**

<b>TOTAL SQUARE FEET AVAILABLE</b>	416,450 sf (Divisible to 208,225 sf)
<b>PARCEL SIZE</b>	56.5 Acres
<b>OFFICE</b>	Build-to-Suit
<b>TRAILER PARKING</b>	110
<b>DOCK HEIGHT DOORS</b>	(86) 9'x10'
<b>DRIVE-IN DOORS</b>	(4) 14'x16' w/ 20' wide ramps
<b>COLUMN SPACING</b>	50'x54'
<b>SPEED BAY</b>	60'
<b>LIGHTING</b>	LED – 25 foot candles
<b>CLEAR HEIGHT</b>	36'
<b>POWER SUPPLY</b>	2,500 AMP, 277/480 Volt – 3 Phase
<b>AUTO PARKING</b>	188
<b>SLAB</b>	7"
<b>TRUCK COURT</b>	185', 7" non-reinforced concrete
<b>ROOF</b>	45 mil TPO white membrane
<b>FIRE PROTECTION</b>	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, DeWell 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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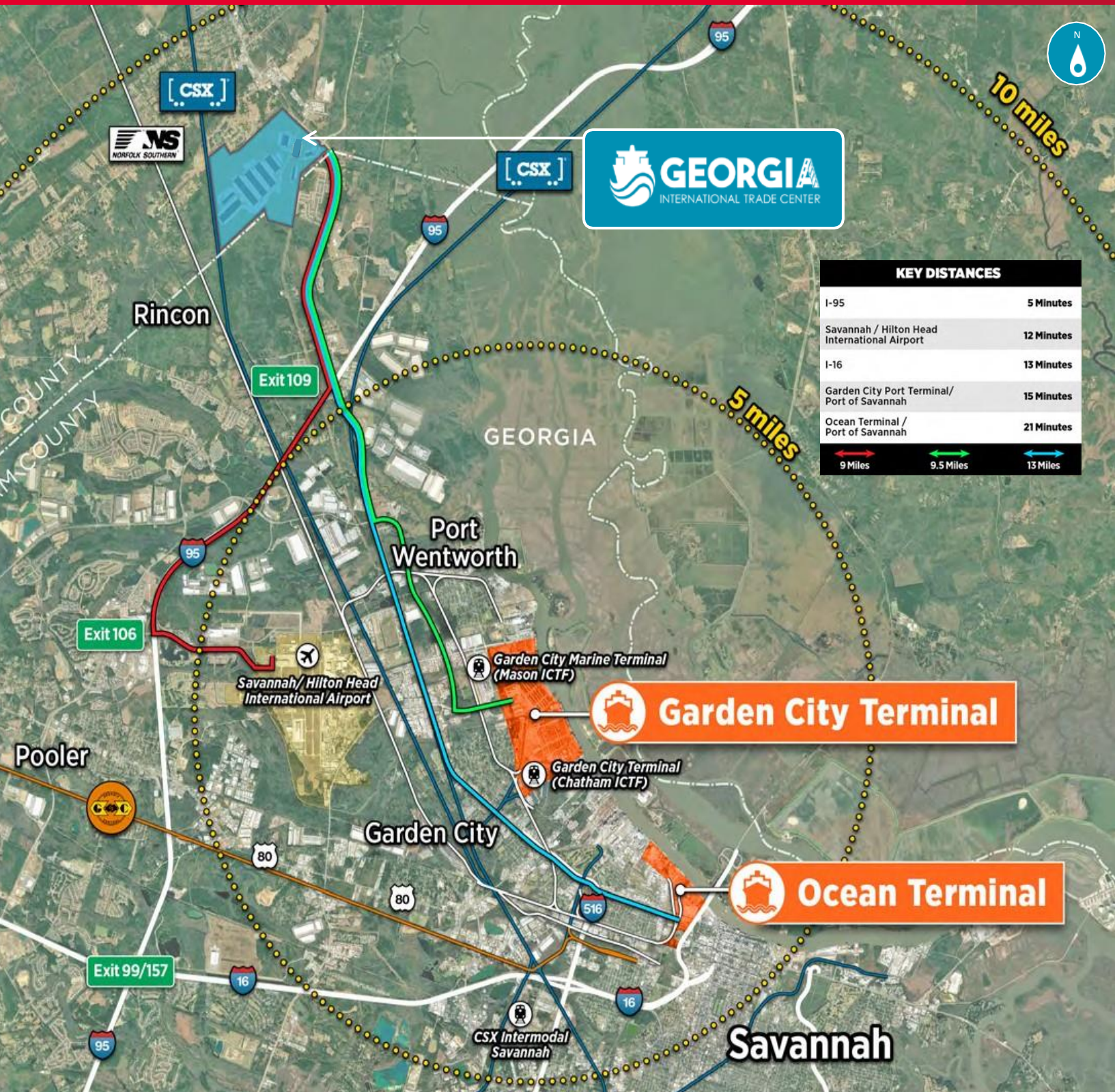
**GILBERT &  
EZELLE**

**FOR LEASE**

**416,450 SF Class A Crossdock**

Georgia International Trade Center

2000 Trade Center Boulevard, Effingham County, GA



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