



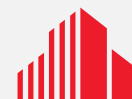
**FOR LEASE | 733,200 SF Class A Crossdock**

## **Georgia International Trade Center**

*1001 Trade Center Parkway, Rincon, GA*

MORE INFORMATION:

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# PROPERTY OVERVIEW

## 733,200 SF Crossdock Warehouse Lease Rate/Sale Price: Please Inquire

### PROPERTY HIGHLIGHTS

- 733,200 total sf Crossdock Class A, tilt-wall construction
- 520' deep configuration
- 40' clear height with ESFR
- 208 trailer spaces with 185' truck court
- Potential for secure truck court if required with excellent access to SR 21 via Trade Center Boulevard
- Office and dock packages are build-to-suit
- Perimeter fencing with secure truck court

### WAREHOUSE DETAIL – CHATHAM BUILDING

TOTAL SQUARE FEET	733,200 sf – Divisible to 360,000 sf
OFFICE	Build-to-Suit
TRAILER PARKING	208
DOCK HEIGHT DOORS	(175) 9'x10'
DRIVE-IN DOORS	(4) 12'x16' w/ 20' wide ramps
COLUMN SPACING	50'x54'
SPEED BAYS	60'
LIGHTING	LED – 25 FC
CLEAR HEIGHT	36' - 40' – Build-to-Suit
AUTO PARKING	186 (Expandable to 275)

### LOCATION HIGHLIGHTS

- Chatham Building in the 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, with over 6.9 MSF leased and/or under construction since March 2019



# SITE PLAN



# PARK OVERVIEW

## Georgia International Trade Center



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### Class A Park – Georgia International Trade Center

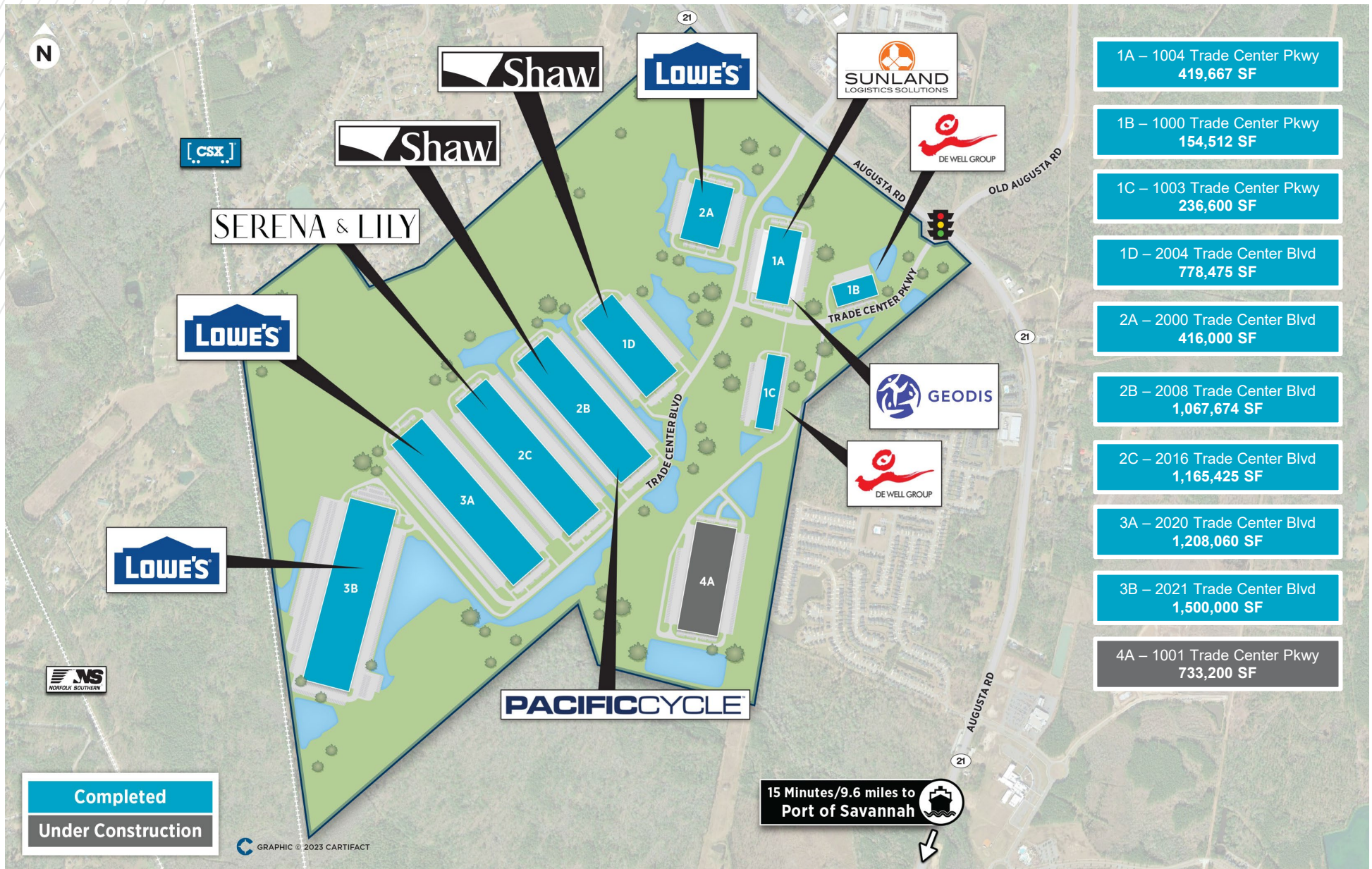
- GITC is the Savannah metro area's newest large scale, institutional quality Class A+ industrial park
- 7.2 MSF at build-out with 6.9 MSF delivered as of 1Q 2023 and leased to Shaw Industries, Geodis Logistics, DeWell Container Shipping, Pacific Cycle and Sunland Logistics
- Closest Industrial Park 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

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### Why Georgia International Trade Center?

- Only 9.6 miles from the GA Ports Authority with two truck turns via SR 21
- Trained workforce in the immediate area (Effingham County/Rincon) with over 18,000 workers commuting out of the County for employment – 50% of which are in the manufacturing and logistics industry
- Supportive local Government and potential for competitive incentive package for qualifying occupiers

# GITC PARK PLAN



# SAVANNAH OVERVIEW

- Savannah, GA is a Regional hub with an MSA population of 389,494
- Savannah's economy is anchored by the Georgia Port's Authority, Tourism, the Military, and Higher Education
- Savannah is home to the nation's 4th busiest and fastest-growing container port; Georgia Ports Authority supports more than 439,000 jobs throughout the state, contributing \$25 billion in income and \$106 billion in revenue to Georgia's economy annually
- Tourism industry continues as a major economic driver attracting over 14.7 million visitors in 2018 who spent just over of \$3 billion
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop; SCAD has had a tremendous impact on the Historic District/CBD with over 13,000 full time students in the immediate area
- Savannah/Pooler is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing nearly 10,000 workers locally

Gulfstream



## REGIONAL MAP





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