


**NEW CONSTRUCTION – 4Q 2021 DELIVERY**

## 1,165,425 SF Crossdock Warehouse – Under Construction

### Georgia International Trade Center – Building 2C

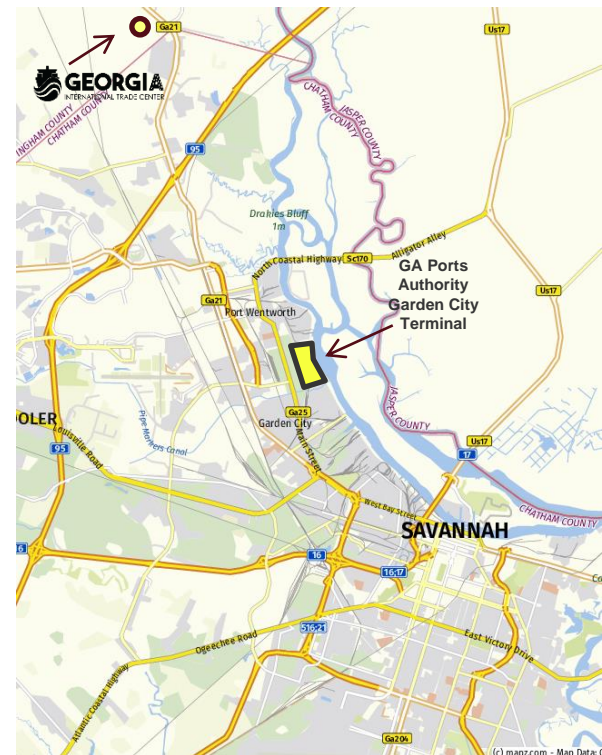
**Lease Rate: Please Inquire**

#### Location Highlights

- Building 2C, 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

- 1,165,425 total sf Crossdock under construction and ready for occupancy by December 2021
- Early Tenant access for racking and upfit by November 2021
- Class A, tilt-wall construction
- 40’ clear height with ESRF
- Perimeter fencing with secure truck court
- Site clearing commenced in November 2020



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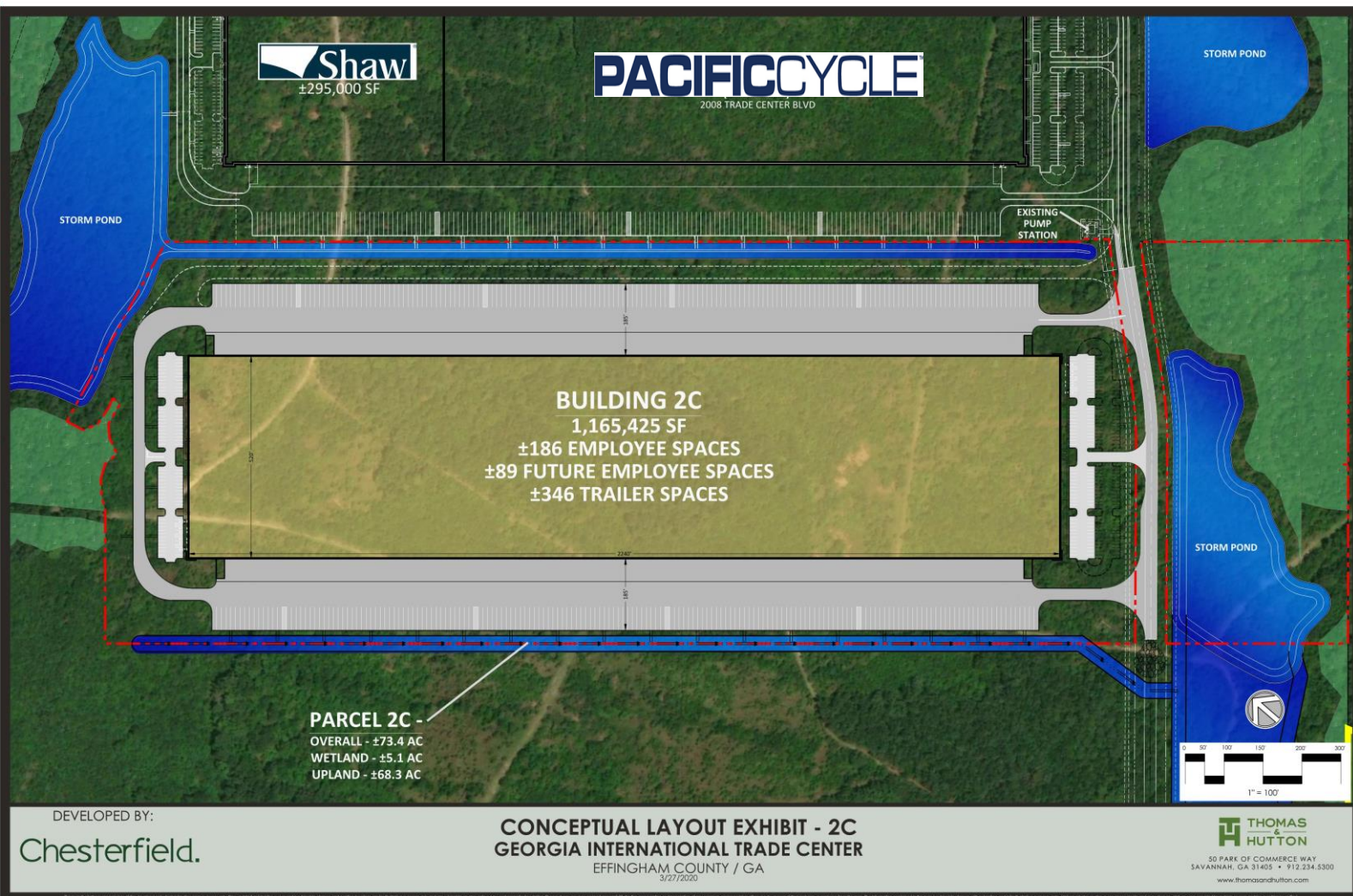


**WAREHOUSE DETAIL – BUILDING 2B**

TOTAL SQUARE FEET AVAILABLE	1,165,425 sf – Divisible to 350,000 sf
PARCEL SIZE	74 Acres
OFFICE	Build-to-Suit
TRAILER PARKING	346
DOCK HEIGHT DOORS	(275) 9'x10'
DRIVE-IN DOORS	(4) 12'x16' w/ 20' wide ramps
COLUMN SPACING	50'x54'
SPEED BAYS	60'
LIGHTING	LED – 25 FC

**Site Plan & Building Features – Building 2C**

- 1,165,425 SF - 520' deep Crossdock configuration
- 346 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
- Building will deliver in December 2021 with opportunity for early occupancy for Tenant upfit in November 2021

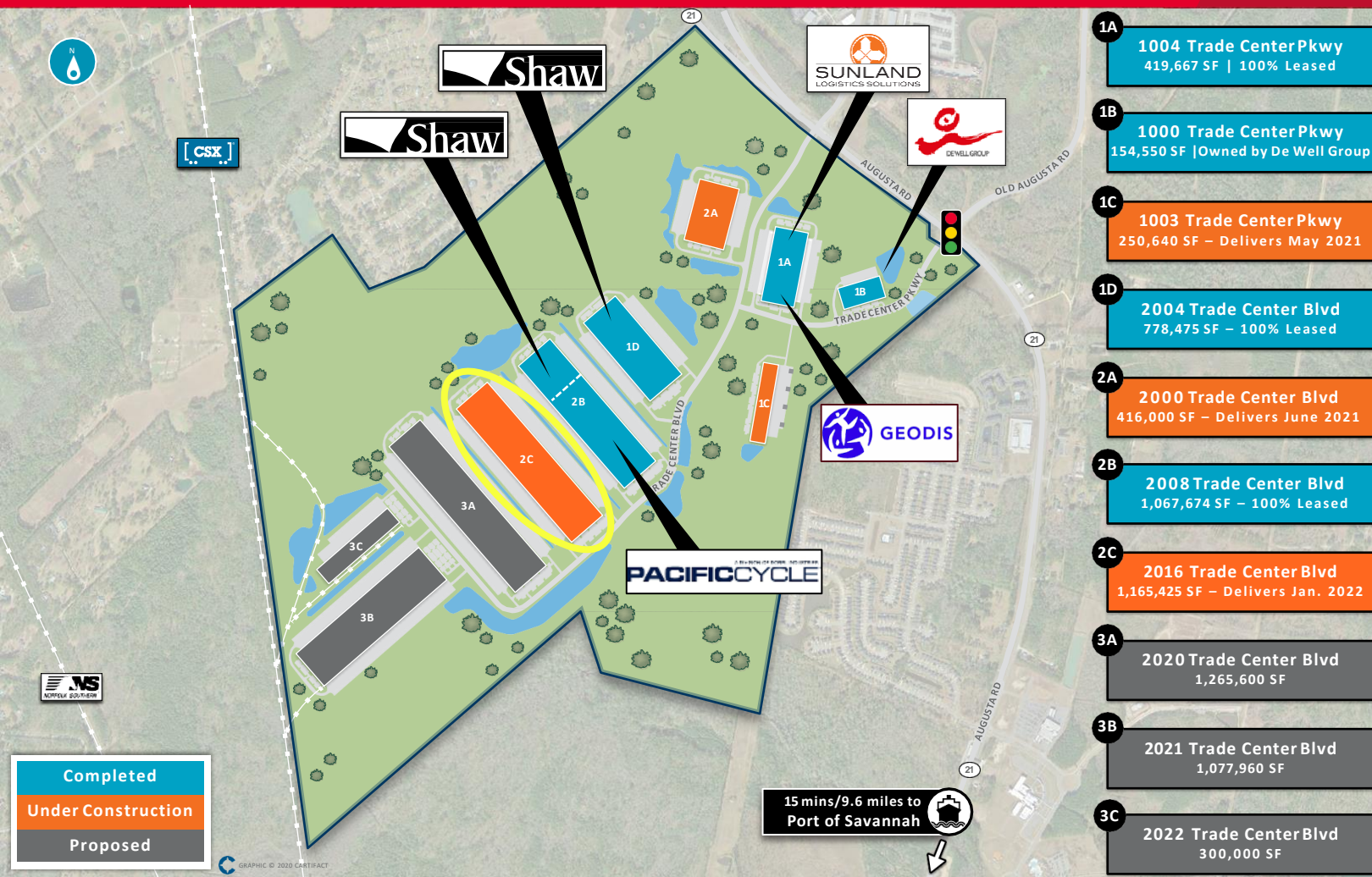


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## Class A Park – GA International Trade Center

- 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, 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

## Why Effingham County?

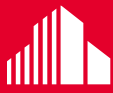
- Only 9.6 miles from the GA Ports Authority with two truck turns via SR 21
- Trained workforce within Effingham County with over 18,000 workers commuting out of the County for employment – 50% of which are in the manufacturing and logistics industry
- Supportive local Government with Effingham County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

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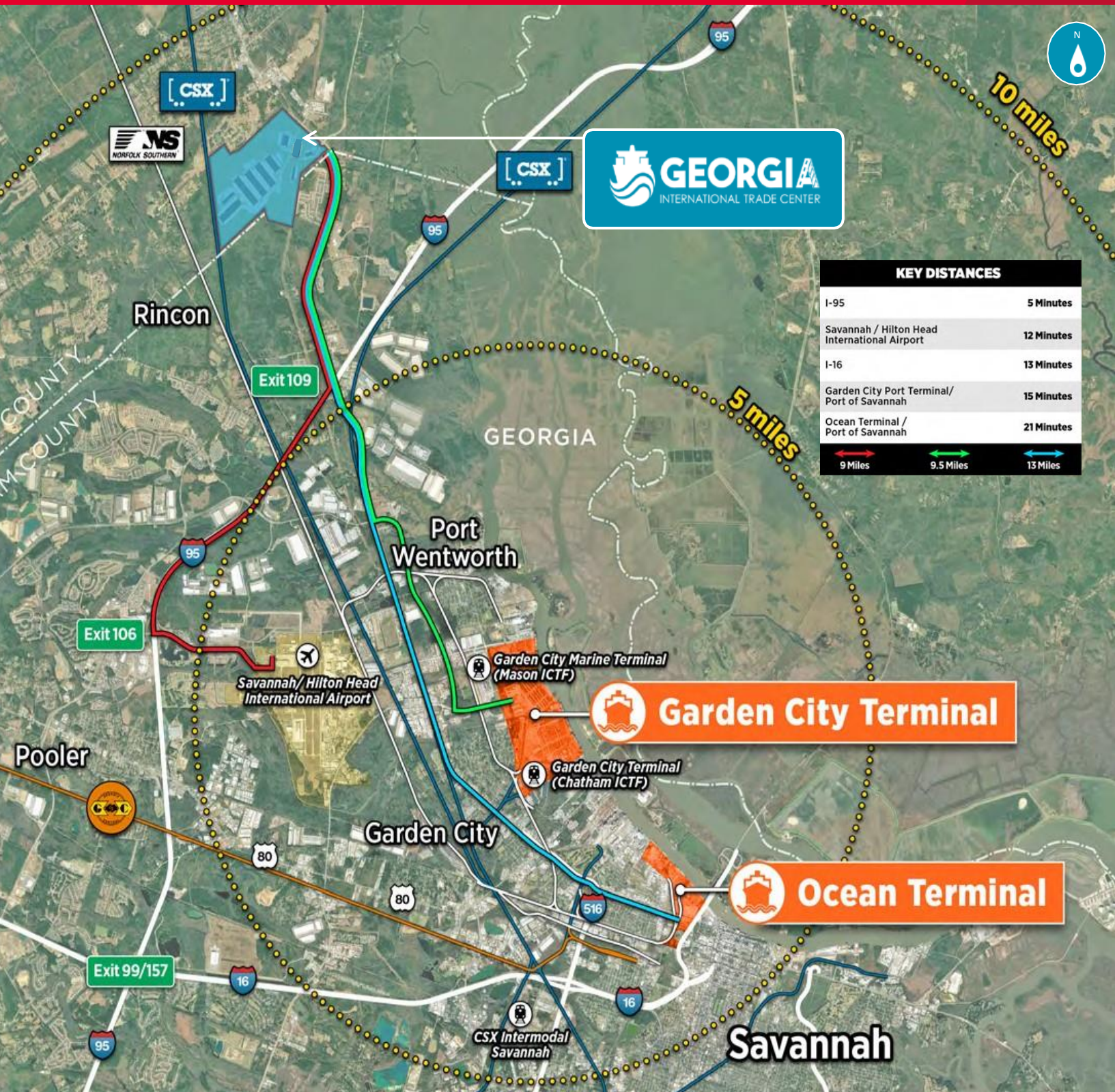
**GILBERT &  
EZELLE**

**FOR LEASE**

**1,165,425 SF Class A Crossdock**

Georgia International Trade Center

2016 Trade Center Boulevard, Rincon, GA



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