



Accelerating success.

Port Wentworth I-95 Logistics Center

Highway 21 | Savannah (Port Wentworth), Georgia

New Class A Industrial Park

Build-to-Suit Lease or Build-to-Suit Sale Opportunities

LAND SALE Opportunities

**Developed By:
SPH Property
Development Inc.**



Location Map

Port Wentworth I-95 Logistics Center



Distance to Major Connectors



Immediate
access



1.5 miles
3 minutes



10 miles
11 minutes



PORT OF
SAVANNAH

7 miles
10 minutes

Jimmy DeLoach Parkway



Savannah/Hilton Head
International Airport



Port of Savannah
Garden City Terminal

Downtown
Savannah

Port Wentworth I-95 Logistics Center



Potential for
±8,201,500 SF



1.5 Miles from
Interstate-95



7 Miles from the
Port of Savannah



** Conceptual Design*

Various Potential Opportunities & Uses

- **Build-to-Suit Lease**
- **Build-to-Suit Sale**
- **Land Sale**
- **Transload**
- **Truck/Container/Chassis Storage**

Port Wentworth I-95 Logistics Center is Savannah's newest Class A industrial park along Highway 21 totaling approximately 766 gross industrial acres with a yield of ±8.2 MM SF within seven (7) miles of the Georgia Ports Authority.

Superior location in the Market

Located just 1.5 miles north of Interstate-95 on Highway 21 giving industrial tenants excellent turn times to the Georgia Ports Authority and limited wasted movements to and from Interstate-95.

Entitlements Nearly Complete

- The property is zoned Light Industrial in the City of Port Wentworth, Georgia.
- The US Army Corps of Engineers 404 Wetland Permit has been completed
- Sufficient large-scale utilities are located along Highway 21 at the Property.

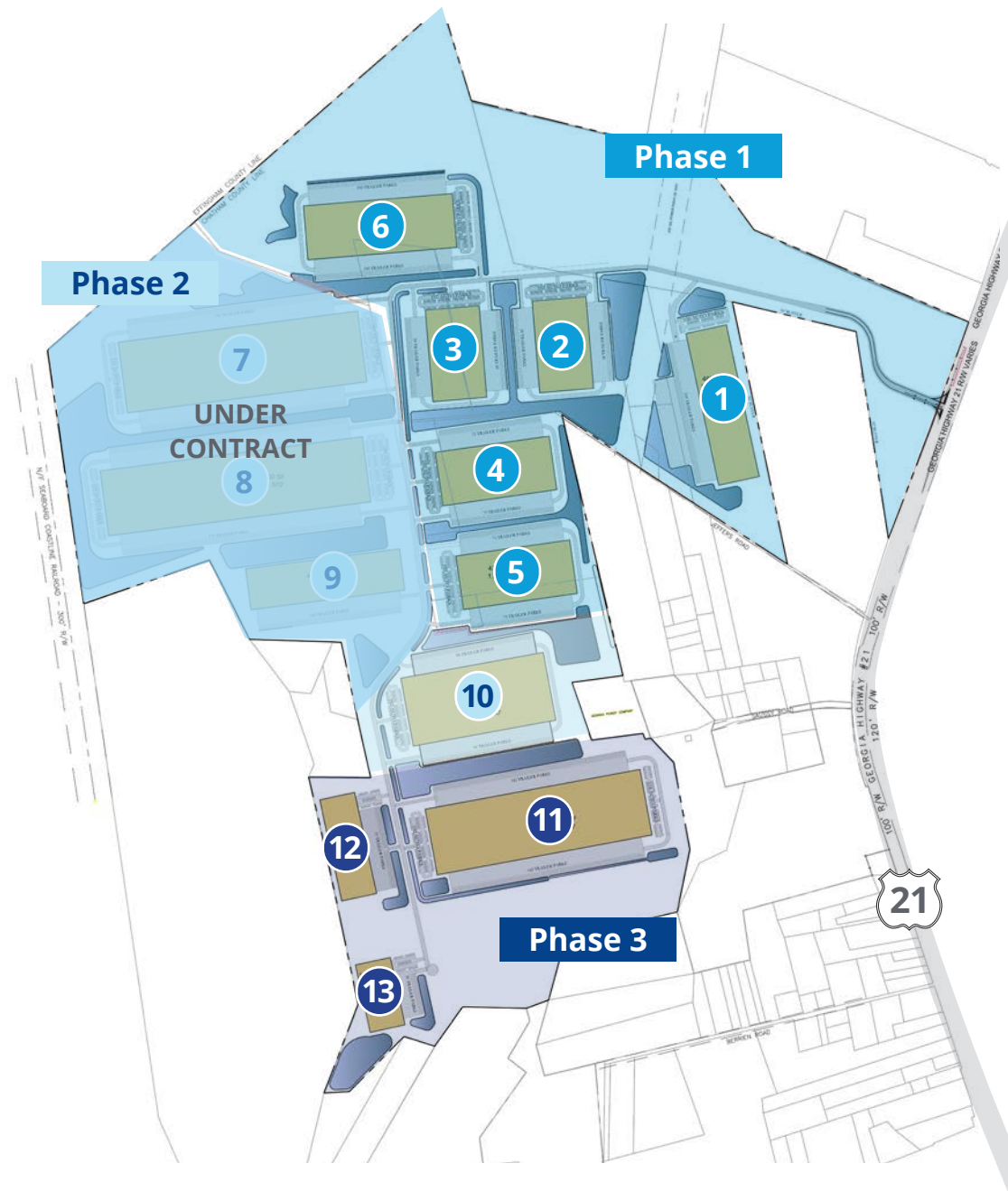
Master Plan

Phase 1				
	Size	Loading	Dimensions	Trailer Parks
1	±486,000 SF	Frontload	1,350' x 360'	104
2	±376,000 SF	Crossdock	800' x 470'	116
3	±376,000 SF	Crossdock	800' x 470'	116
4	±470,000 SF	Crossdock	1,000' x 470'	150
5	±470,000 SF	Crossdock	1,000' x 470'	150
6	±611,000 SF	Crossdock	1,300' x 470'	200

Phase 2				
	Size	Loading	Dimensions	Trailer Parks
7	±1,240,000 SF	Crossdock	2,000' x 620'	300
8	±1,426,000 SF	Crossdock	2,300' x 620'	350
9	±455,000 SF	Frontload	1,300' x 350'	96
10	±712,500 SF	Crossdock	1,250' x 570'	192

Phase 3				
	Size	Loading	Dimensions	Trailer Parks
11	±1,083,000 SF	Crossdock	1,900' x 570'	284
12	±294,500 SF	Frontload	950' x 310'	60
13	±201,500 SF	Frontload	650' x 310'	34

TOTAL	
Total SF	±8,201,500 SF



Neighboring Tenants and Amenities

Warehouse Tenants



Port Wentworth
I-95 Logistics Center

Publix



1.5 Miles

EXIT 109



ZAXBY'S



Bojangles

DUNKIN'



WAFFLE HOUSE

Warehouse Tenants



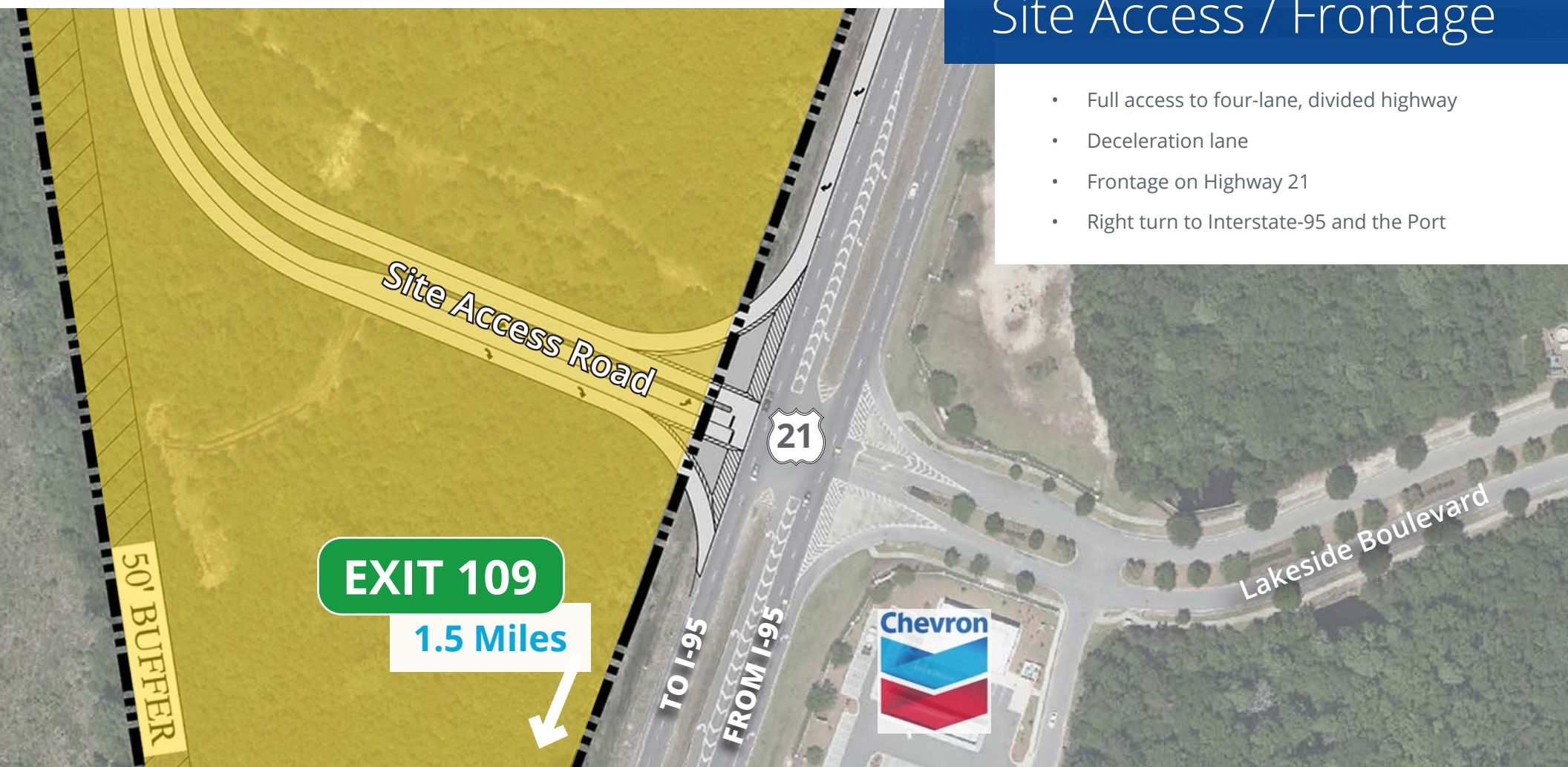
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Site Access / Frontage

- Full access to four-lane, divided highway
- Deceleration lane
- Frontage on Highway 21
- Right turn to Interstate-95 and the Port



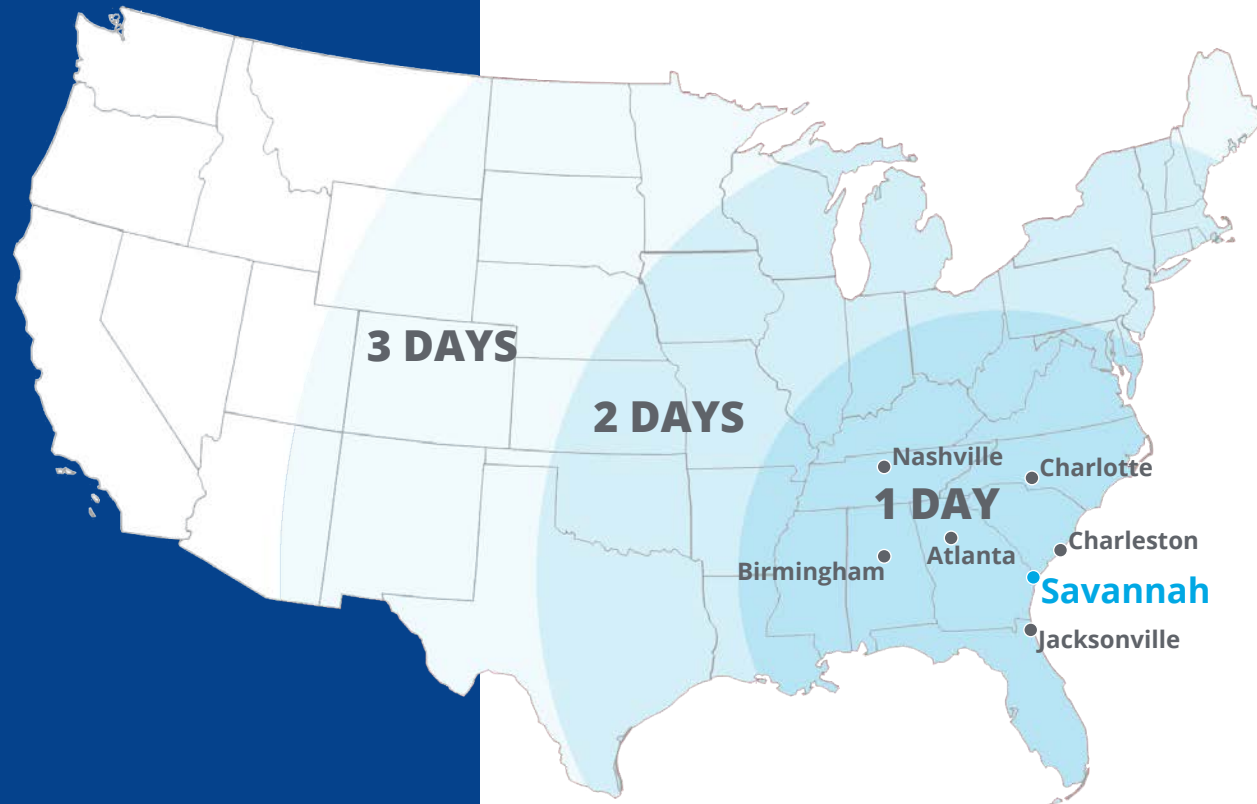
EXIT 109

1.5 Miles

Ideal Southeast Distribution Location

Port of Savannah

- North America's busiest single-terminal container facility with access to two major interstates (I-16 & I-95)
- Atlanta, Charlotte and Orlando within a 4-hour drive
- Two class I railroads (Norfolk Southern & CSX)
- 60% of vessels coming into Savannah are Neopanmax
- Georgia has one of the highest over-the-road weight allowances for southeastern states
- The Georgia Ports Authority is moving cargo at a rate of more than 6 million twenty-foot equivalent container units per year (TEUs)



Driving Distances

Major City Hubs

Savannah, GA	7 Miles
Charleston, SC	102 Miles
Jacksonville, FL	140 Miles
Charlotte, NC	244 Miles
Atlanta, GA	246 Miles
Orlando, FL	280 Miles
Birmingham, AL	389 Miles
Miami, FL	485 Miles
Nashville, TN	503 Miles

Interstates

Interstate-95	1.7 Miles
Interstate-516	9 Miles
Interstate-16	11 Miles

Airports

Savannah/Hilton Head International	8 Miles
Hartsfield-Jackson Atlanta International	243 Miles

State Incentives

- Military Zone state job tax credit - companies will receive \$3,500 per job per year for a five year period (min. job threshold is two)
- For at least 25 net new jobs created, \$1,250 Job Tax Credit per new job each year for five years (Unused job tax credits can be carried forward for up to 10 years.)
- 100% Freeport Exemption for work in process, raw materials and finished goods destined to be shipped out of state
- Quick Start training for employees at no cost
- Foreign Trade Zone status available (fee required)
- Port Tax Credit Bonus for qualified companies

U.S. Foreign-Trade Zone 104

Duty Deferral

Customs duties deferred on imports improves cash flow

Duty Elimination

No duty or quota charges on re-exports. No duty on waste, scrap or defective parts

Inverted Tariff

Duty paid at the lower tariff rate of the imported component or finished product

Weekly Entry

Reductions in merchandise processing fees due to weekly entry

Tax Savings

Inventory may be exempt from local and state inventory taxes

Additional Benefits

- Domestic and international merchandise can be warehoused together
- No time limit for storage
- Tighter inventory controls may eliminate year-end inventory loss adjustments
- Zone to zone transfers
- Direct delivery potential

Georgia: Best State for Business

Site Selection magazine ranked Georgia “No. 1 for Business” eight consecutive years (2013-20). That’s based on an analysis of announced projects, the state’s tax climate and a thorough survey of site selection professionals.

Area Development magazine also named Georgia No. 1 for business – for eight straight years (2014-21). And for each of those seven years, the magazine also ranked Georgia No. 1 for Cooperative & Responsive State Government.



Port Wentworth I-95 Logistics Center

Highway 21 | Savannah (Port Wentworth), Georgia

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