

— FOR LEASE: BUILDING 5

**SAVANNAH, GEORGIA**  
**284,580 SF REAR-LOAD**  
**READY FOR OCCUPANCY**



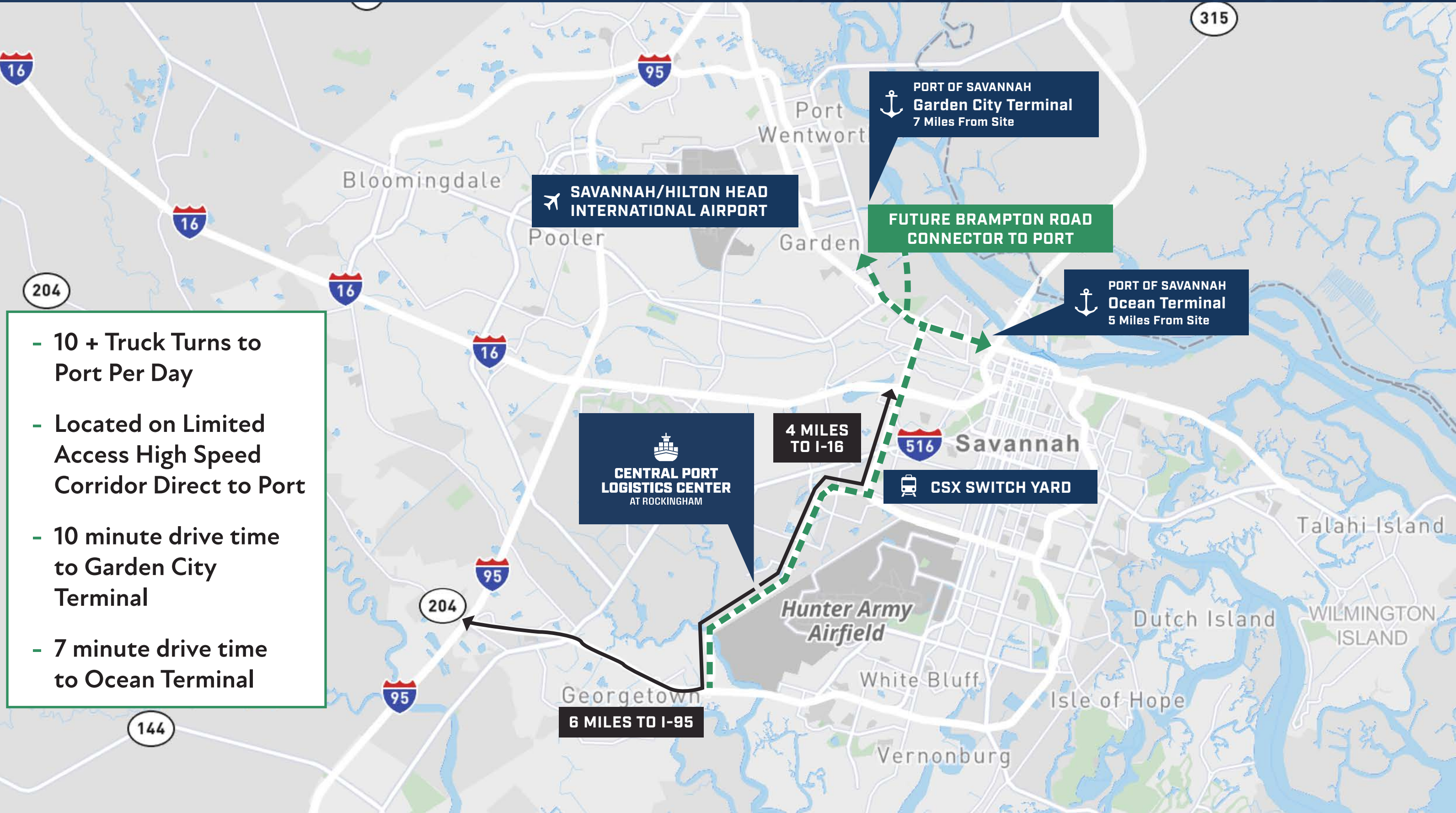
**CENTRAL PORT  
LOGISTICS CENTER**  
AT ROCKINGHAM



**CBRE**

**CAPITAL**  
DEVELOPMENT PARTNERS

# CENTRAL PORT LOCATION OVERVIEW



- 10 + Truck Turns to Port Per Day
- Located on Limited Access High Speed Corridor Direct to Port
- 10 minute drive time to Garden City Terminal
- 7 minute drive time to Ocean Terminal

SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT

PORT OF SAVANNAH Garden City Terminal  
7 Miles From Site

FUTURE BRAMPTON ROAD CONNECTOR TO PORT

PORT OF SAVANNAH Ocean Terminal  
5 Miles From Site

CENTRAL PORT LOGISTICS CENTER AT ROCKINGHAM

4 MILES TO I-16

CSX SWITCH YARD

204

6 MILES TO I-95

144

# PROJECT OVERVIEW



## PHASE ONE

Building 1 - 1,456,000 SF  
Building 2 (Leased) - 982,800 SF

READY FOR OCCUPANCY

## PHASE TWO

Building 4 - 168,480 SF  
Building 5 - 284,580 SF  
Building 6 - 769,500 SF

## PHASE THREE

Building 3 - 1,190,800 SF

# CENTRAL PORT LOGISTICS AERIAL



CENTRAL PORT  
LOGISTICS CENTER  
AT ROCKINGHAM



Building 1

Building 5

Building 6



## BUILDING 5

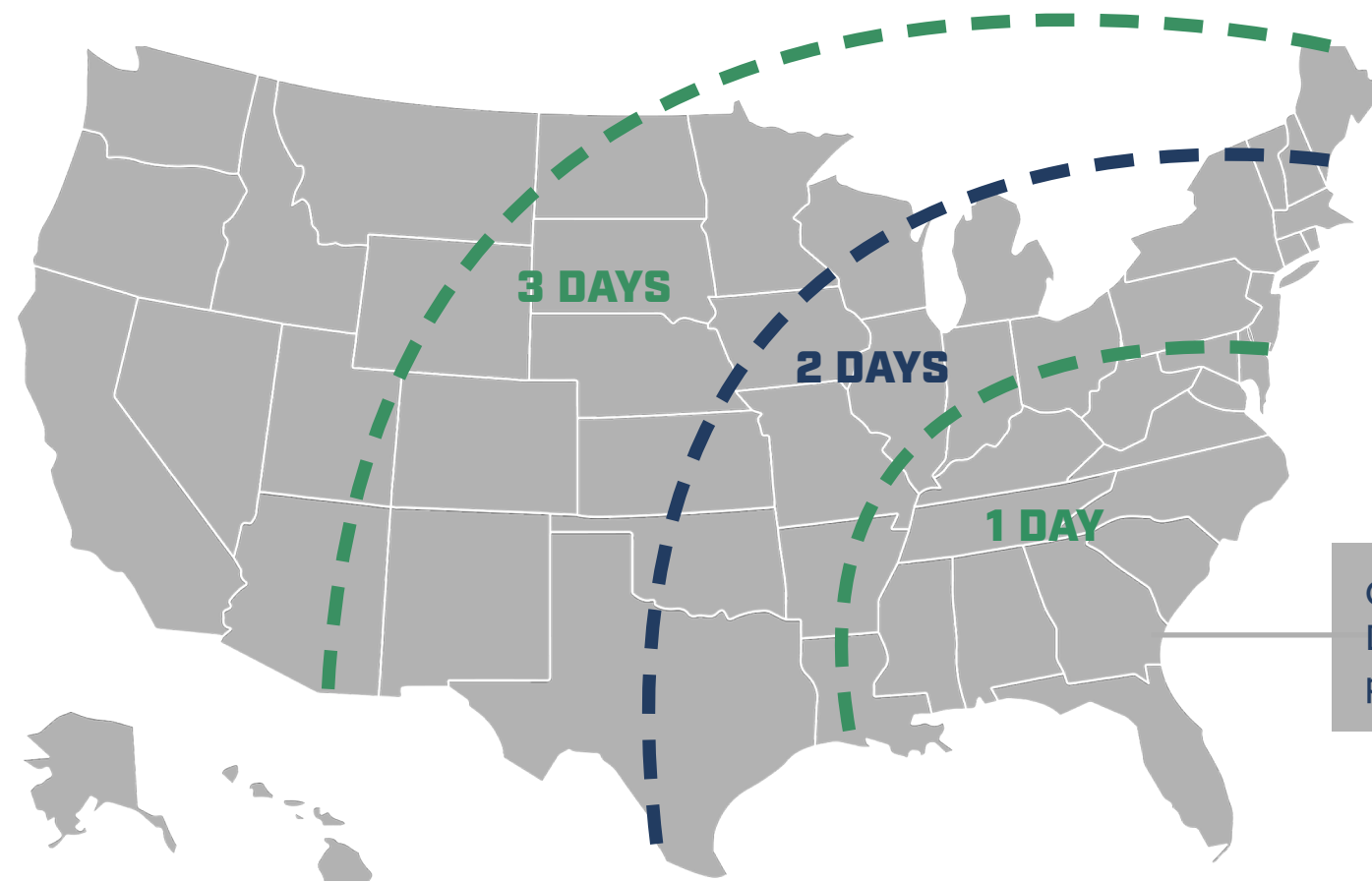
<b>Site Size</b>	18 Acres	<b>Dock Doors</b>	55 (9' x 10')	<b>Trailer Storage</b>	67	<b>Air Changes Min 1 Per Hour</b>	Building Management System	<b>Electrical</b>	4,000 amp
<b>Building 5</b>	284,580 SF	<b>Levelers</b>	45,000 lb on Every Door	<b>Auto Parking</b>	144	<b>Sprinkler</b>	ESFR	<b>Interior Lighting</b>	30 FC
<b>Type</b>	Rear-Load	<b>Drive-In Doors</b>	Two (12' x 16')	<b>Column Spacing</b>	54' W x 50' Spacing	<b>Roof</b>	20 year 45 Mil		
<b>Clear Height</b>	32'	<b>Truck Court</b>	185'	<b>Floor</b>	7" Thick; 4,000 PSI	<b>Office</b>	(1) 2,580 SF Spec Office		

**284,580 SF Rear-Load - Ready For Occupancy**

# LOGISTICS AND DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.

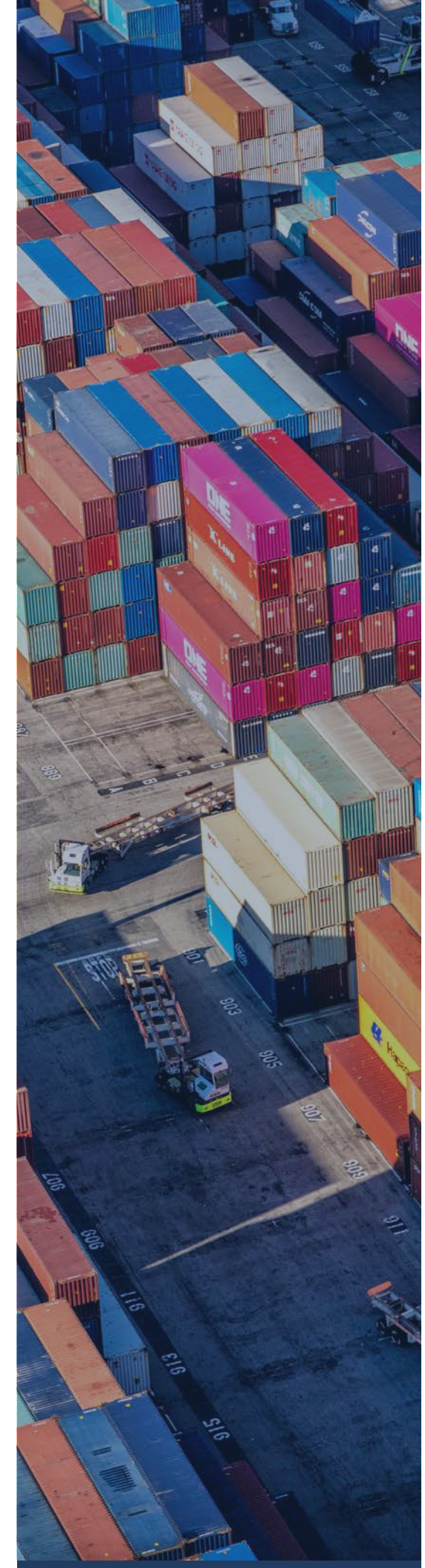


## TAX CREDIT INCENTIVES

- *Maximum Job Tax Credit - \$3,500 per job created*
- *Use of Job Tax Credits against 100% of income tax liability*

## U.S. Foreign-Trade Zone 104

- *Customs duties deferred on imports improves cash flow*
- *No duty or quota charges on re-exports*
- *Duty paid at the lower tariff rate of the imported component or finished product*
- *Reductions in merchandise processing fees due to weekly entry*



# PORT OF SAVANNAH IS THE #1 PORT IN THE U.S.

- » **Two Class 1 Railroads:** CSX & Norfolk Southern; on-dock rail and line haul services
- » **Two Terminals:** Ocean & Garden City Terminal; modern & deep water
- » **Neopanamax Vessels:** 60% of all vessels calling on Savannah are Neopanamax
- » **Access to Interstates:** I-16 E/W & I-95 N/S; Immediate access

**LARGEST  
SINGLE  
CONTAINER**

*Terminal in North America*

**FAST GROWING  
& THIRD  
LARGEST**

*Port in the Nation*

**20% OF U.S.  
POPULATION**

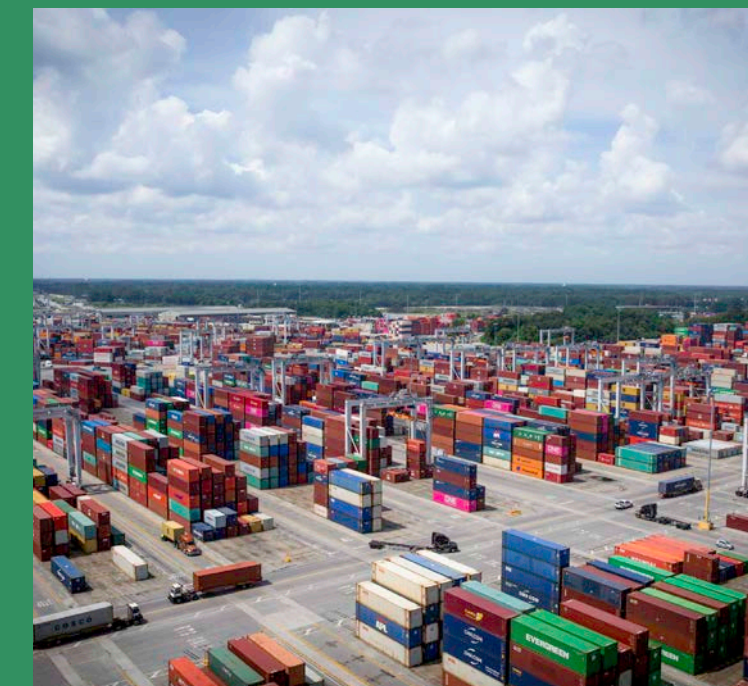
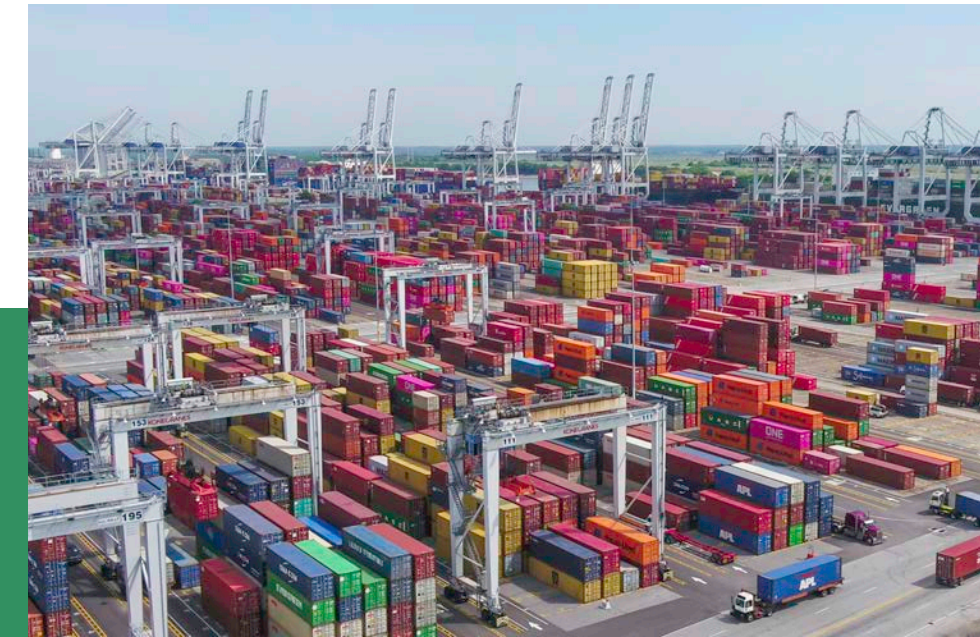
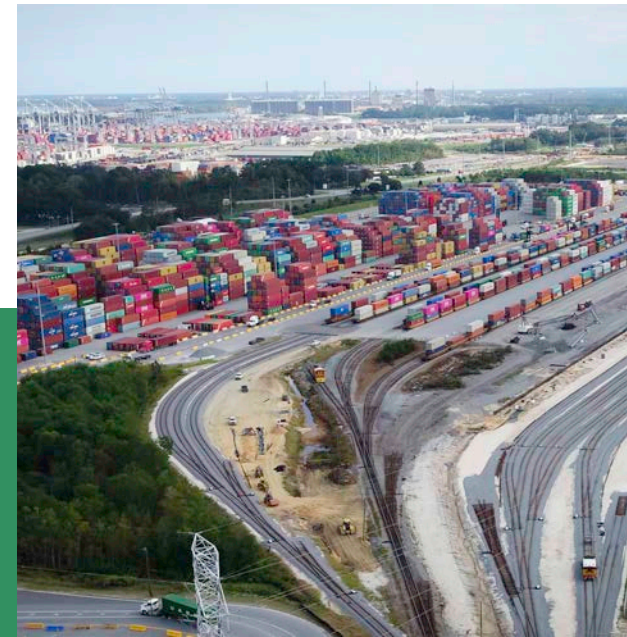
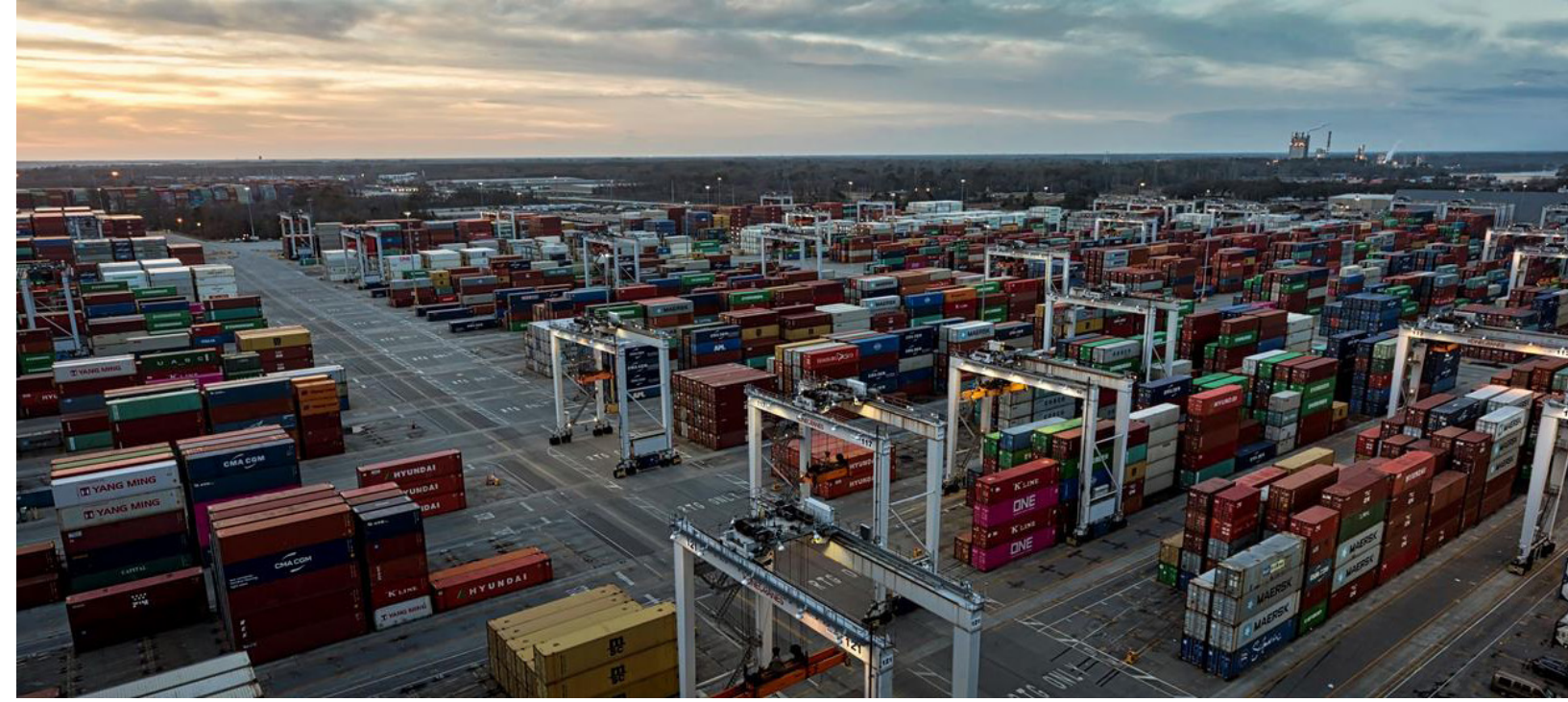
*Served by  
the Port of Savannah*

**FOUR HOUR  
DRIVE**

*to Major Markets:  
Atlanta, Orlando, Charleston, Charlotte*

**SPECIALIZES IN**

*Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo*





# CENTRAL PORT LOGISTICS CENTER

AT ROCKINGHAM

## CONTACT:

**Bill Sparks, SIOR**

Executive Vice President

T +1 912 228 3528

C +1 912 659 1147

[bill.sparks@cbre.com](mailto:bill.sparks@cbre.com)

**CBRE**

**CAPITAL**  
DEVELOPMENT PARTNERS

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