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SIGNAGE

For Lease

# Southeast Gateway Class A Industrial Park

400 & 450 Fort Argyle Road  
Savannah, GA 31419

- New industrial park by Conor Commercial
- ±184,080 SF and ±1,004,400 SF industrial
- 1 mile to I-95, 6.5 miles to I-16, and 15.6 miles to Georgia Ports Authority (GPA)
- Multiple routes to GPA
- Class A, tilt-wall construction
- Numerous amenities for warehouse employees at I-95 interchange

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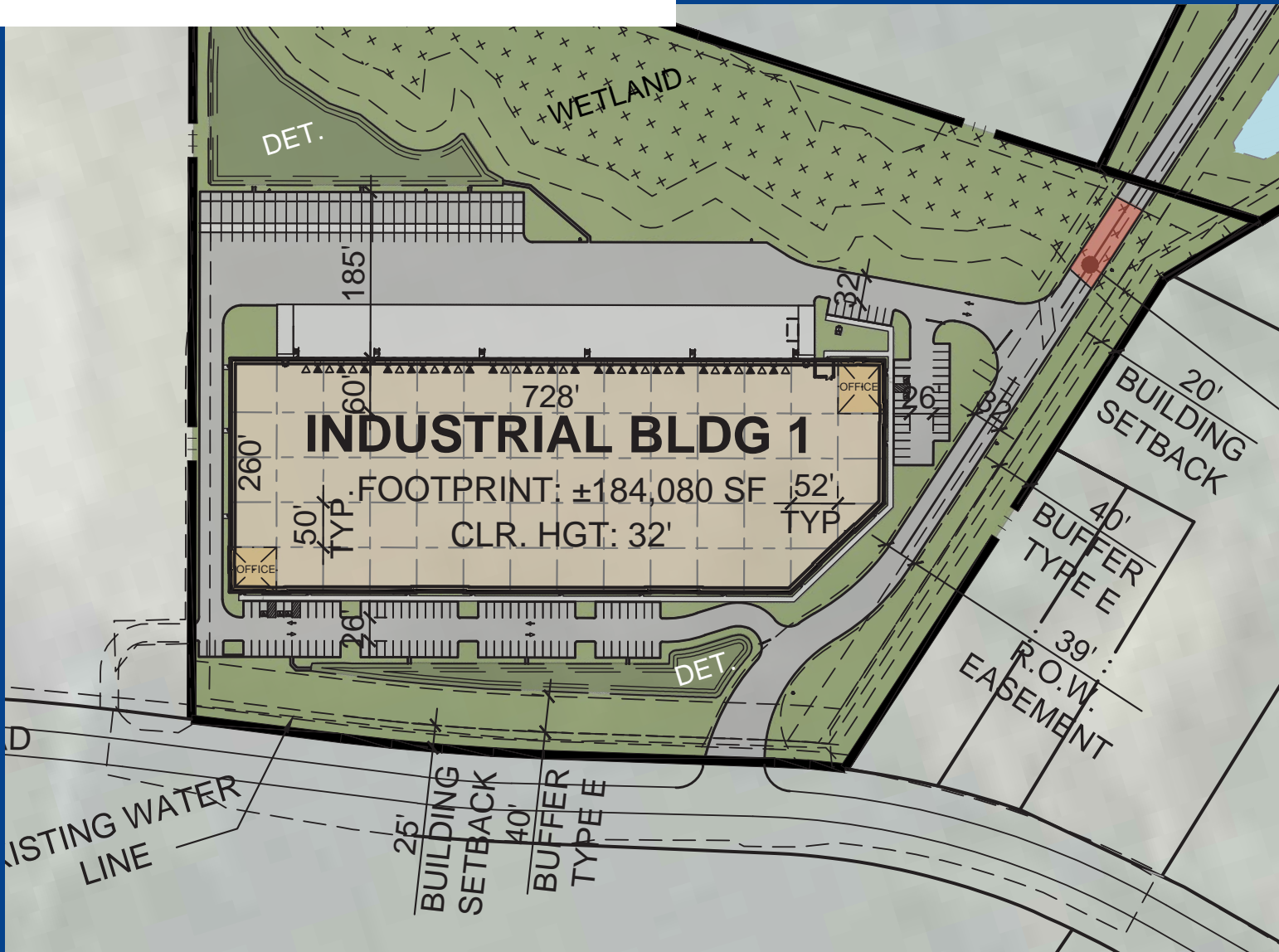
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Accelerating success.

# Building 1 Profile



## Specs

184,080 sf  
Building size

38 docks  
Doors

2 drive-in  
Doors

32 foot  
Clear Height

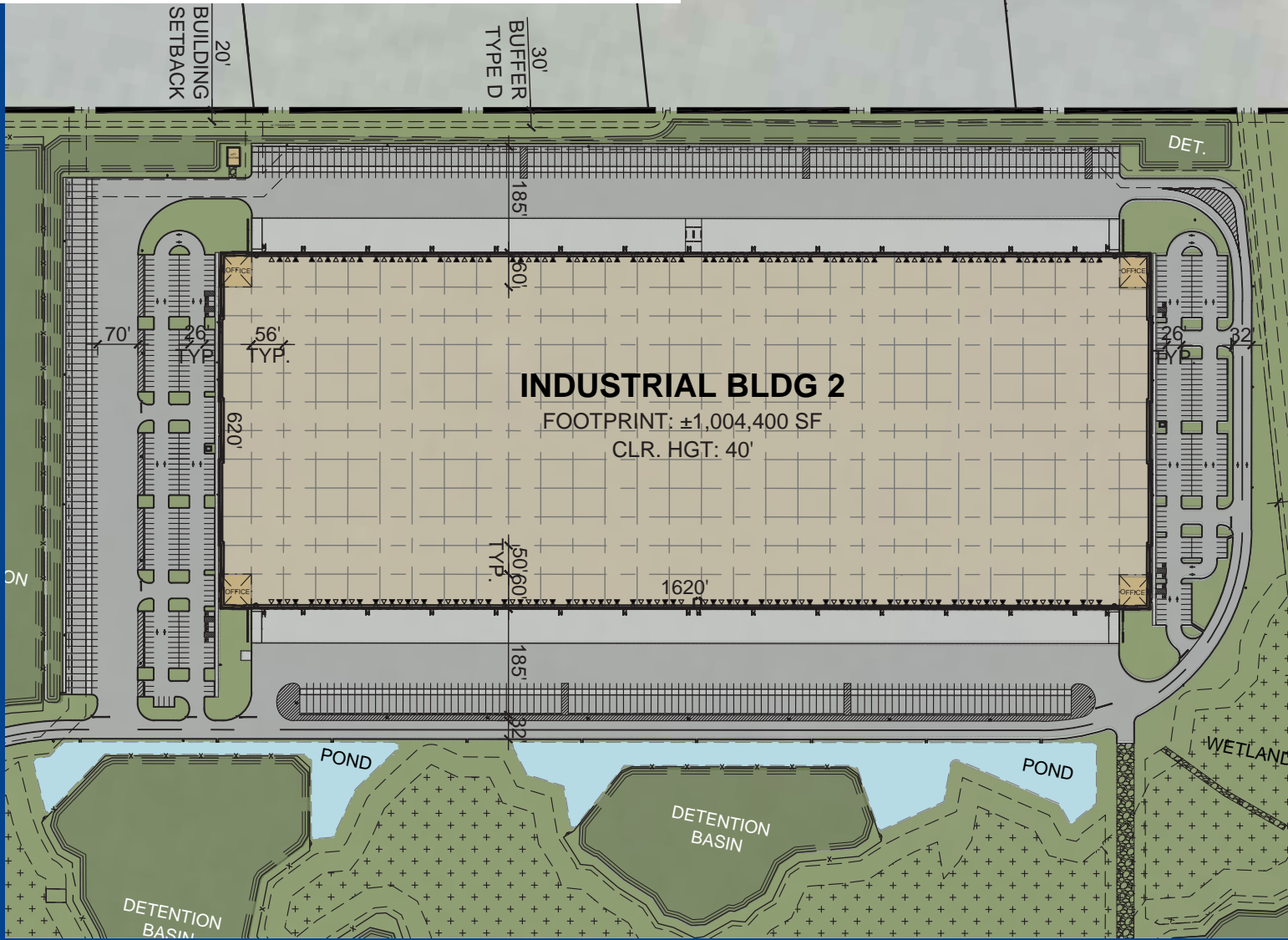
30 trailer  
Parking Stalls

89 auto  
Parking Stalls

Rear Load  
Configuration

7" 4000 psi  
Slab

# Building 2 Profile



## Specs

1,004,400 sf  
Building Size

178 docks  
Doors

4 drive-in  
Doors

40 foot  
Clear Height

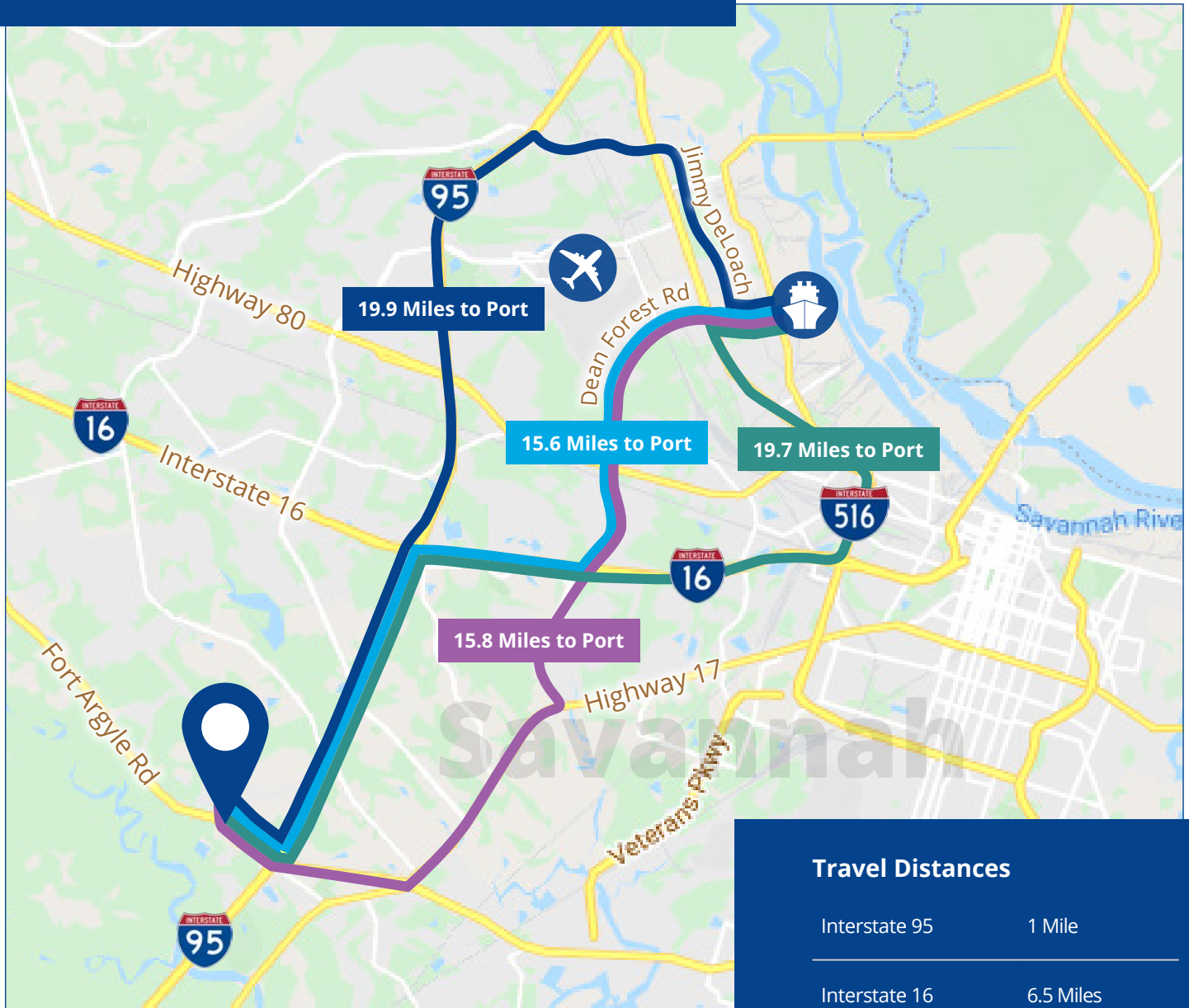
310 trailer  
Parking Stalls

339 auto  
Parking Stalls




Crossdock  
Configuration




7" 4000 psi  
Slab

# Location & Access



## Legend

-  Southeast Gateway
-  Routes to Port
-  Existing Roadways

-  Port of Savannah
-  Savannah Hilton Head International Airport
-  Interstates

## Travel Distances

Interstate 95	1 Mile
Interstate 16	6.5 Miles
Savannah Airport	13.6 Miles
Port of Savannah	15.6 Miles
Atlanta, GA	239 Miles
Charlotte, NC	260 Miles
Orlando, FL	266 Miles

# Nearby Amenities



Demographics	1 Mile	5 Miles	10 Miles
Current Population	2,723	44,151	143,339
No. of Households	1,045	16,732	53,641
Avg. HH Income	\$71,843	\$90,021	\$77,611
Daytime Employees	1,206	9,608	68,501
Total Businesses	86	1,241	6,529
Traffic Counts	8,580 vehicles per day on Fort Argyle Road		
Traffic Counts	87,200 vehicles per day on Interstate 95		

## I-95 Amenities (1 Mile from Site)



20+ hotels



15 restaurants



276 new apartments units



87,200 cars per day on I-95



Main north-south Interstate on the East Coast of the US

Southeast Gateway | For Lease

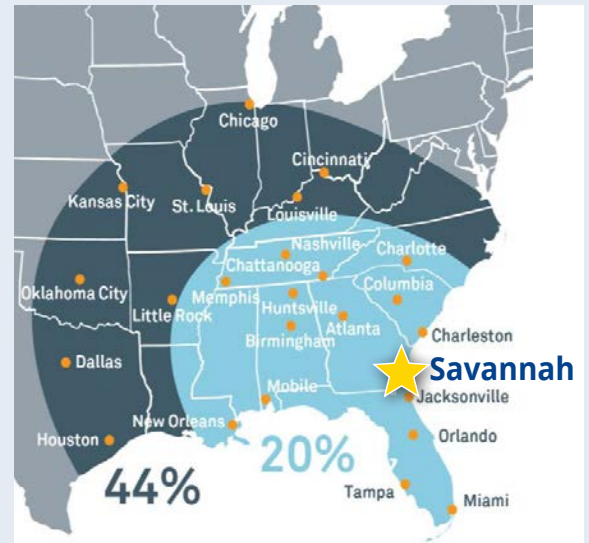
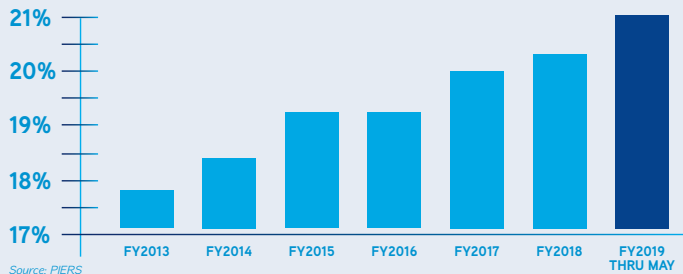
# Port of Savannah

As the Georgia Ports Authority continues to see unprecedented volume, demand for industrial space in the Savannah market remains strong. GPA handled nearly 500,000 TEUs in March of 2021, an increase of 48% over the same period in 2020. The Port is handling volumes it did not expect until 2025 and projects 5.2 million TEUs by the end of its fiscal year on June 30. It would be the first time ever GPA handled over 5 million TEUs in a single year. In late March, the Port approved a \$205 million capital improvement package to expand their capacity enabling them to keep a 20% cushion between volume and capacity.

## Top 10 US Port Gateways in TEUs FY 2020

- |                    |             |                |      |
|--------------------|-------------|----------------|------|
| 1. LA/Long Beach   | 16.7M       | 6. Houston     | 2.8M |
| 2. NY/New Jersey   | 7.3M        | 7. Oakland     | 2.5M |
| <b>3. Savannah</b> | <b>4.4M</b> | 8. Charleston  | 2.3M |
| 4. Seattle/Tacoma  | 3.2M        | 9. Miami       | 1.1M |
| 5. Virginia        | 2.9M        | 10. Everglades | 1.0M |

**Market Share:** The Port of Savannah achieved its greatest market share ever among U.S. East Coast ports, moving more than 1 in 5 containers.



**20%** OF U.S. POPULATION & INDUSTRY IS BEST SERVED BY THE PORT OF SAVANNAH

**44%** WITHIN EASY REACH OF INLAND CONNECTIVITY INFRASTRUCTURE



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