

TRADEPORT EAST

LOT D - TRADEPORT BOULEVARD
MIDWAY, SAVANNAH, GA



INDUSTRIAL BUILDING

647,530 SF CROSS DOCK AVAILABLE WITH IMMEDIATE PROXIMITY TO I-95, STRATEGICALLY LOCATED TO SERVE THE EAST COAST, AS WELL AS ATLANTA THOROUGH THE MIDWEST





HIGHLIGHTS AND DETAILS

Tradeport East Business Center is home to over 4 million square feet of importers like Target, Home Meridian, and Safavieh, as well as other distribution and manufacturing companies. Well located in Liberty County, it has excellent access to the Port of Savannah, the Port of Brunswick, and major highways including I-95 and I-16. It is one of the Southeast's most preferable distribution locations.



Flexible space options
(647,530 SF divisible)



Designated
Foreign-Trade Zone



10 year, 100% Real Estate
and Personal Property Tax
Abatement available



Located in a Military Zone,
providing \$3,500 per new
job tax credits

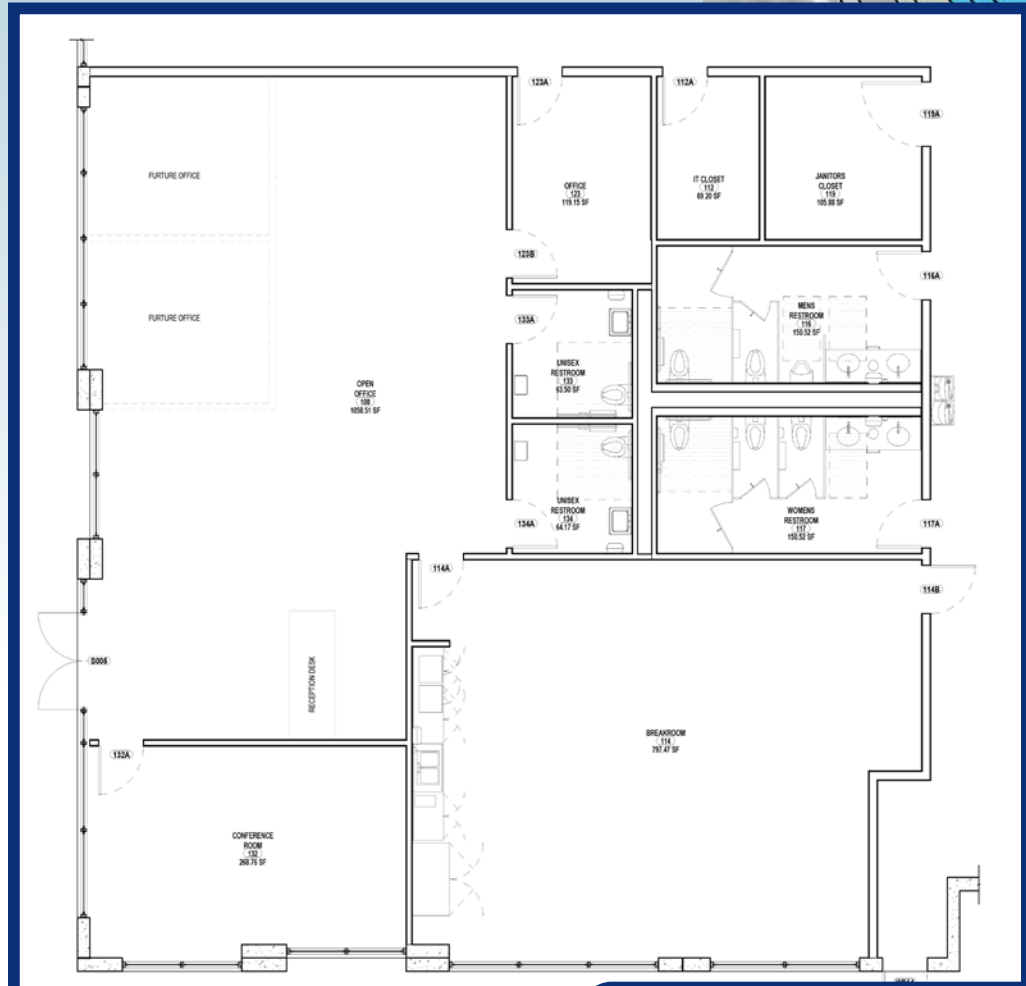
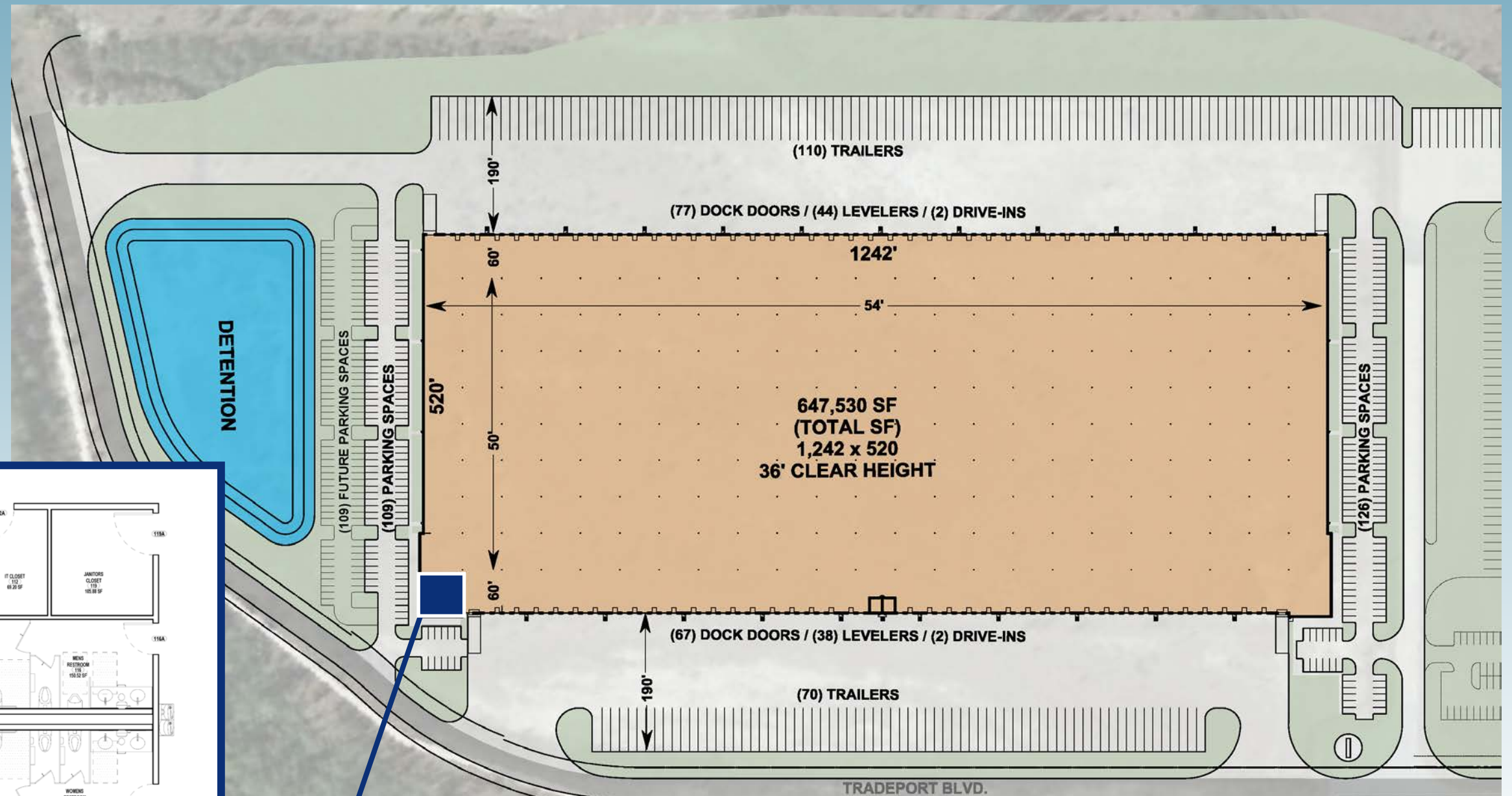


Strategic Location:
1 mile to I-95,
20 miles to I-16,
30 miles to the Port,
90 miles to Jacksonville



Excellent labor force:
20 minutes from Fort
Stewart labor pool

SITE PLAN



PROPOSED SPEC OFFICE - 3,060 SF

647,530 SF AVAILABLE

on a +/- 42 acre site

- Clear height: 36'
- Spec office: 3,060 SF
- Dock doors: 144 (9' x 10')
- Drive-in doors: 4 (12' x 16')
- Spec improvements: 82 dock, 40,000 lb levelers, seals and bumpers
- Truck parking: 180 spaces
- Truck court: 190'
- Spec lighting: 25 FC LEDs
- Sprinkler: ESFR with 16.8 and 22.4 K-heads
- Electrical service: 3,000 amp, 480/277-volt, 3 phase, 4 wire
- Employee car parking: 235, expandable to 331
- Roof: 60 mil TPO mechanically fastened, R - 20
- Clerestory: (42) 6' x 6' windows
- Slab: 7" unreinforced 4,000 psi

BUILDING FEATURES

36' CLEAR HEIGHTS

144 DOCK DOORS - 9' X 10' DOCK DOORS (82 WITH 40K # LEVELERS)

190' DEEP CONCRETE TRUCK COURT (180 TRAILER SPACES)

4 - 12' X 16' DRIVE-IN DOORS

SLAB - 7" UNREINFORCED 4,000 PSI

235 AUTO SPACES

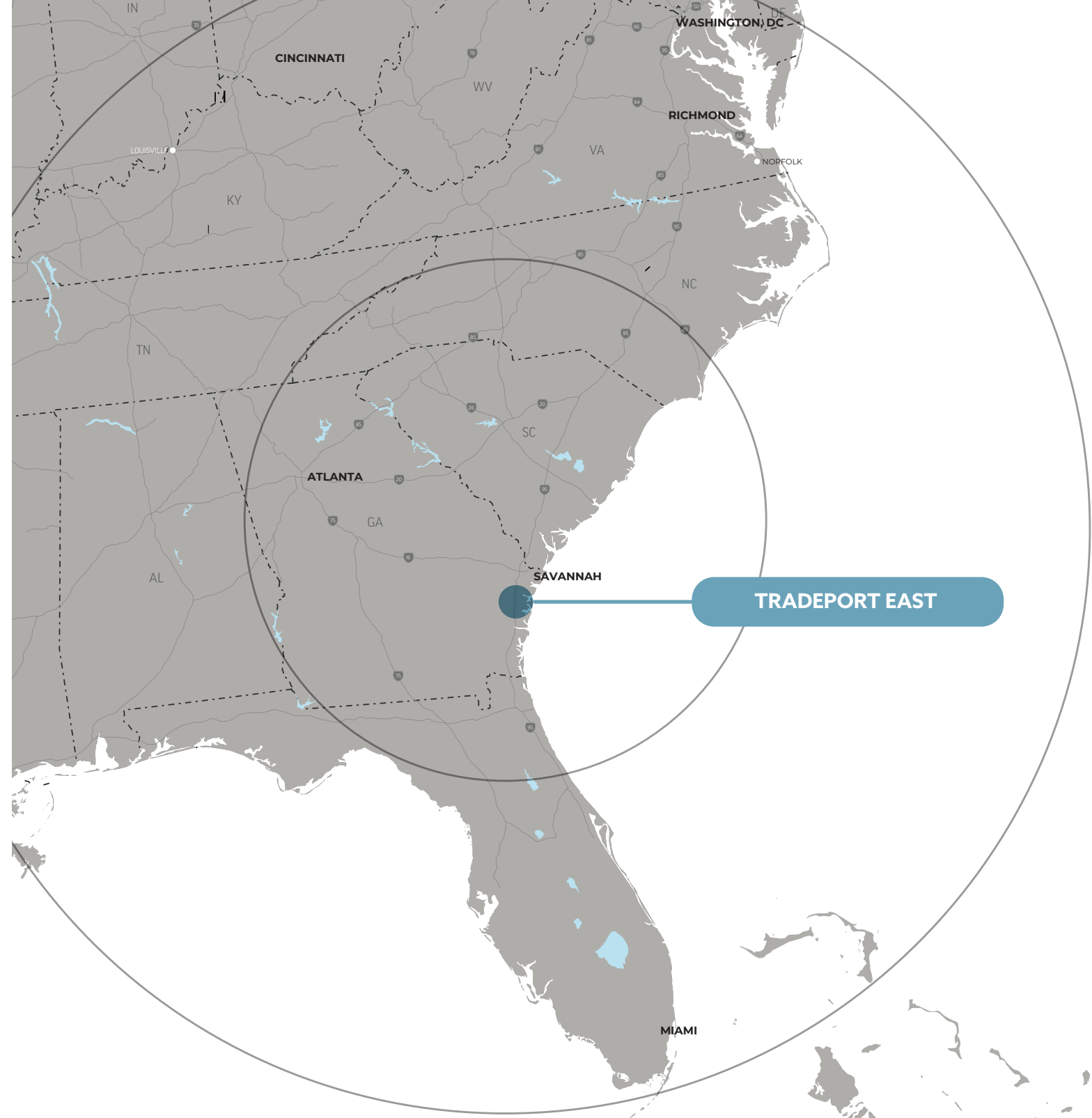
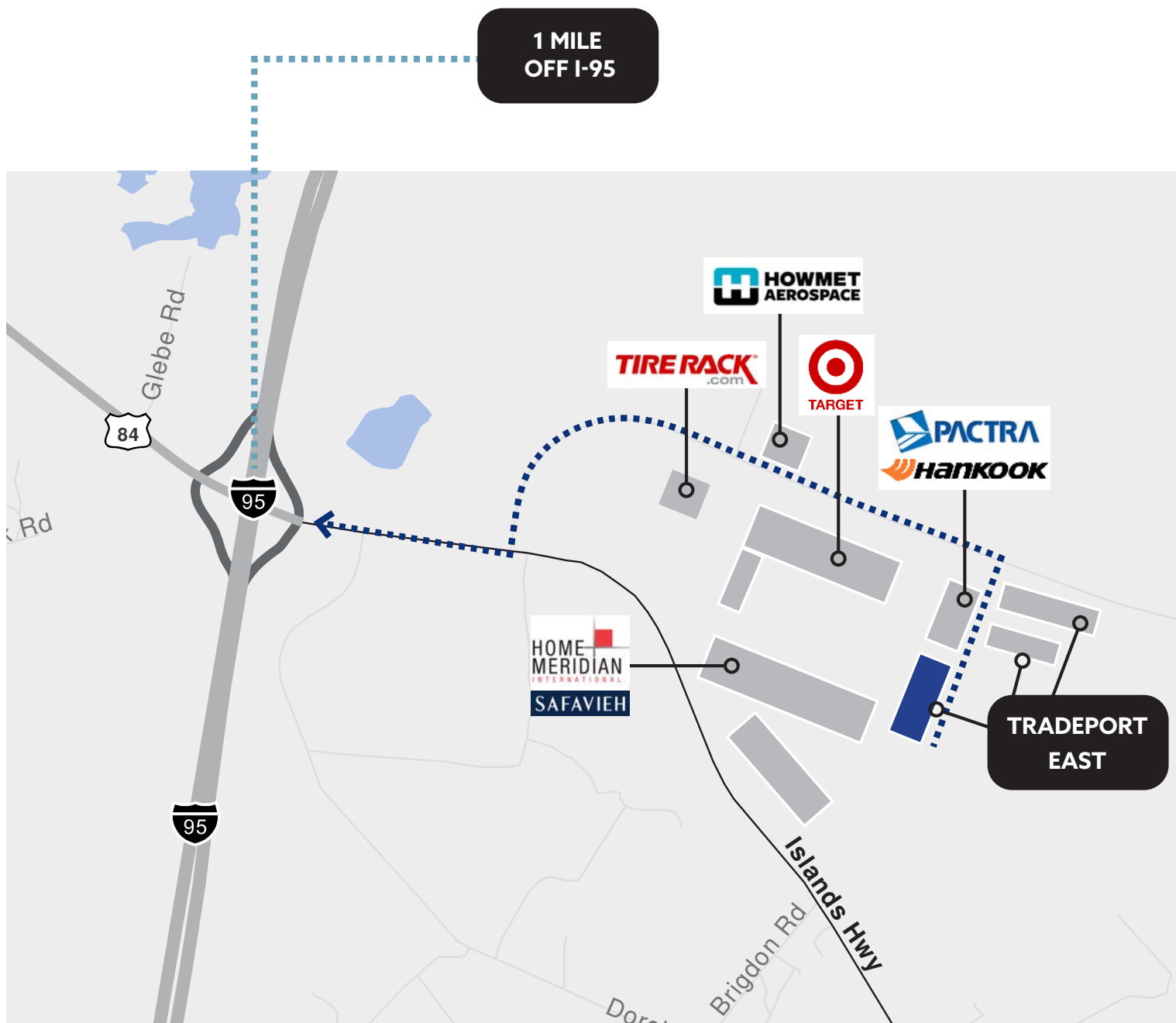
TRADEPORT EAST
LOGISTICS



TRADEPORT BLVD - LOT D
MIDWAY, GA 31320

LOCATION

LOT D - TRADEPORT BOULEVARD
MIDWAY, GA 31320



ACCESS

30

miles to
south of the port
of Savannah

1/2

day drive
to Atlanta,
Orlando, Tampa
and Charlotte

1

day drive
to Miami, Richmond,
Memphis and Cincinnati

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