



SITE HIGHLIGHTS:

- 4.2 MSF CURRENTLY CONSTRUCTED OR PERMITTED
- DUAL RAIL ACCESS TO PARK WITH SHORTLINE OPS
- STATE FUNDED ROADWAY INFRASTRUCTURE
- FULLY ENTITLED SITE
- EARLY PERMITTING POTENTIAL
- USACE INDIVIDUAL PERMIT ISSUED

AREA 3F CROSS DOCK

- PROJECT SIZE = 38± ACRES
- FULLY SECURE AND GATED SITE
- LIGHTED FACILITY
- INFRASTRUCTURE DELIVERED TO PROPERTY LINE
- PARKING COUNT
- 12' X 55' = 136 SPACES (TRAILERS)
- 10' X 20' = 311 SPACES (POV)
- 10' X 20' = 12 SPACES (ADA POV)
- ALL COUNTS MAY BE ADJUSTED
- DOCK COUNT
- 13'-4" X 55' = 120 SPACES
- 4 - DRIVE IN RAMPS
- BUILDING DIMENSIONS
- MAIN FACILITY = 526,933 SF (520' X 1013'-4")
- MAXIMUM HEIGHT = 60'



VICINITY MAP

SCALE 1" = 5,000'

PROJECT 3F SITE PLAN

SAVANNAH GATEWAY INDUSTRIAL HUB
 EFFINGHAM COUNTY, GA
 DATE: NOVEMBER 08, 2024 SCALE: 1" = 100'

