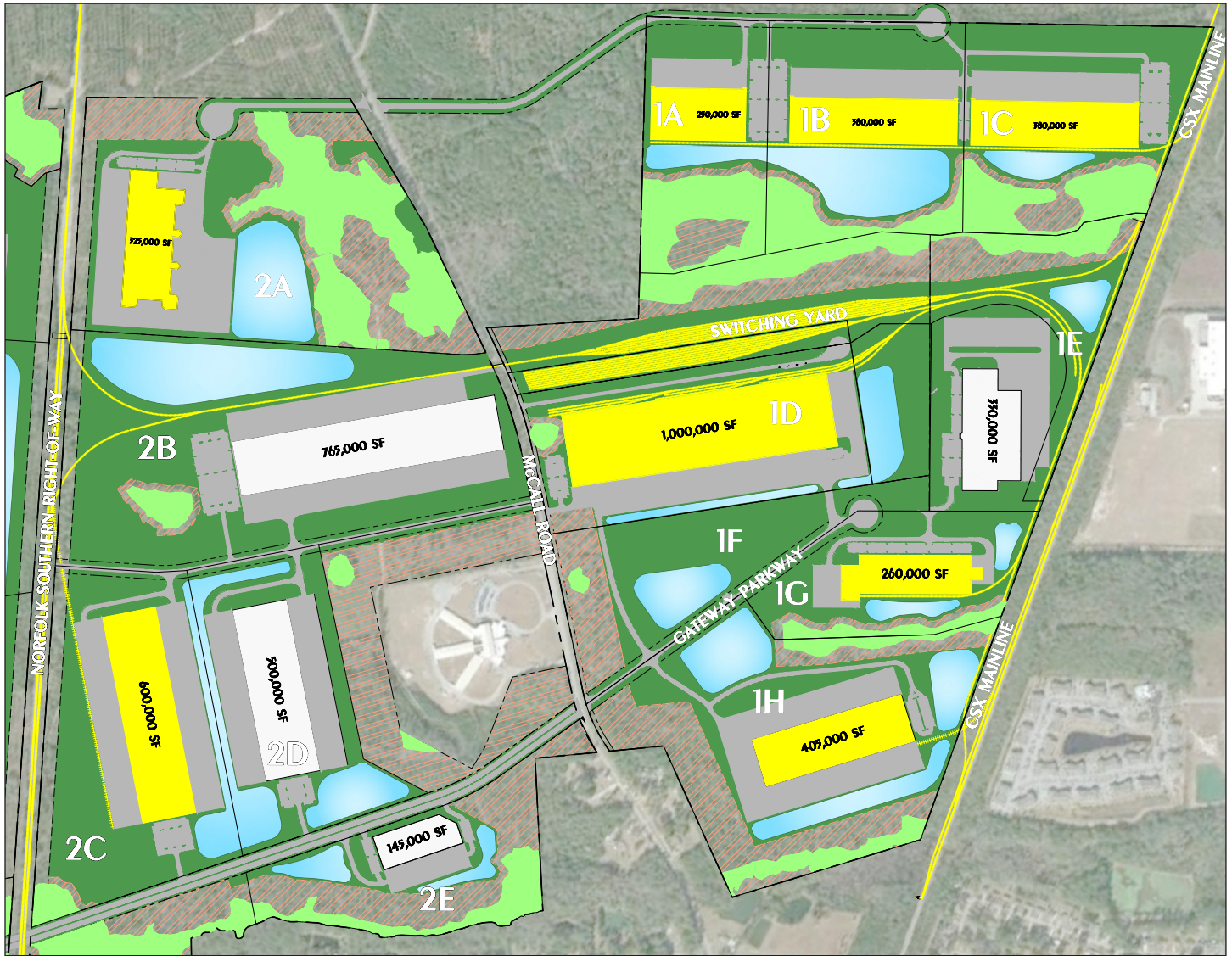


SAVANNAH, GEORGIA

Savannah Gateway Industrial Hub



PROJECT HIGHLIGHTS

- Access: Highway 21, McCall Road, future Effingham Parkway, Hodgeville Road, I-95 and I-16
- ±2,700 acres (divisible)
- Industrial zoning in place
- Various sites, sizes and build-to-suit options available
- CSX & Norfolk Southern rail access

LOCATION OVERVIEW

Interstate 95	6.8 miles
Port of Savannah	12.7 miles
Savannah International Airport	13.6 miles
Interstate 16	16.0 miles
Charleston, South Carolina	107 miles
Jacksonville, Florida	145 miles
Atlanta, Georgia	243 miles



RAIL SERVICES PROVIDED BY:

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REAL ESTATE SERVICES PROVIDED BY:

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SAVANNAH, GEORGIA

Highlights and Services



Savannah Gateway Industrial Hub is a ±2,700 acre master-planned development and Georgia Ready for Accelerated Development (GRAD) Certified Site located near the Port of Savannah. **Broe Real Estate Services** has partnered with the Effingham County Industrial Development Authority and **OmniTRAX**, one of the largest privately held transportation services companies in North America, to develop a world class industrial park and logistics hub. Savannah Gateway Industrial Hub offers industrial zoned properties to manufacturers, processors and distributors who seek direct rail and highway access to the Port of Savannah and major U.S. markets.

PROJECT DETAILS

- Various site configurations, lot sizes and build-to-suit options available for sale or lease
- Direct connectivity to the Port of Savannah via rail and the new two-lane Effingham Pkwy.
- Interchanges to CSX and Norfolk Southern (NS) Railroads
- Proximity to major transportation routes including I-95, I-16, Hwy 21 and future Effingham Pkwy.
- GRAD Certified: Shovel-ready and equipped for industrial development
- Located in a Foreign Trade Zone
- Site planning, engineering and track design services available
- Potential for Mega-Site

Savannah Gateway Industrial Hub has been named a Georgia Ready for Accelerated Development (GRAD) Certified Site. A GRAD site is a **shovel-ready site equipped for industrial development**. A GRAD designation means Savannah Gateway Industrial Hub has been pre-qualified with:

- Phase I environmental assessment
- Preliminary geotechnical investigation
- Cultural & endangered species investigation
- Zoning designation
- Utility service assessment



RAIL SERVICES

OmniTRAX will develop and manage an industrial switcher and direct interchange with the CSX and Norfolk Southern Class I railroads. OmniTRAX takes great pride in its safety initiatives and have been recipients of numerous American Short Line and Regional Railroad Association (ASLRRA) safety awards including Railroad of the Year, Safety Professional of the Year, Jake Award and Jake Award with Distinction.



Savannah Gateway Industrial Hub is located just 12 miles from **The Port of Savannah**. Recognized as the Southeast's must-call port, The Port of Savannah offers a vital link to domestic and international markets through its global carrier network, robust capacity and flexible scheduling.

PORT SERVICES

The Georgia Foreign Trade Zone (FTZ) program allows delayed, reduced or eliminated duty payment on foreign merchandise, as well as other savings. FTZ programs:

- Enhance Competitiveness
- Reduce Costs
- Create & Retain Jobs



REAL ESTATE SERVICES

Broe Real Estate Group, is responsible for industrial master planning, vertical development, and management for industrial sites at the Savannah Gateway Industrial Hub. As part of the Broe family of companies, Broe Real Estate Group provides a "one stop shop" for companies seeking rail-served industrial sites throughout OmniTRAX's strategic locations across the United States. Customized solutions include engineering and track design, site layout, logistics planning, development and specialized build-to-suit services.

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