

NORTH GATE INDUSTRIAL PARK - BUILDING 6

# FOR LEASE

1000 NICKLAUS LOOP  
RINCON, GA 31326  
EFFINGHAM COUNTY



±288,086 SF Available



# PROPERTY OVERVIEW

Located approximately 10 miles from the Port of Savannah—the third-largest container gateway in the U.S.—North Gate Industrial Park is strategically positioned for regional and national warehousing and distribution users. The project features two Class A industrial buildings available for lease totaling approximately 528,732 SF, including Building 5 (±240,646 SF) with a rear-load configuration and Building 6 (±288,086 SF) with a front-load configuration, offering operational flexibility across user types.

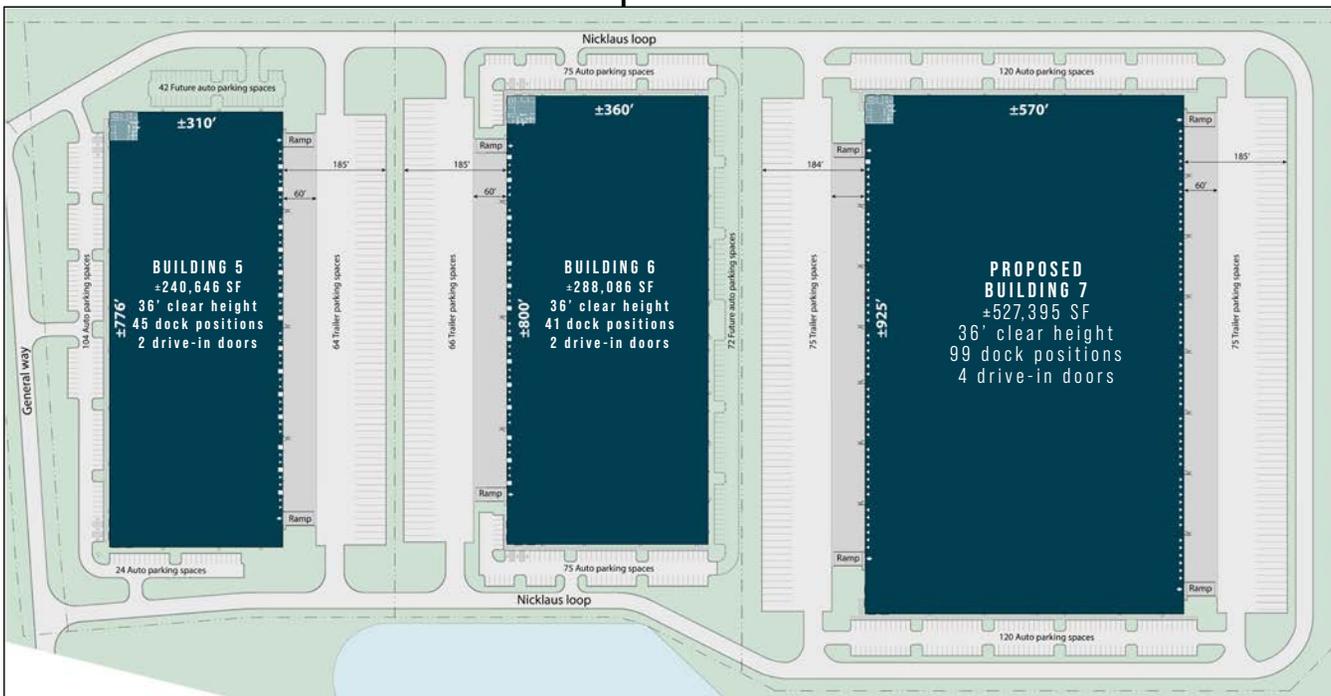
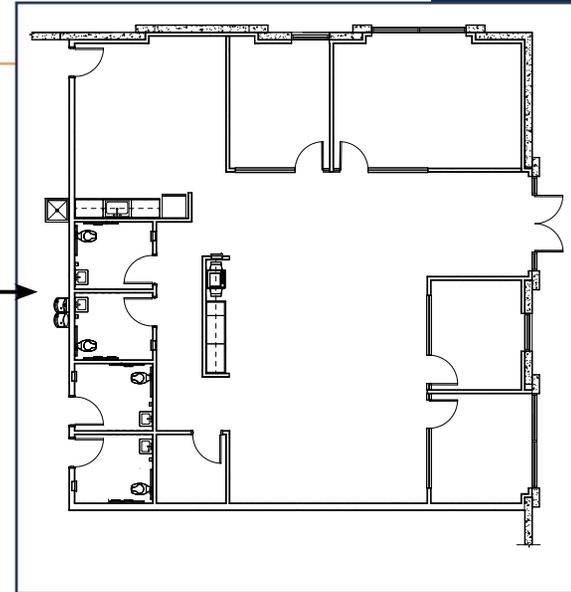
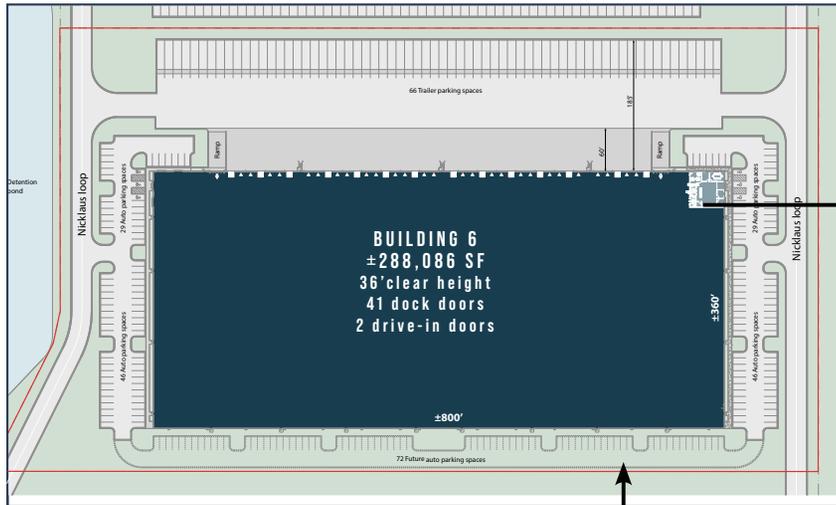
Developed by an institutional owner for long-term hold, the buildings incorporate modern, high-performance specifications, including 36' clear heights, ESFR sprinkler systems, 185' truck courts, and ample auto and trailer parking, with the additional ability to deliver a proposed ±527,395 SF cross-dock facility (Building 7) to support future scalability in one of Savannah's premier port-adjacent industrial corridors.

## NORTH GATE INDUSTRIAL PARK - BUILDING 6 SPECIFICATIONS

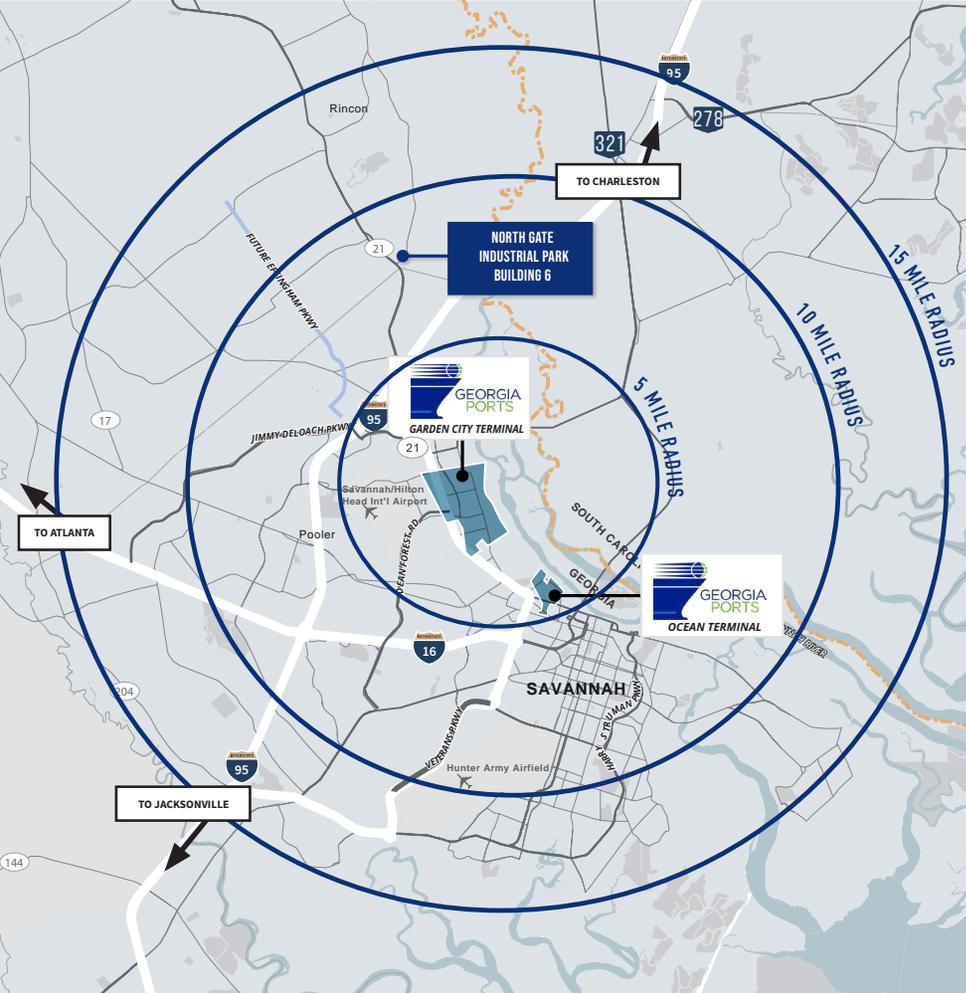
- ✓ **Building size:** ±288,086 SF
- ✓ **Spec office sf:** 2,411 SF
- ✓ **Building dimensions:** 800' x 360'
- ✓ **Building type:** Front load
- ✓ **Clear height:** 36' clear
- ✓ **Column spacing:** 50' x 54' w/ 60' speed bays
- ✓ **Floor:** 7" slab; 4,000 psi concrete, reinforced
- ✓ **Roof:** 60 mil R-20 over warehouse, R-25 over office
- ✓ **Sprinkler:** EFSR
- ✓ **Dock doors:** 41 [9 x 10]
- ✓ **Dock packages:** 40,000 lb mechanical pit levelers at every third dock door
- ✓ **Drive-in doors:** 2 [20 x 20]
- ✓ **Auto parking spaces:** 150 [72 future spaces]
- ✓ **Trailer parking spaces:** 66
- ✓ **Truck court depth:** 185'
- ✓ **Electrical:** 2,000 AMP
- ✓ **Lighting:** 30 FC LEDs with motion sensors



# SITE PLAN



**SPECULATIVE OFFICE**  
2,411 SF



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