

NORTH GATE INDUSTRIAL PARK - BUILDING 5

FOR LEASE

1700 GENERAL WAY
RINCON, GA 31326
EFFINGHAM COUNTY



±240,646 SF Available



 TRANSWESTERN
DEVELOPMENT
COMPANY

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.

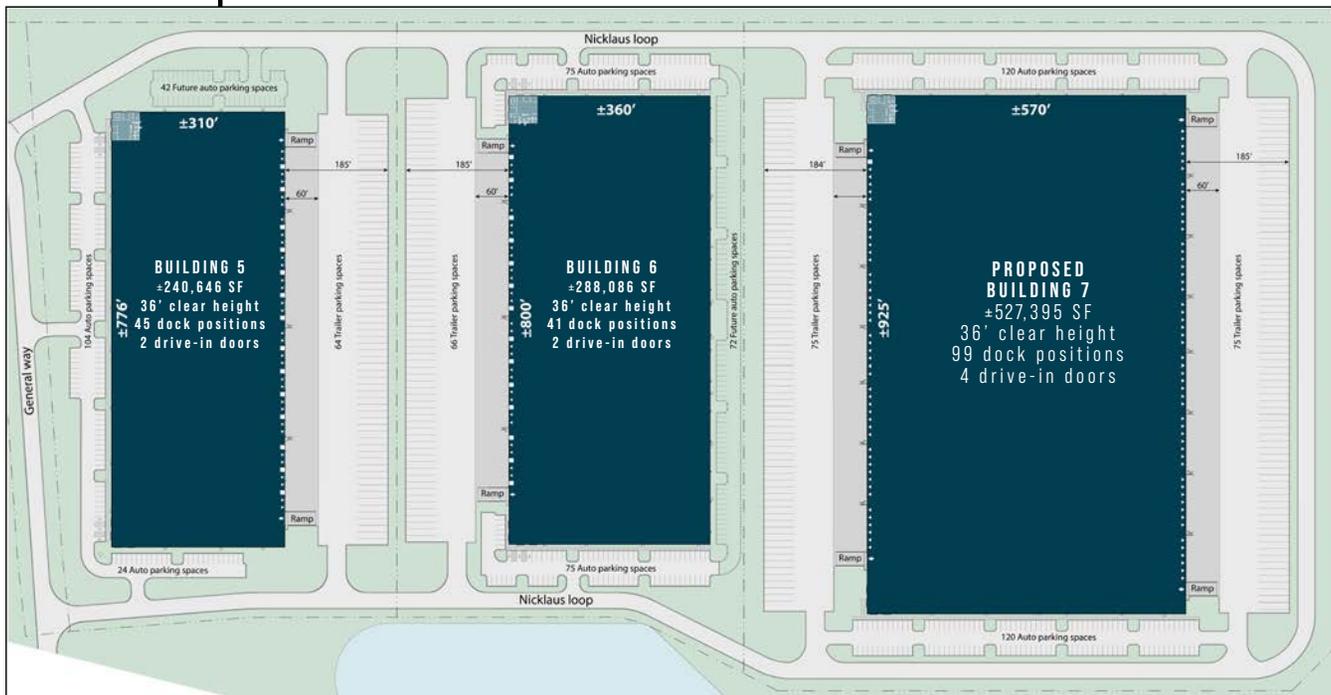
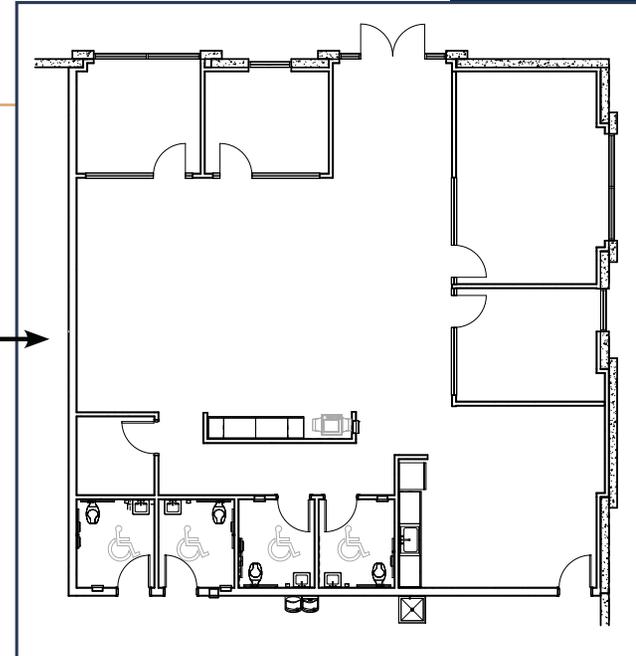
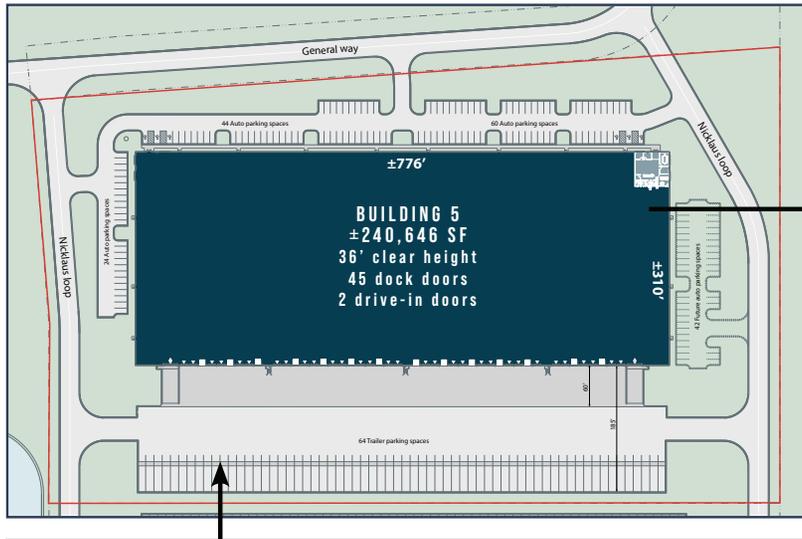
Developed by an institutional owner for long-term hold, the buildings incorporate modern, high-performance specifications, including 36' clear heights, ESFR sprinkler systems, 185' truck courts, and ample auto and trailer parking, with the additional ability to deliver a proposed ±527,395 SF cross-dock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

NORTH GATE INDUSTRIAL PARK - BUILDING 5 SPECIFICATIONS

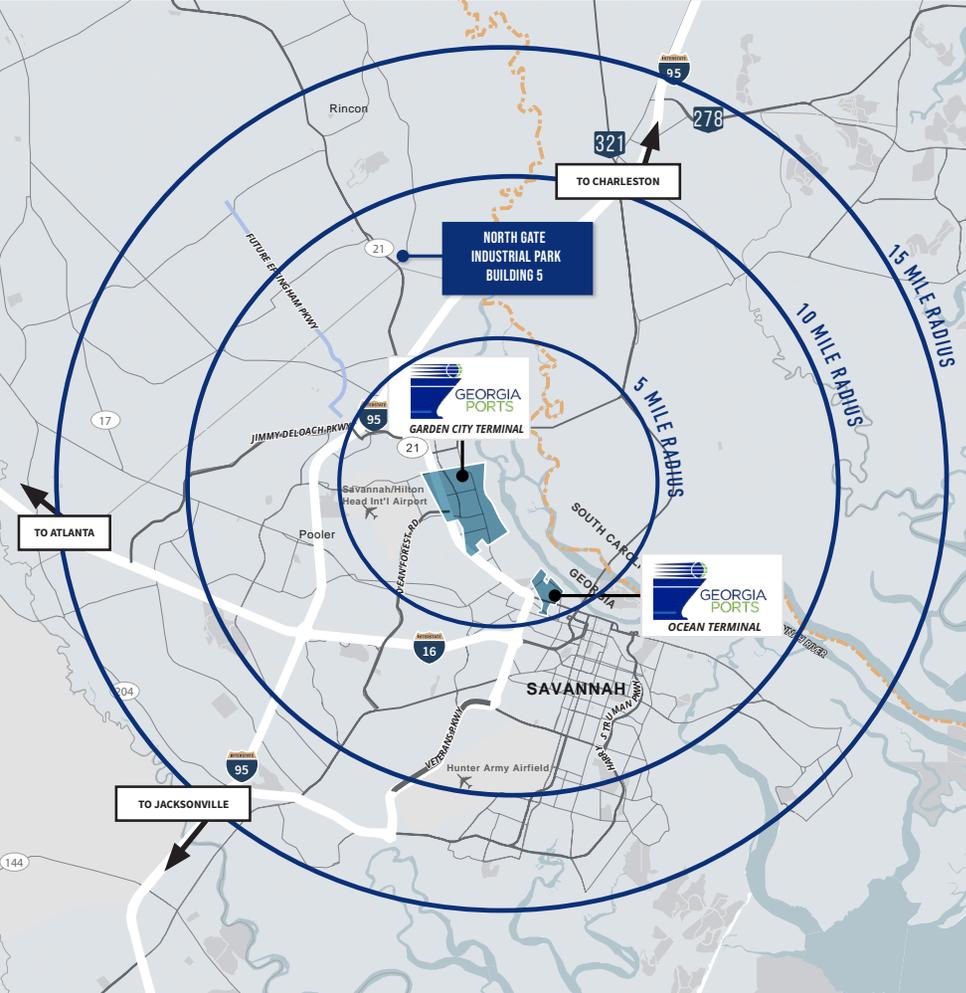
- ✓ **Building size:** ±240,646 SF
- ✓ **Spec office SF:** 2,460 SF
- ✓ **Building dimensions:** 776' x 310'
- ✓ **Building type:** Rear load
- ✓ **Clear height:** 36' clear
- ✓ **Column spacing:** 50' x 54' w/ 60' speed bays
- ✓ **Floor:** 7" slab; 4,000 psi concrete, reinforced
- ✓ **Roof:** 60 mil R-20 over warehouse, R-25 over office
- ✓ **Sprinkler:** EFSR
- ✓ **Dock doors:** 45 (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:** 128 auto parking spaces (42 future spaces)
- ✓ **Trailer parking spaces:** 64 trailer parking spaces
- ✓ **Truck court depth:** 185'
- ✓ **Electrical:** 2,000 AMP
- ✓ **Lighting:** 30 FC LEDs with motion sensors



SITE PLAN



SPECULATIVE OFFICE
2,460 SF



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