



COASTAL
TRADE CENTER

± 4.7M SF Industrial Development Delivering in Phases

DELIVERING Q4 2024



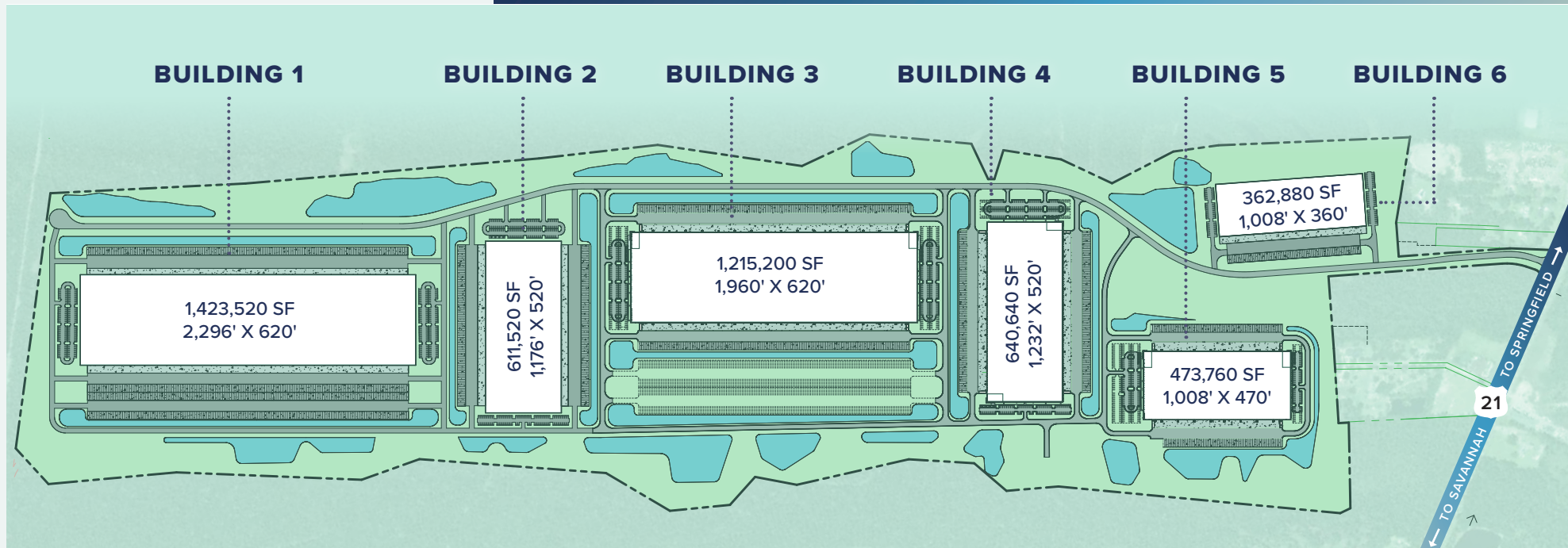
Trammell Crow Company

MASTER PLAN

Coastal Trade Center is a ± 418 acre industrial development site in Effingham County, Georgia.

This will include ± **4.7 million square feet** of Class-A logistic space consisting of 6 buildings, and this will be constructed in two phases. Phase 1 of construction, consisting of buildings 3, 4, and 5 has begun with an expected delivery in Q4 2024.

Take a look inside



Coastal Trade Center is situated along Highway 21, which provides direct access to I-95 and I-16, and will be located on the to-be-built Coastal Trade Center Parkway.



The **Port of Savannah** is within 14 miles of the site and the Atlanta CBD can be reached by vehicle in less than four hours.



Fly through CTC



CORPORATE NEIGHBORS

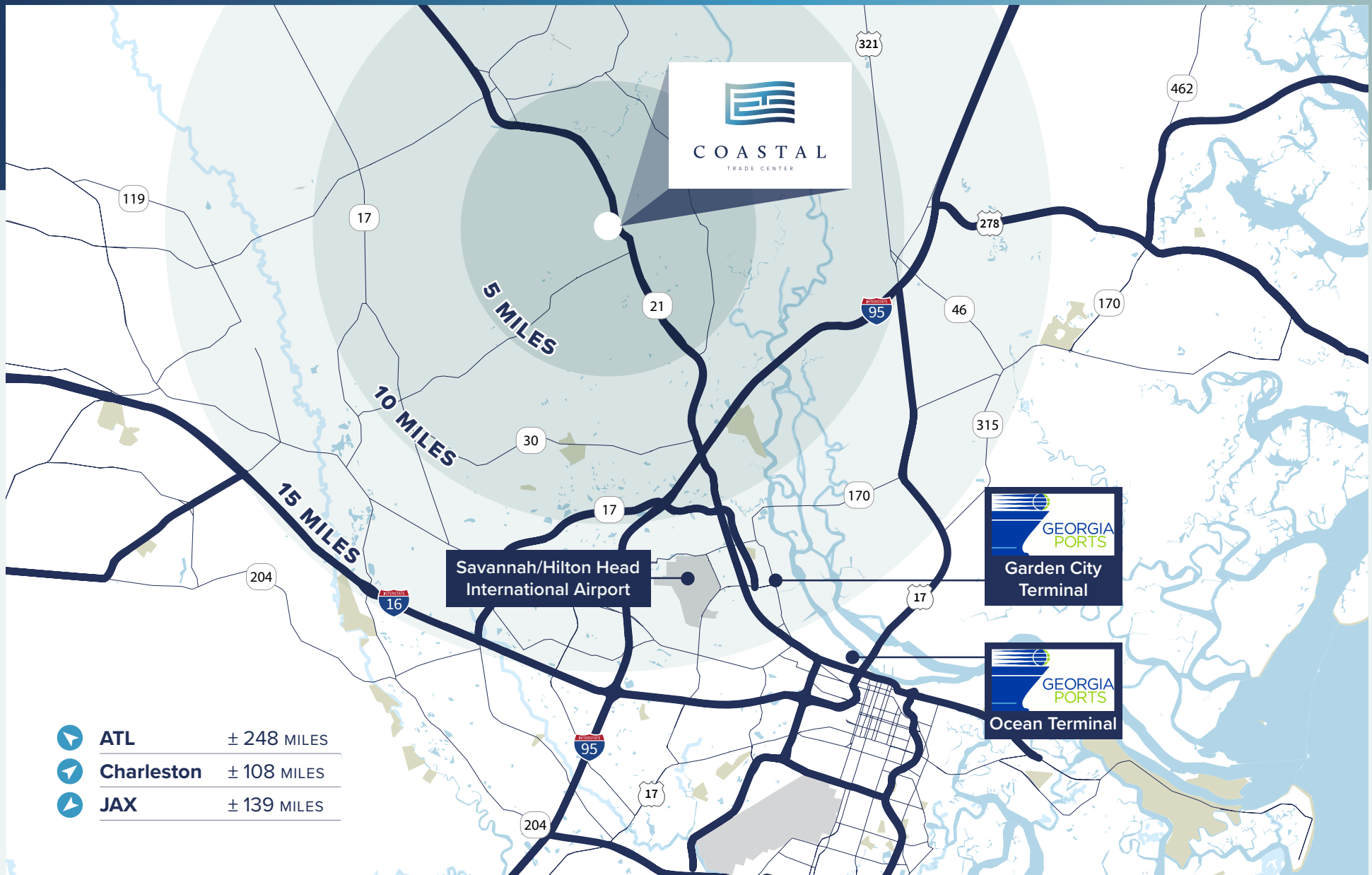


- Corporations
- Wellness
- Schools

Coastal Trade Center
is strategically placed in
Rincon, GA, that offers
not only a great location
to place your business
but a location where your
employees will thrive.

STRATEGICALLY CENTERED

■ **Coastal Trade Center** is located 14 miles from the fastest growing port in the U.S.



BUILDING 3

± 1,215,200 SF

BUILDING 3	BUILDING SIZE (SF)	1,215,200
	BUILDING DIMENSIONS	620'D x 1,960'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	220 – (9' X 10') dock doors with vision panels
	RSF PER DOOR	5524
	OVERHEAD DOORS	224
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
SITE	SPECULATIVE OFFICE	Not at this time
	LAND AREA	125.6
	TRUCK COURT	185' deep
	TRAILER STORAGE	931
SLAB	CAR PARKING	360
	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
ROOF	VAPOR BARRIER	10 mil - throughout
	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
MEP/FP	ROOF WARRANTY	20 year NDL
	HVAC	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
	ELECTRICAL	2 – 2,500 AMP services, 480 Volt
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	10" ductile - fire, 3" domestic, 2" irrigation
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics

PHASE 1

BUILDING 3

± 1,215,200 SF



The image is a detailed site plan for Building 3. The building is a large, white, rectangular structure with a black outline, positioned centrally. It is surrounded by a grey parking lot with numerous parking spaces. To the left and right of the building are green landscaped areas with blue water features. The entire site is enclosed by a dashed line, and there are other buildings and parking areas visible in the background.

BUILDING 3
1,215,200 SF | 1,960' X 620'

BUILDING 4

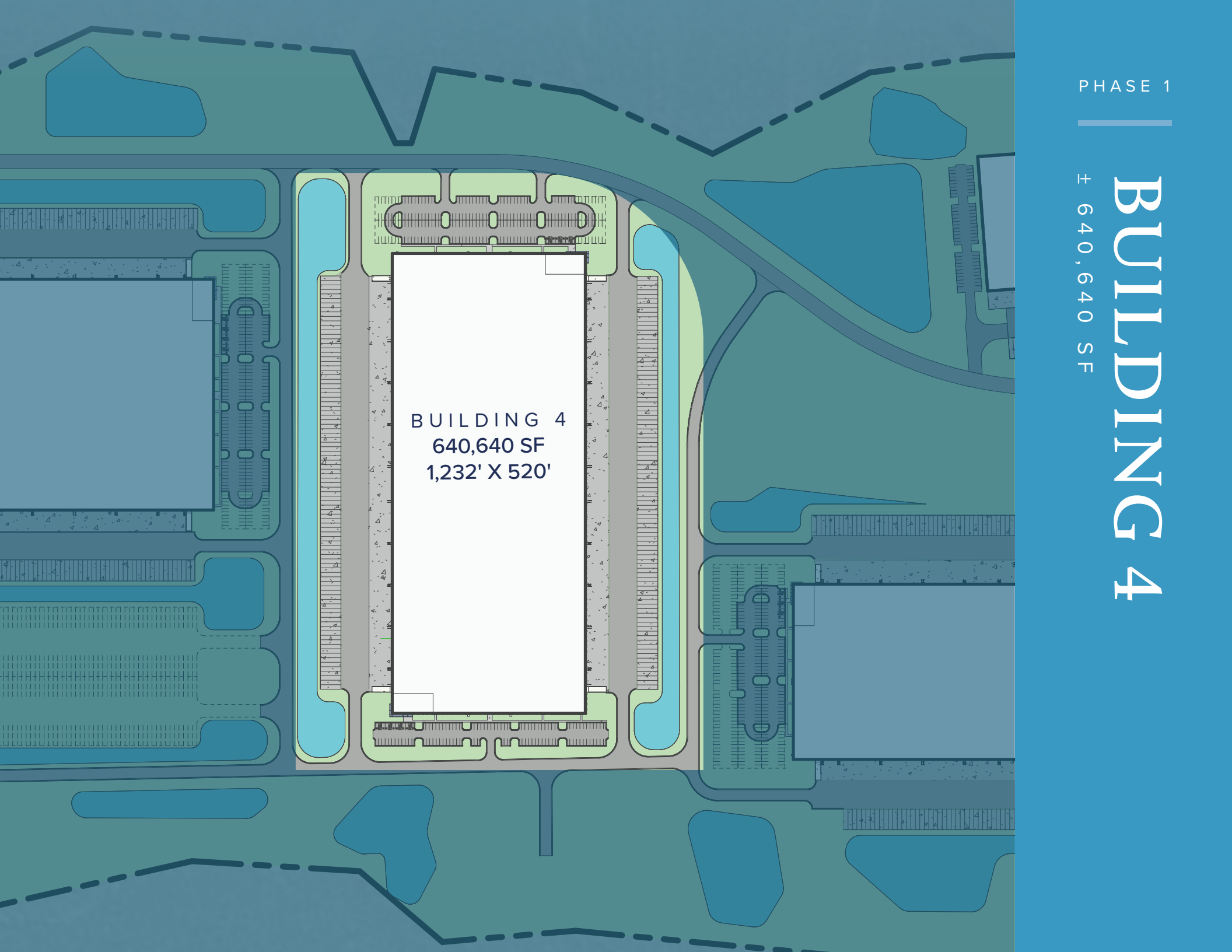
± 640,640 SF

BUILDING 4	BUILDING SIZE (SF)	640,640
	BUILDING DIMENSIONS	520'D x 1,232'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	130 – (9' X 10') dock doors with vision panels
	RSF PER DOOR	4928
	OVERHEAD DOORS	134
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
SITE	SPECULATIVE OFFICE	Not at this time
	LAND AREA	56.6
	TRUCK COURT	185' deep
	TRAILER STORAGE	184
SLAB	CAR PARKING	290
	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
ROOF	VAPOR BARRIER	10 mil - throughout
	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
MEP/FP	ROOF WARRANTY	20 year NDL
	HVAC	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
	ELECTRICAL	3,500 amp
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	10" ductile - fire, 3" domestic, 2" irrigation
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics

PHASE 1

BUILDING 4

± 640,640 SF



A detailed site plan for Phase 1 of a development. The central feature is a large white rectangular building labeled 'BUILDING 4' with dimensions '640,640 SF' and '1,232' X 520''. The building is surrounded by a grey paved area with parking spaces. To the left and right of the building are green landscaped areas with trees and shrubs. Further out, there are blue areas representing water bodies or wetlands, and a dashed line indicating a boundary or road. Other buildings are visible in the background, including a large grey one on the right and a smaller one on the left.

BUILDING 4
640,640 SF
1,232' X 520'

BUILDING 5

± 473,760 SF

BUILDING 5	BUILDING SIZE (SF):	473,760
	BUILDING DIMENSIONS	470'D x 1,008'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	102 – (9' X 10') dock doors with vision panels
	RSF PER DOOR	4645
	OVERHEAD DOORS	106
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
SITE	SPECULATIVE OFFICE	Not at this time
	LAND AREA	78.2
	TRUCK COURT	185' deep
	TRAILER STORAGE	143
SLAB	CAR PARKING	200
	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
ROOF	VAPOR BARRIER	10 mil - throughout
	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
MEP/FP	ROOF WARRANTY	20 year NDL
	HVAC	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
	ELECTRICAL	3,000 amp
	SANITARY LINE	PVC - fed to grinder pump
	DOMESTIC WATER	10" ductile - fire, 3" domestic, 2" irrigation
	FIRE PROTECTION	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics

PHASE 1

BUILDING 5

± 473,760 SF



A detailed site plan for Building 5, a large rectangular structure with a white interior. The building is surrounded by a parking lot with numerous spaces, some of which are shaded in light green. The site is bordered by a blue water feature on the left and right sides. A dashed line indicates the property boundary. The building is labeled with its name and area.

BUILDING 5
473,760 SF | 1,008' X 470'



COASTAL

TRADE CENTER

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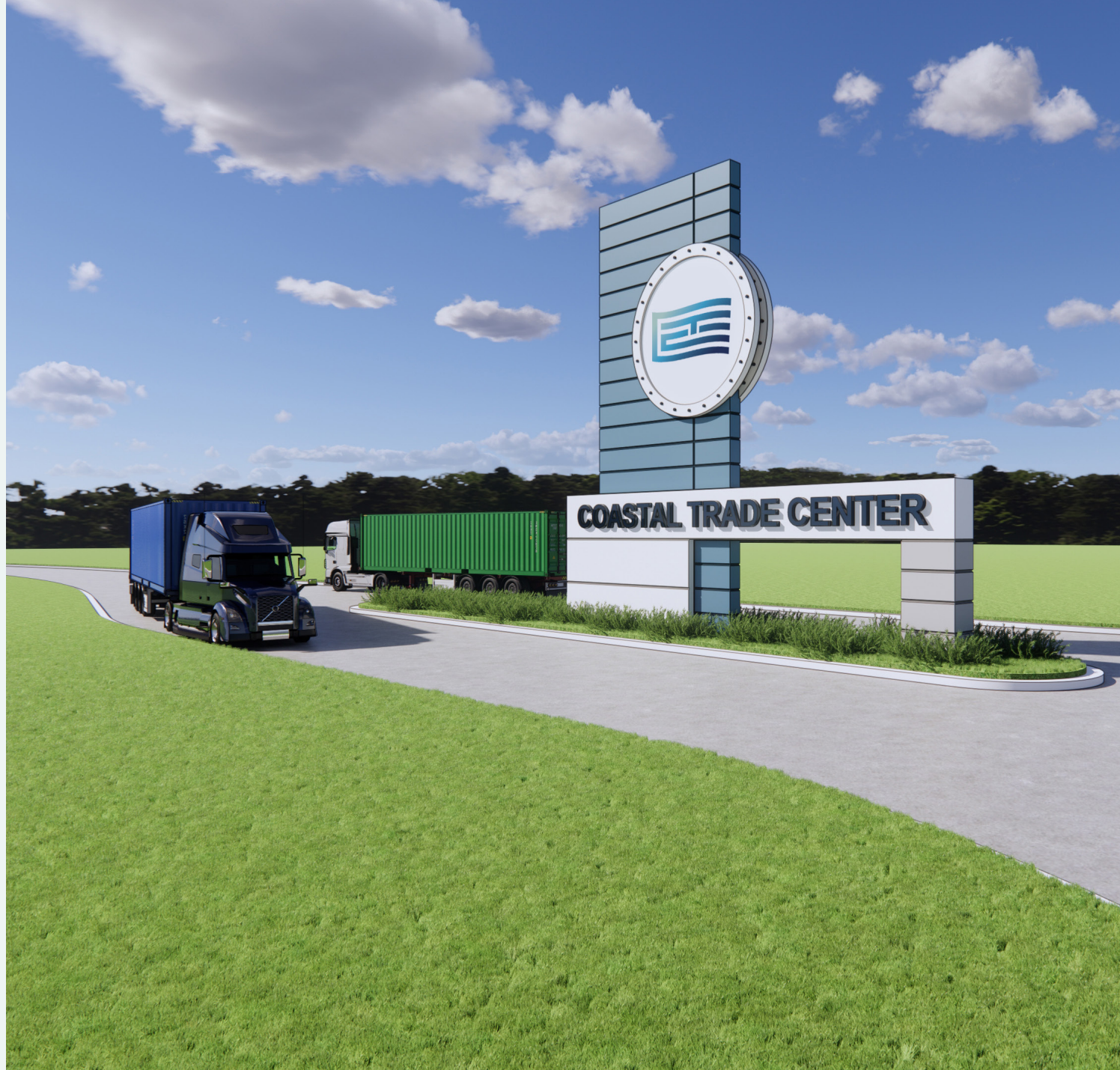
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