



COASTAL

TRADE CENTER

±4.7M SF Industrial Development Delivering in Phases

PHASE 1 DELIVERED



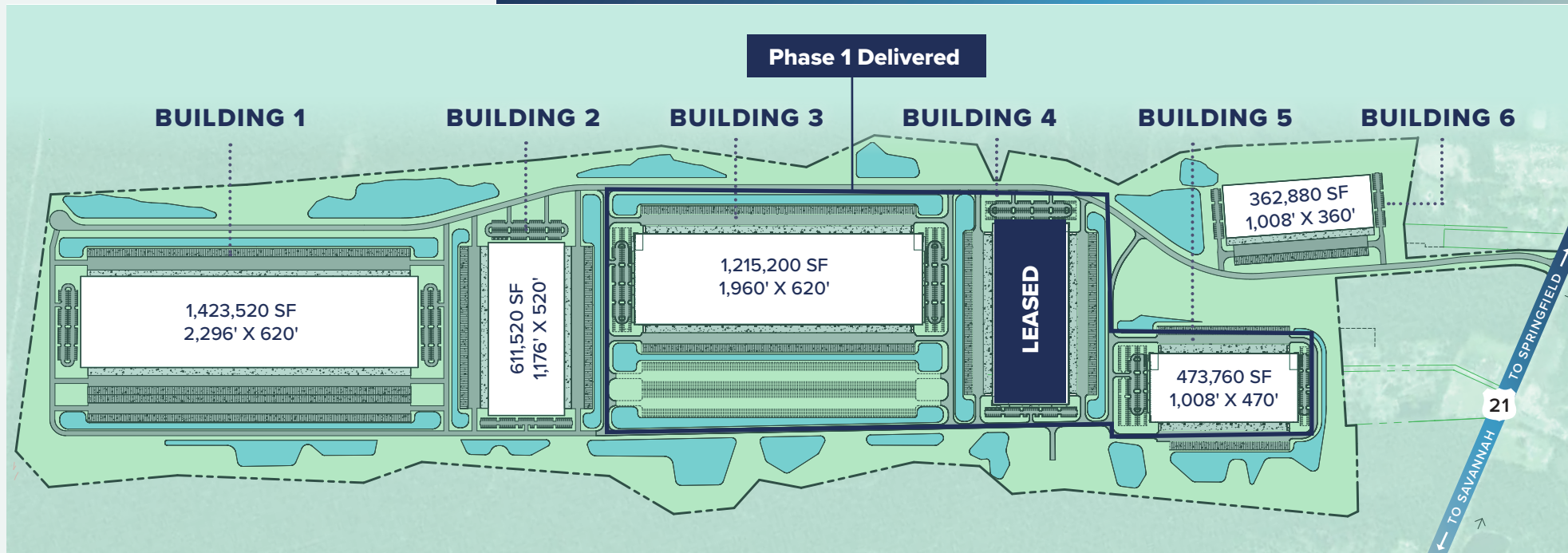
Trammell Crow Company

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 recently delivered ± 2.3 million square feet, now available across buildings 3 and 5. Phase 2 of construction will deliver buildings 1, 2 and 6.

Scan to Tour



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.



Download our site plan



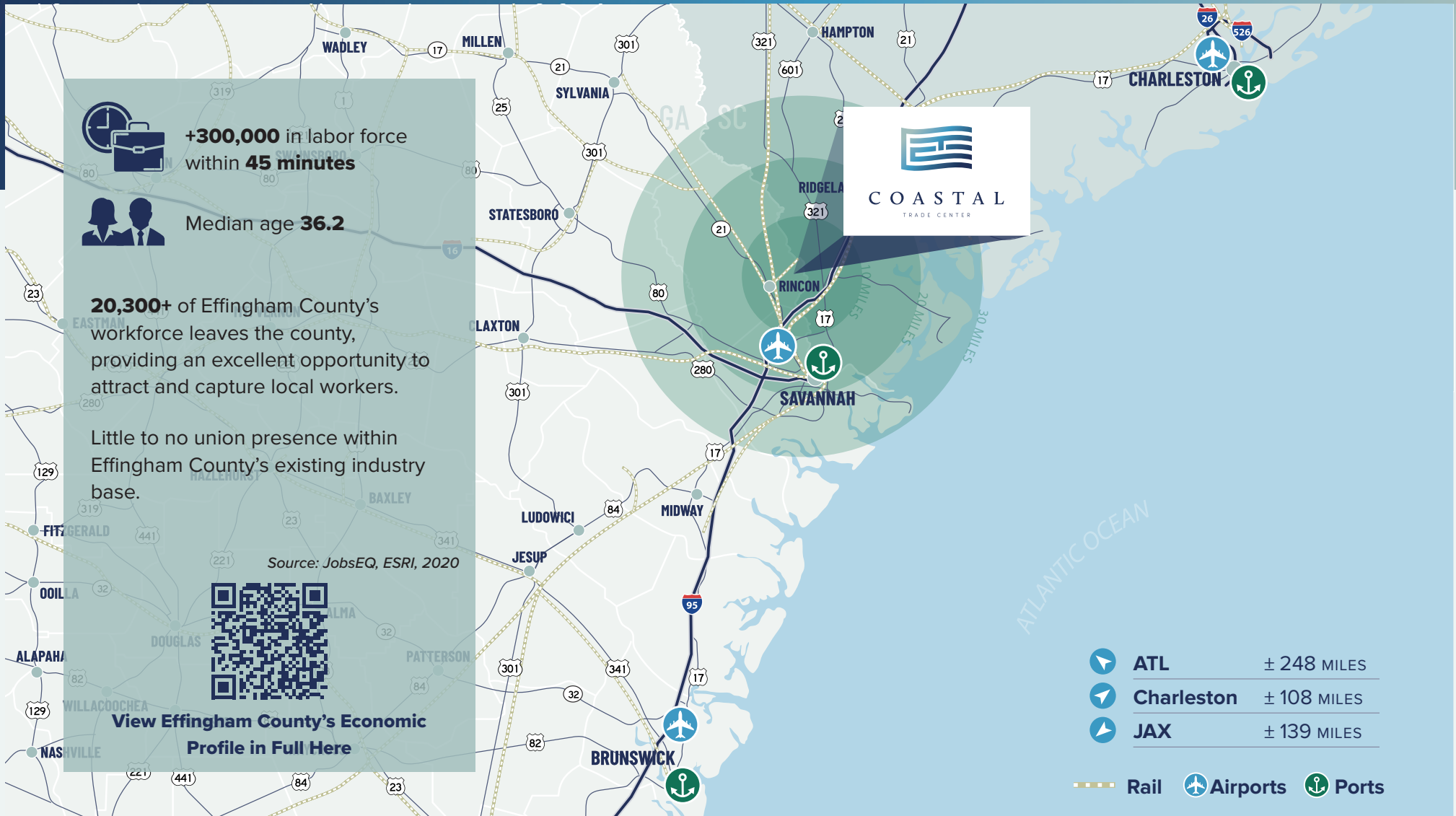
CORPORATE NEIGHBORS

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



STRATEGICALLY POSITIONED

■ **Coastal Trade Center** is strategically placed in Rincon, GA, which is not only a great location for your business, but where your employees will thrive.

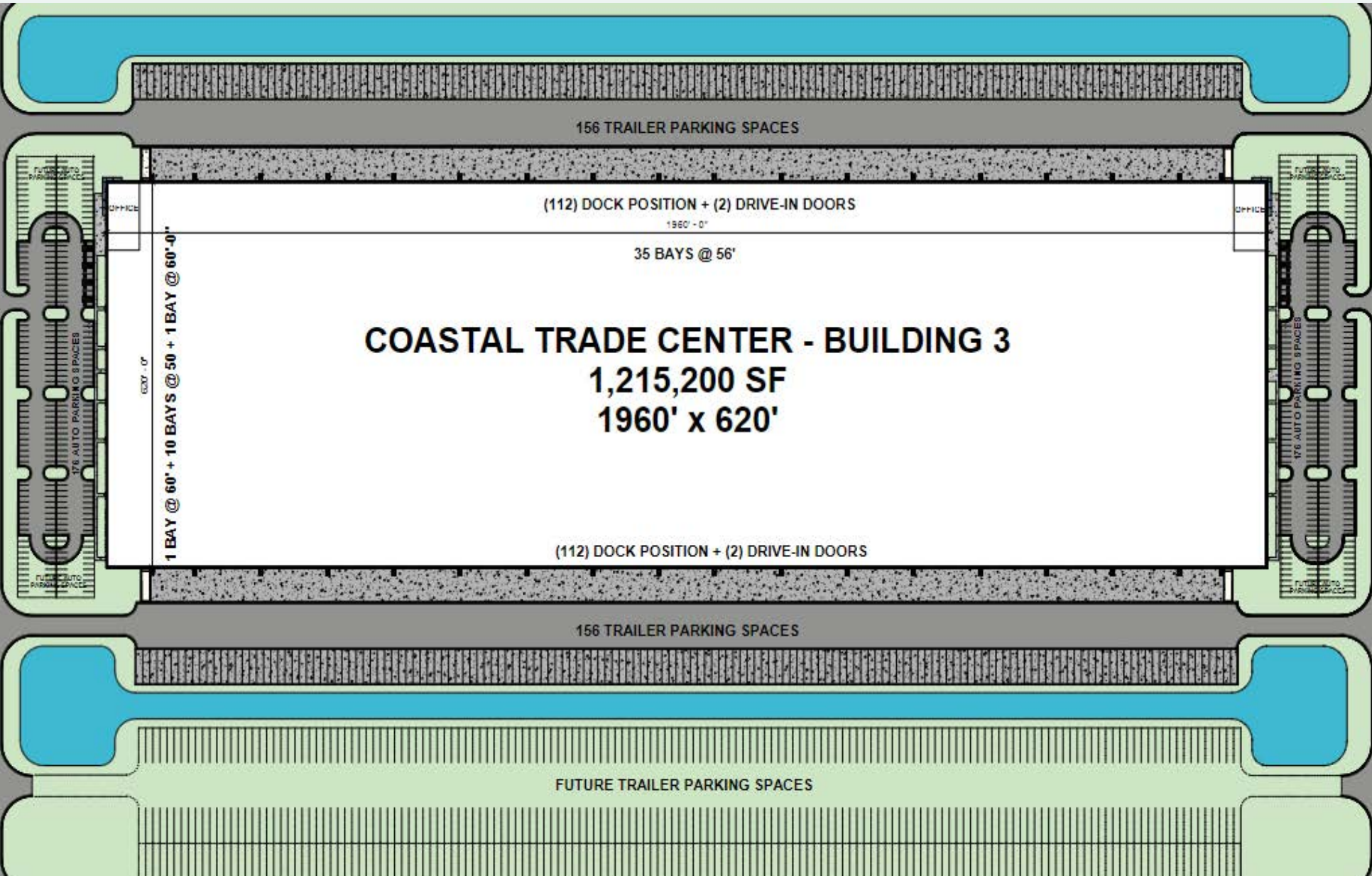


PHASE I

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 (75 dock levelers)
	RSF PER DOOR	5524
	OVERHEAD DOORS	224
	DRIVE-IN DOORS (4)	4
	CLERESTORY WINDOWS	One over each dock door
	SPECULATIVE OFFICE	2,770 SF Spec Office
SITE	LAND AREA	125.6
	TRUCK COURT	185' deep
	TRAILER STORAGE	312 trailer parks, expandable to 931 spaces total
	CAR PARKING	360
SLAB	THICKNESS	8" - 4,000 psi
	CONSTRUCTION JOINTS	3 each way per bay
	REINFORCING	No
	FLOOR FLATNESS	FF55/FL35
	VAPOR BARRIER	10 mil - throughout
ROOF	ROOF MEMBRANE	45 mil TPO
	ROOF INSULATION	R19 Polyiso
	ROOF DECK	Painted corrugated metal
	ROOF WARRANTY	20 year NDL
MEP/FP	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 I

BUILDING 3

± 1,215,200 SF

PHASE I

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 (35 dock levelers)
	RSF PER DOOR 4645
	OVERHEAD DOORS 106
	DRIVE-IN DOORS (4) 4
	CLERESTORY WINDOWS One over each dock door
SPECULATIVE OFFICE 2,770 SF Spec Office	
SITE	LAND AREA 78.2
	TRUCK COURT 185' deep
	TRAILER STORAGE 143
	CAR PARKING 200
SLAB	THICKNESS 8" - 4,000 psi
	CONSTRUCTION JOINTS 3 each way per bay
	REINFORCING No
	FLOOR FLATNESS FF55/FL35
VAPOR BARRIER 10 mil - throughout	
ROOF	ROOF MEMBRANE 45 mil TPO
	ROOF INSULATION R19 Polyiso
	ROOF DECK Painted corrugated metal
	ROOF WARRANTY 20 year NDL
MEP/FP	30' candles in the speed bays
	HVAC Freeze protection with gas fired Cambridge unites and Three (3) Air Changes per hour
	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

GEORGIA PORTS AUTHORITY

Infrastructure Improvements

Record investment
for capacity building

FY2024 Budget:

\$726M

Next 10 Years:

\$4.2B

TEU CAPACITY

CURRENT: 7M

2030-2032: 12M

#3 BUSIEST

U.S Container Gateway (5,253,381 TEUs in FY2024)

#3 & FASTEST

Growing US Container Gateway

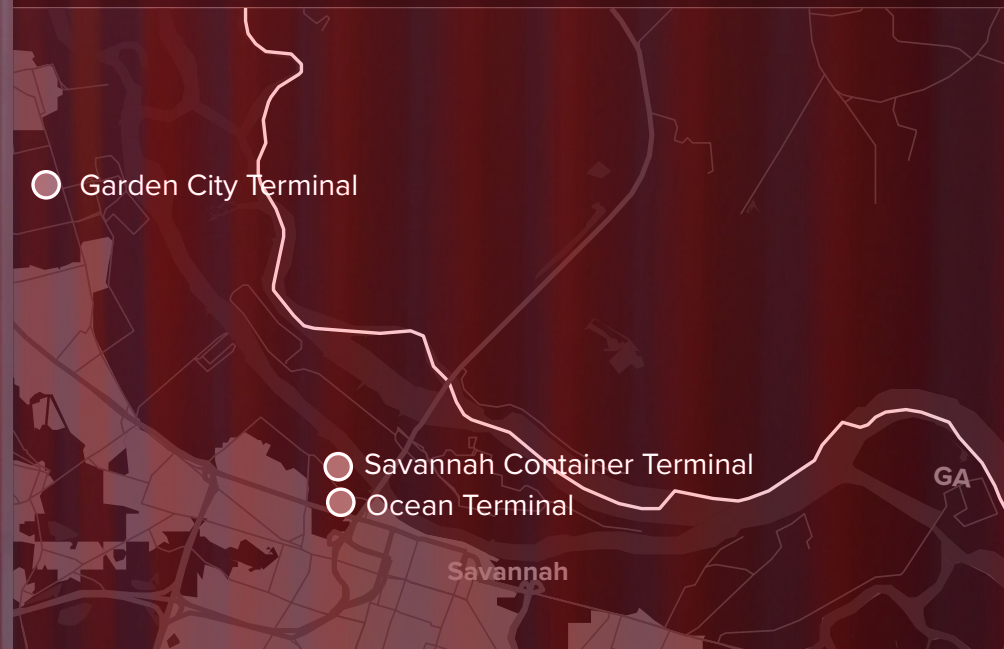
FY2024 GATE MOVES

3.4M

AVERAGE OVER 12.7K GATE MOVES/DAY

SINGLE 38 MINUTES | DOUBLE 53 MINUTES

3 Gates | 53 Lanes | 32 Pre-check Lanes



No Ports can Deliver the Savannah Model

Georgia Ports Authority
An Economic Engine

3rd Busiest U.S. Container Port Complex
= Strategic Gateway

Most Global Container Services
Among U.S. Southeast & Gulf Ports

2 On-Terminal Class 1 Railroads
CSX & Norfolk Southern

Fast & Convenient Infrastructure
= Faster to Market

Near Port Import Distribution Centers
= Matchback Opportunities

Great Port Partnerships
ILA, USCBP/USDA, State of Georgia





COASTAL

TRADE CENTER

JLL LEASING

BENNETT RUDDER, SIOR

912-250-4595

bennett.rudder@jll.com

CHRIS TOMASULO, SIOR

404-995-2462

chris.tomasulo@jll.com

RYAN HOYT, SIOR

404-995-2090

ryan.hoyt@jll.com

LINDSEY E. WILMOT

912-663-9394

lindsey.wilmot@jll.com



TRAMMELL CROW COMPANY

JOSE ESTRADA

404-923-1264

jestrada@trammellcrow.com

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