

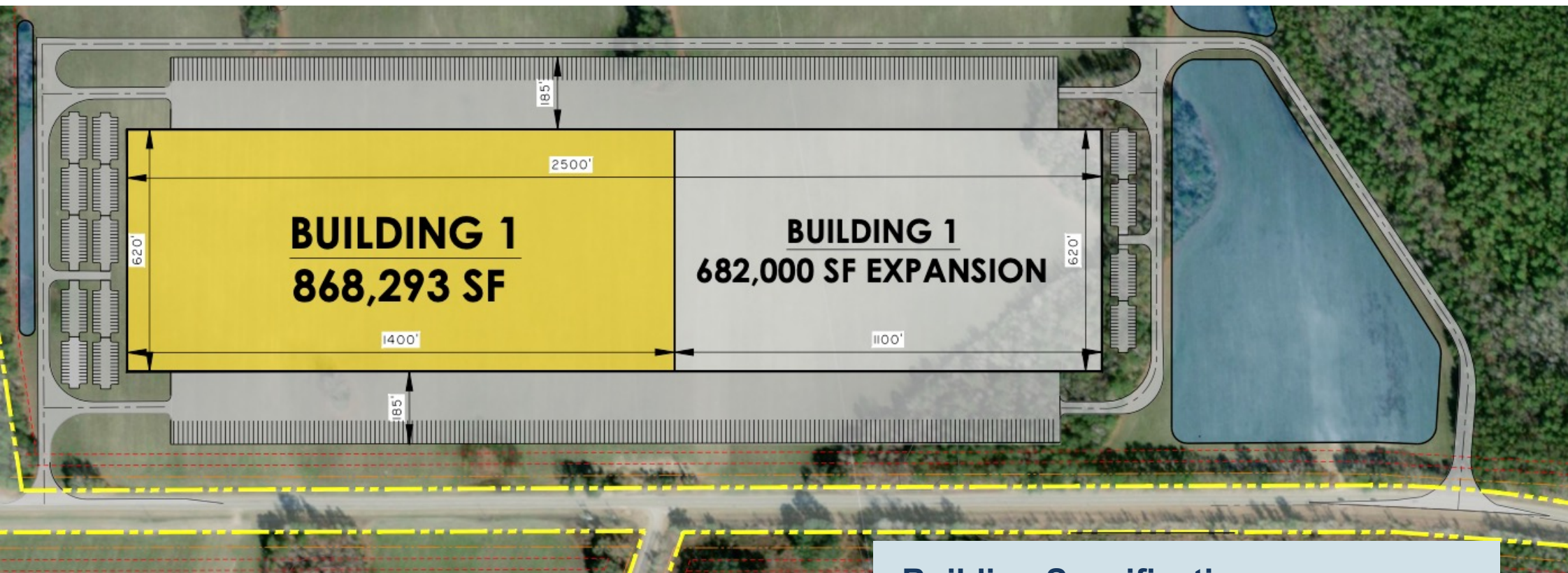


# **SEAPORT 16 TRADE CENTER BUILDING 1**

**868,293 SF**

Developer **ROOKER**

Marketing Partner **SOLUTION**  
PROPERTY GROUP



## **TAX CREDITS AVAILABLE**

\$17,500 / Job Tax Credit Over 5 Years



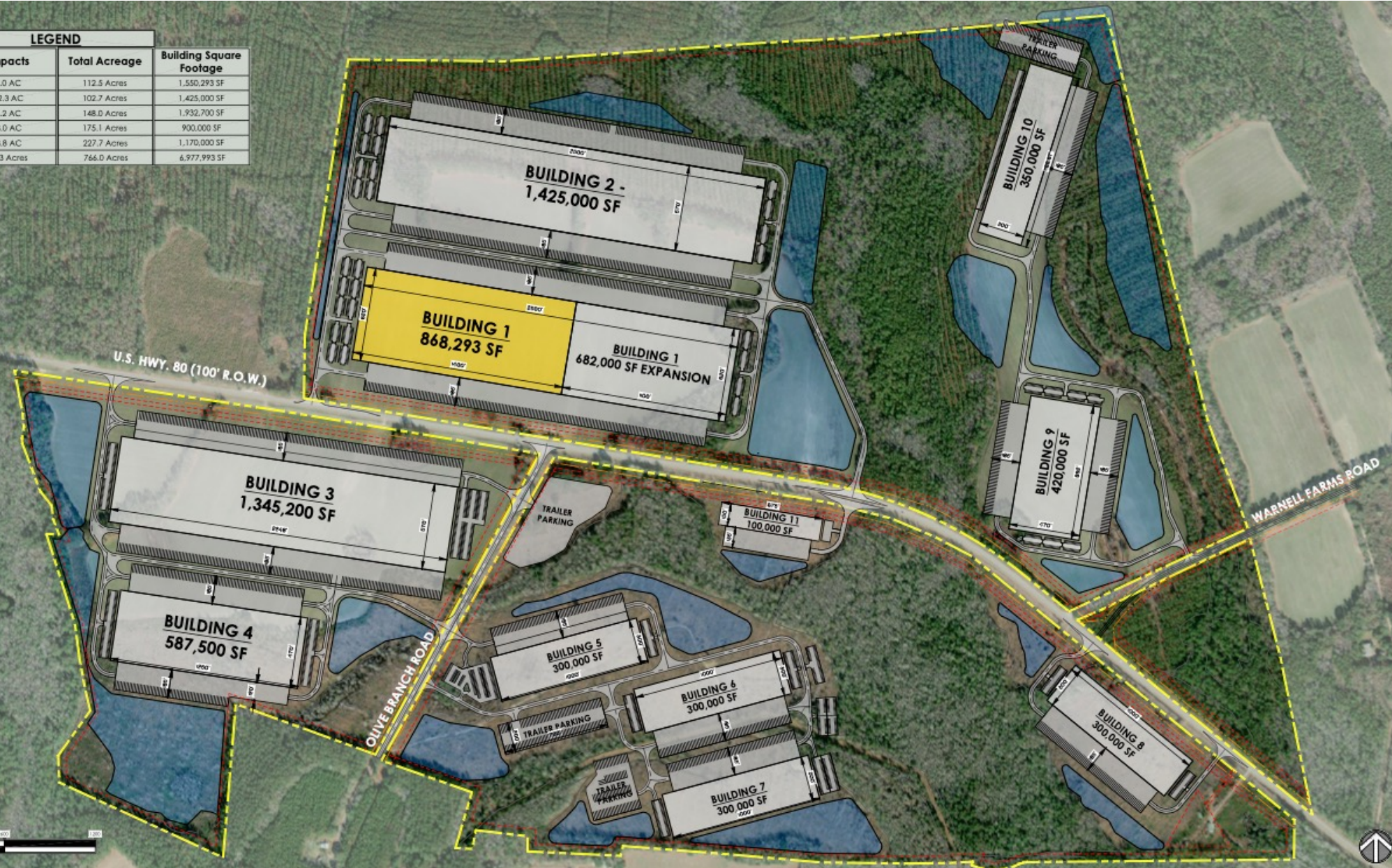
## **Building Specifications**

<b>Building Size</b>	868,293 SF expandable to 1,600,000 SF
<b>Clear Height</b>	40 foot clear
<b>Building Depth</b>	620 feet
<b>Configuration</b>	Cross-dock
<b>Sprinkler</b>	ESFR
<b>Auto Parking</b>	100 spaces (expandable)
<b>Trailer Parking</b>	215 spaces (expandable)
<b>Truck Court Depth</b>	185 feet
<b>Spec Office</b>	3000 feet
<b>Spec Dock Equipment</b>	Twenty (20) 40k LB pit levelers



LEGEND			
Building #	Impacts	Total Acreage	Building Square Footage
1	1.0 AC	112.5 Acres	1,550,293 SF
2	12.3 AC	102.7 Acres	1,425,000 SF
3&4	1.2 AC	148.0 Acres	1,932,700 SF
5,6,&7	8.0 AC	175.1 Acres	900,000 SF
8,9,10, & 11	8.8 AC	227.7 Acres	1,170,000 SF
<b>SUBTOTAL</b>	<b>31.3 Acres</b>	<b>766.0 Acres</b>	<b>6,977,993 SF</b>

\*\*\*27 ACRE PROPERTY NE CORNER OF WARRELL FARMS RD AND HWY 80 HAS NO PROPOSED BUILDINGS SO NOT INCLUDED IN PHASE BREAKDOWN\*\*\*







## Location

The Port of Savannah Garden City Terminal	25 miles
Jimmy Deloach Parkway	12 miles
Interstate 16 Exit 137	3.3 miles
Interstate 16 Exit 143	4.7 miles
Hyundai Electric Vehicle & Battery Plant	5 miles