COASTAL

TRADE CENTER

±4.7M SF Industrial Development Delivering in Phases

PHASE 1 DELIVERED

JLL

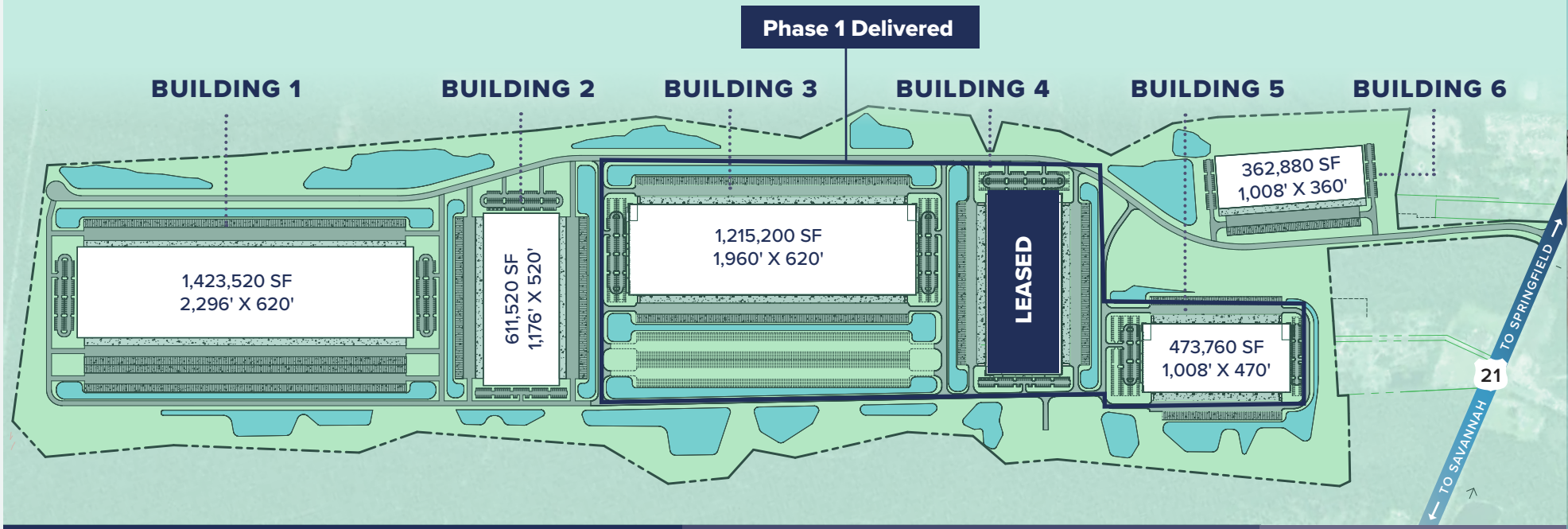
Trammell Crow Company

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 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

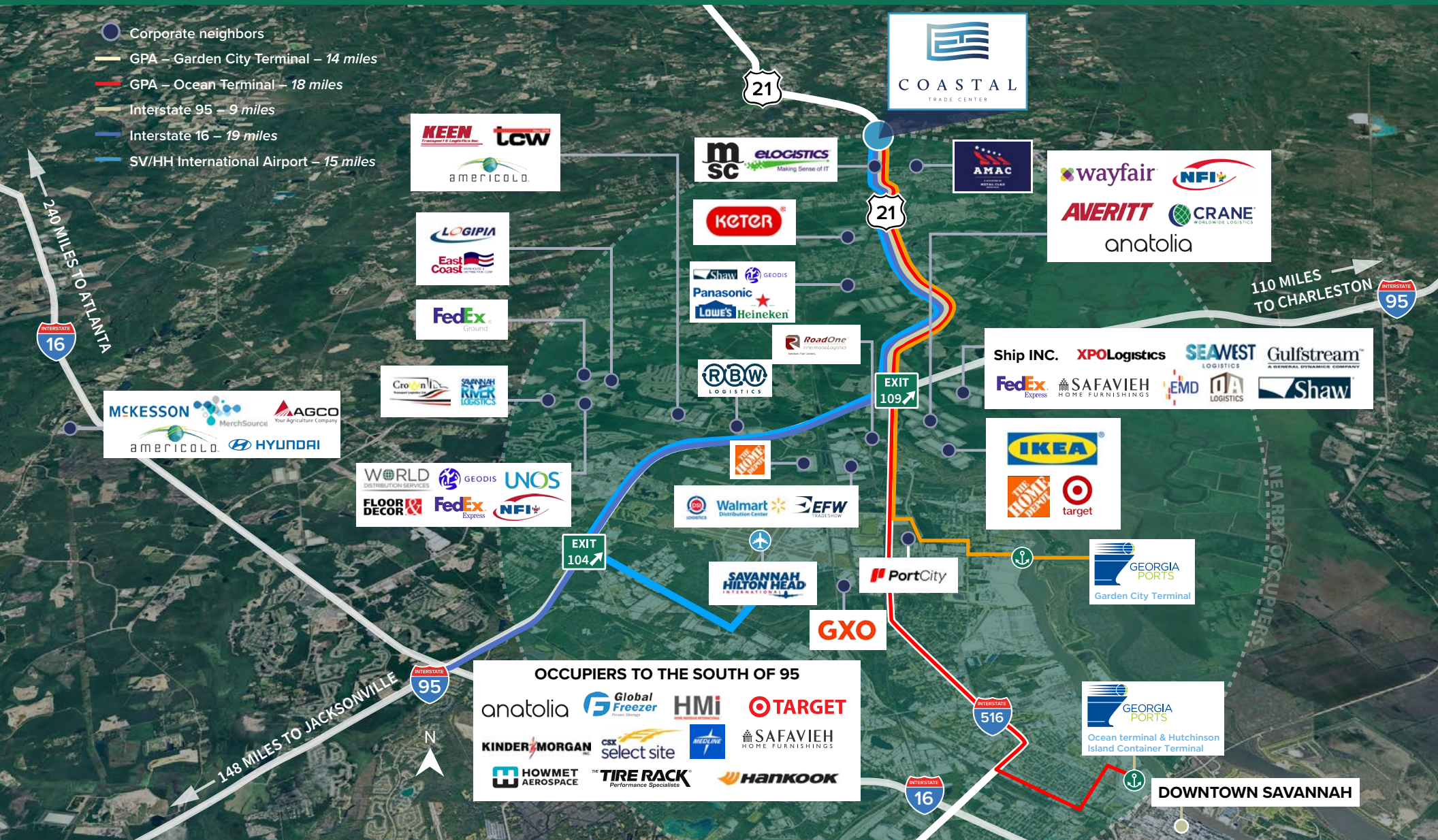
LED Lighting
ESFR Fire Protection
KPO Cut Out
Clerestory Windows
56’ x 50’
Column Spacing
40’ Clear
Height
8” Slab, 4,000 PSI

Building 3
1,215,200 SF
Building 4
LEASED
Building 5
473,760 SF
Phase 1 Delivered

Spec office

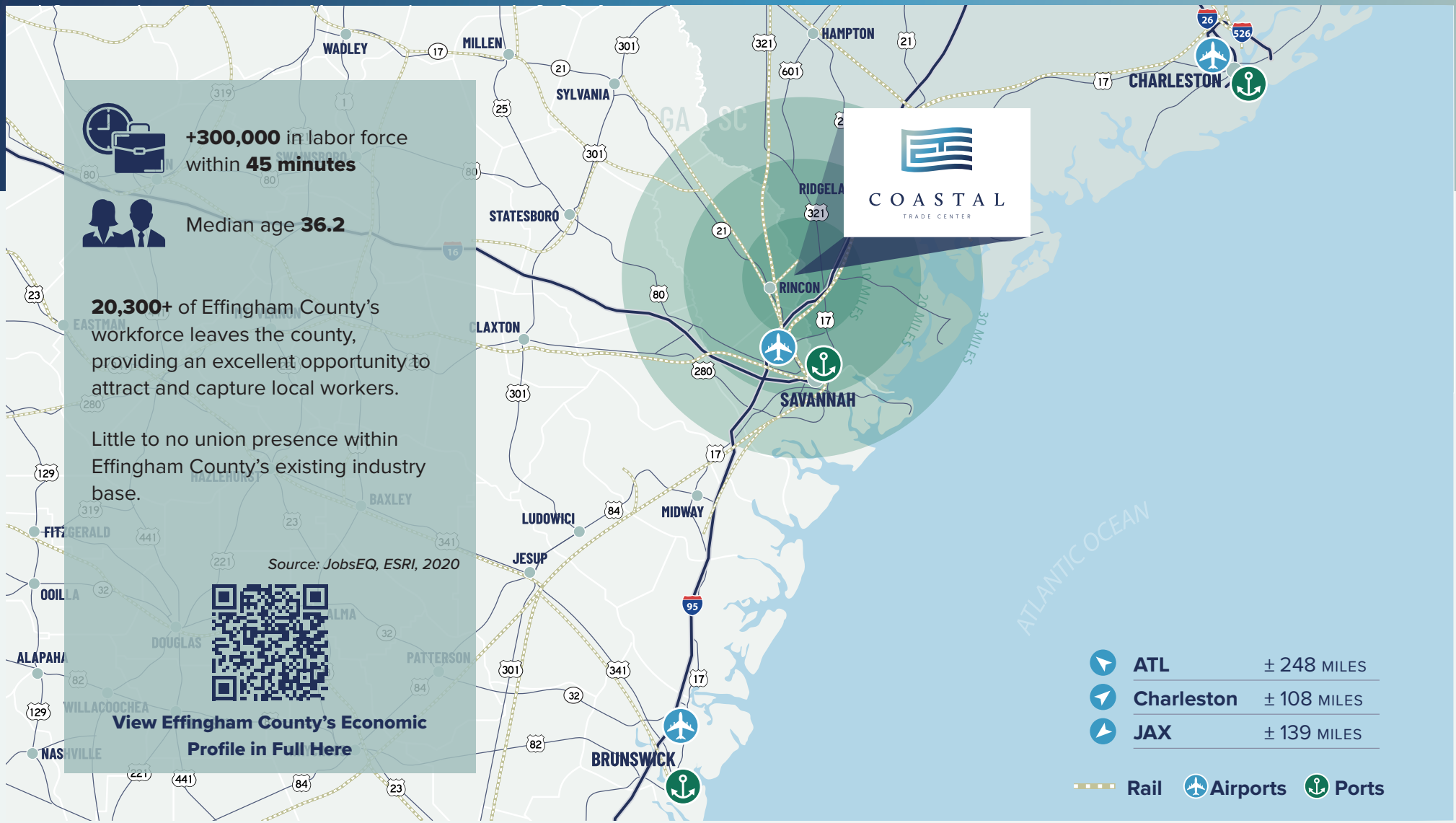
CORPORATE NEIGHBORS

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.

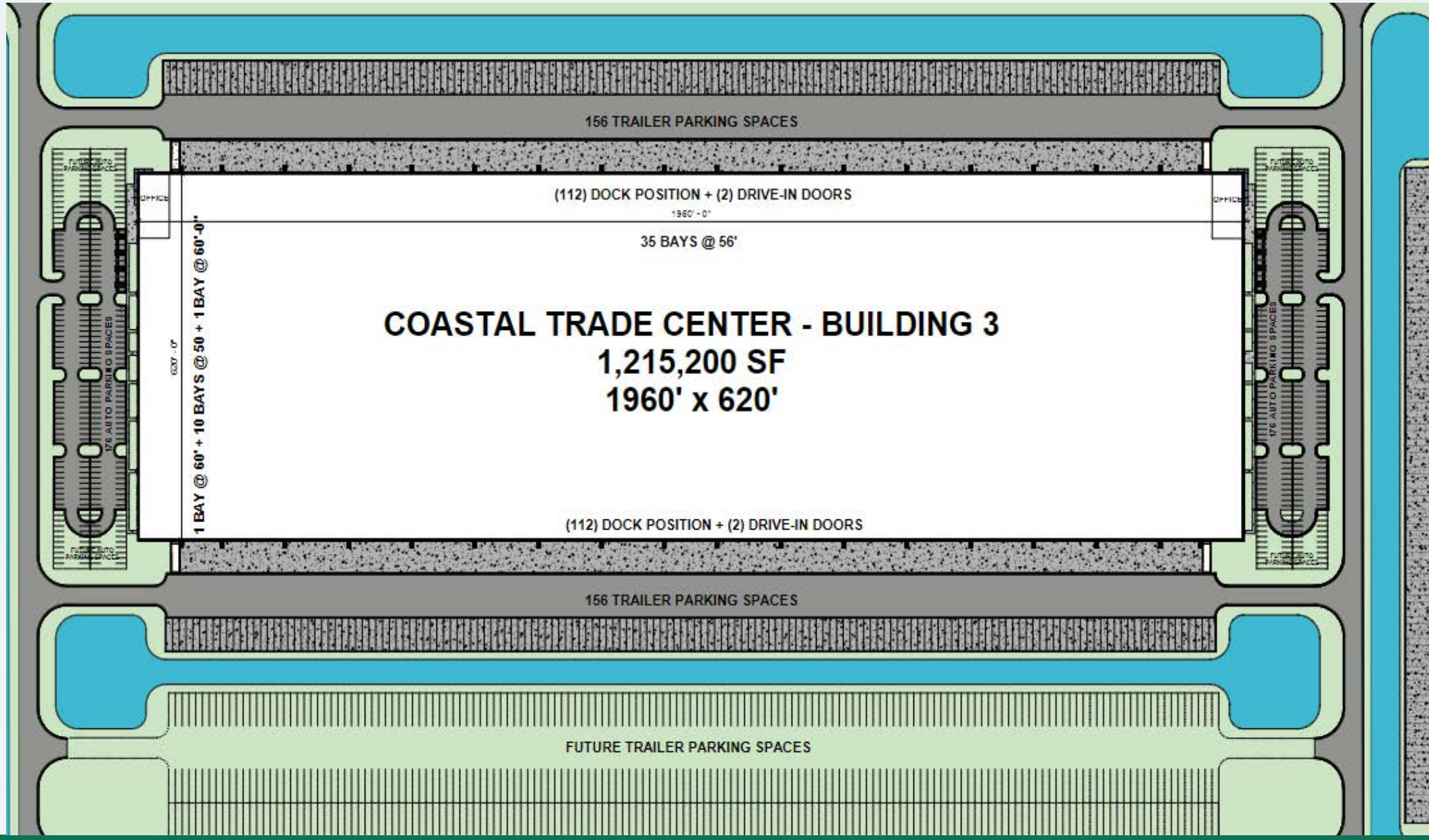


PHASE I

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

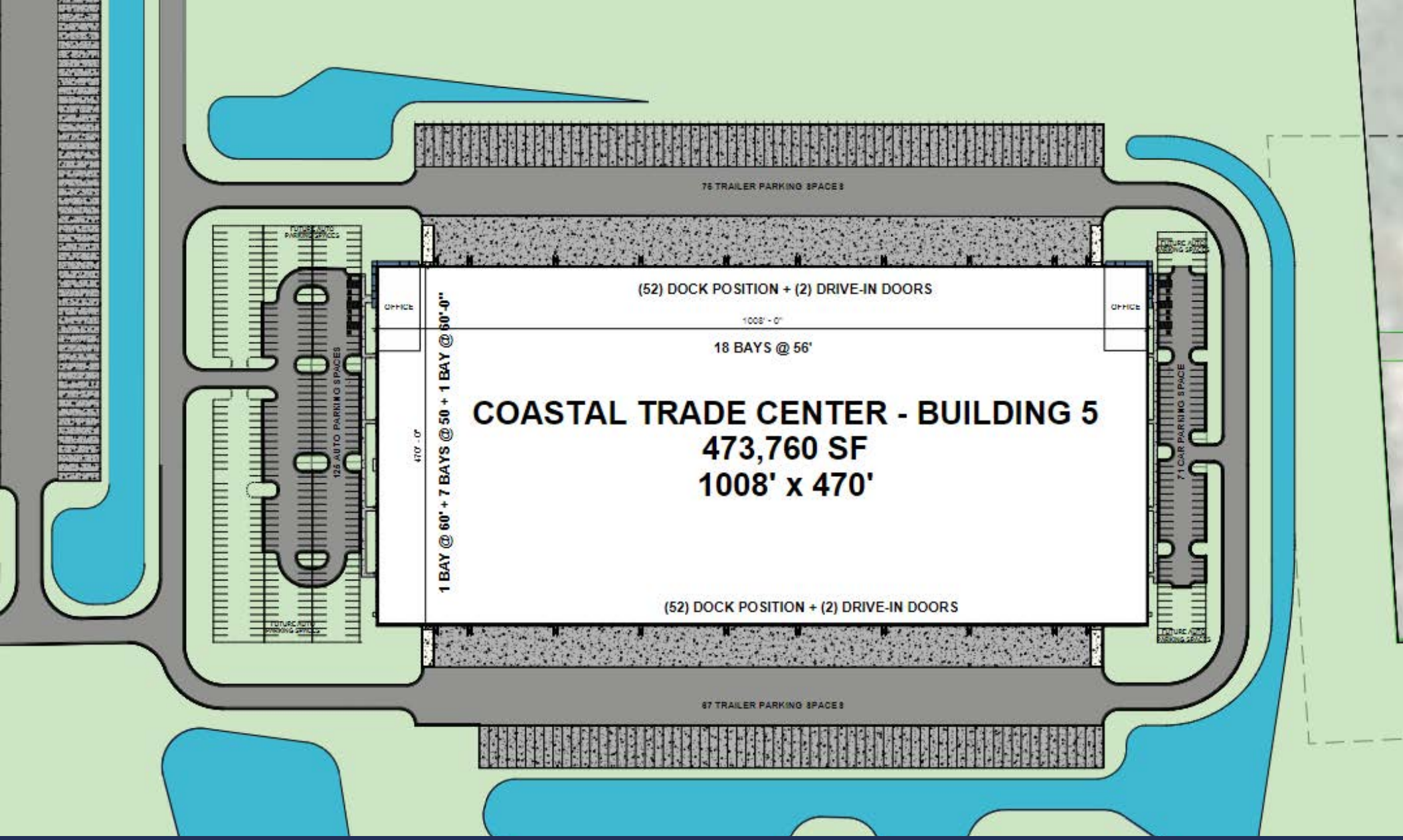
± 1,215,200 SF

PHASE I

BUILDING 5

± 473,760 SF

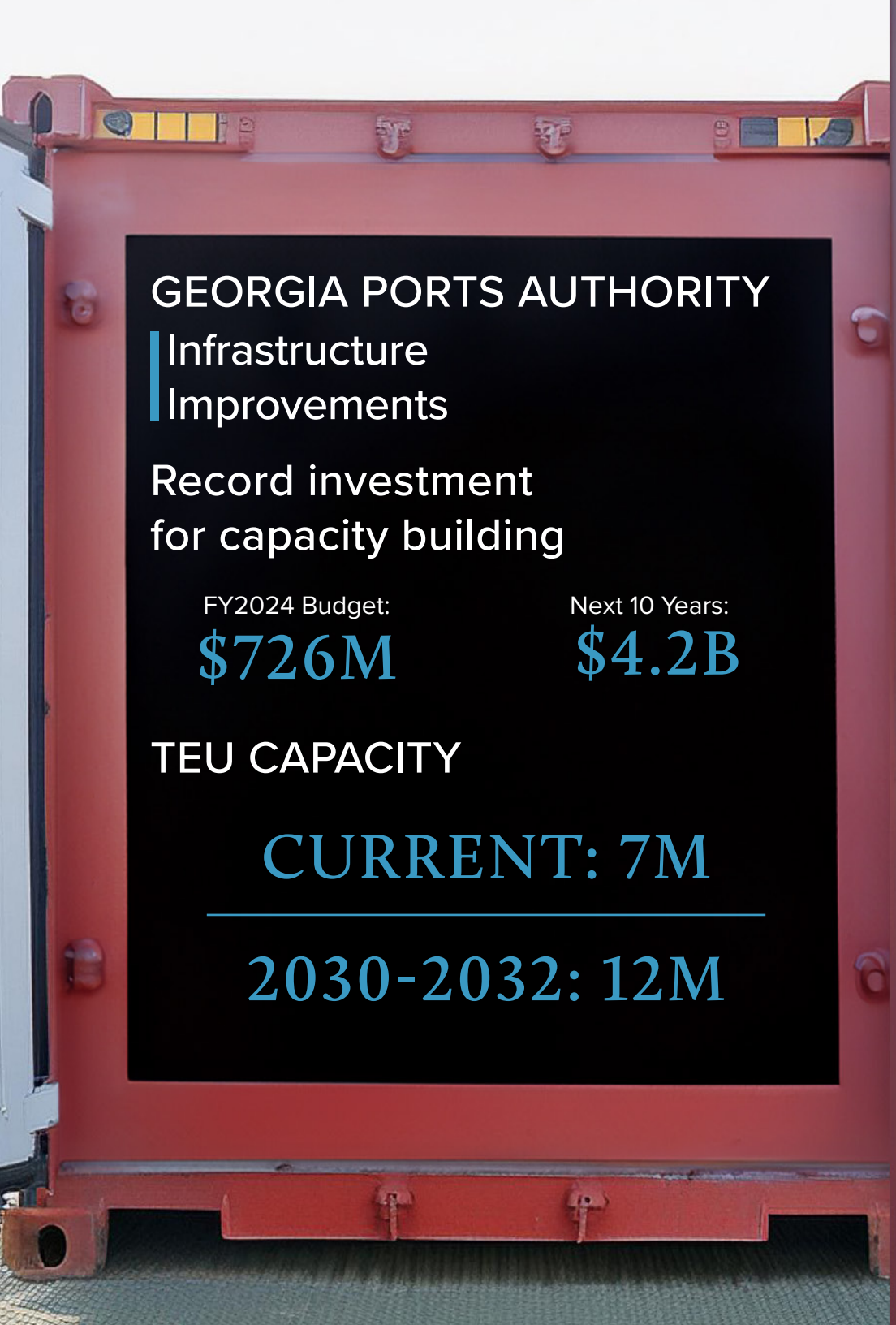
BUILDING 5	**BUILDING SIZE (SF:**	473,760
	BUILDING DIMENSIONS	470'D x 1,008'L
	LOADING CONFIGURATION	Cross Dock
	BUILDING HEIGHT	40' clear
	COLUMN SPACING	56' wide x 50' deep (60' dock bays-each side)
	DOCK DOORS	102 – (9' X 10') dock doors with vision panels (35 dock levelers)
	RSF PER DOOR	4645
	OVERHEAD 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



PHASE I

BUILDING 5

± 473,760 SF



#3 BUSIEST

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

#3 & FASTEST

Growing US Container Gateway

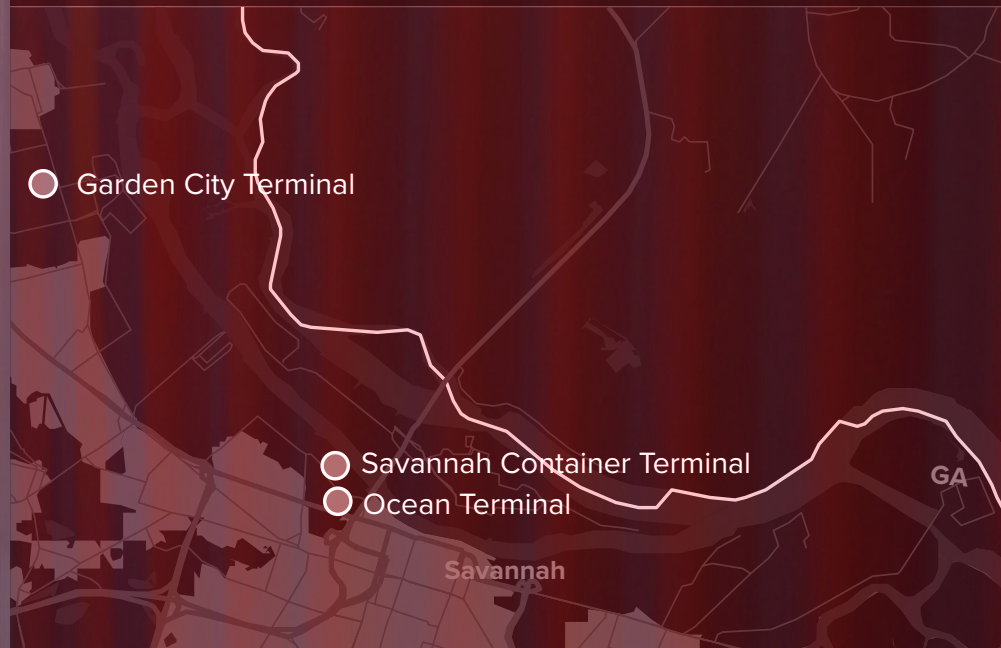
FY2024 GATE MOVES

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

MADISON WARD
770-827-4710
mward@trammellcrow.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Trammell Crow Company

JLL