



EFFINGHAM BUSINESS CENTER

Building 1: 2101 Old Augusta Rd South, Rincon, Georgia 31326

Building 2: 2105 Old Augusta Rd South, Rincon, Georgia 31326

- › 2 brand new Class A buildings delivering April 2025
- › Less than 9.5 miles from Georgia Ports Authority, Garden City Terminal
- › Great interstate access - 5 miles to I-95 & 14.3 miles to I-16

CBRE

LEASING AGENT



DEVELOPER

EFFINGHAM BUSINESS CENTER

Old Augusta Road, Rincon, Georgia 31326

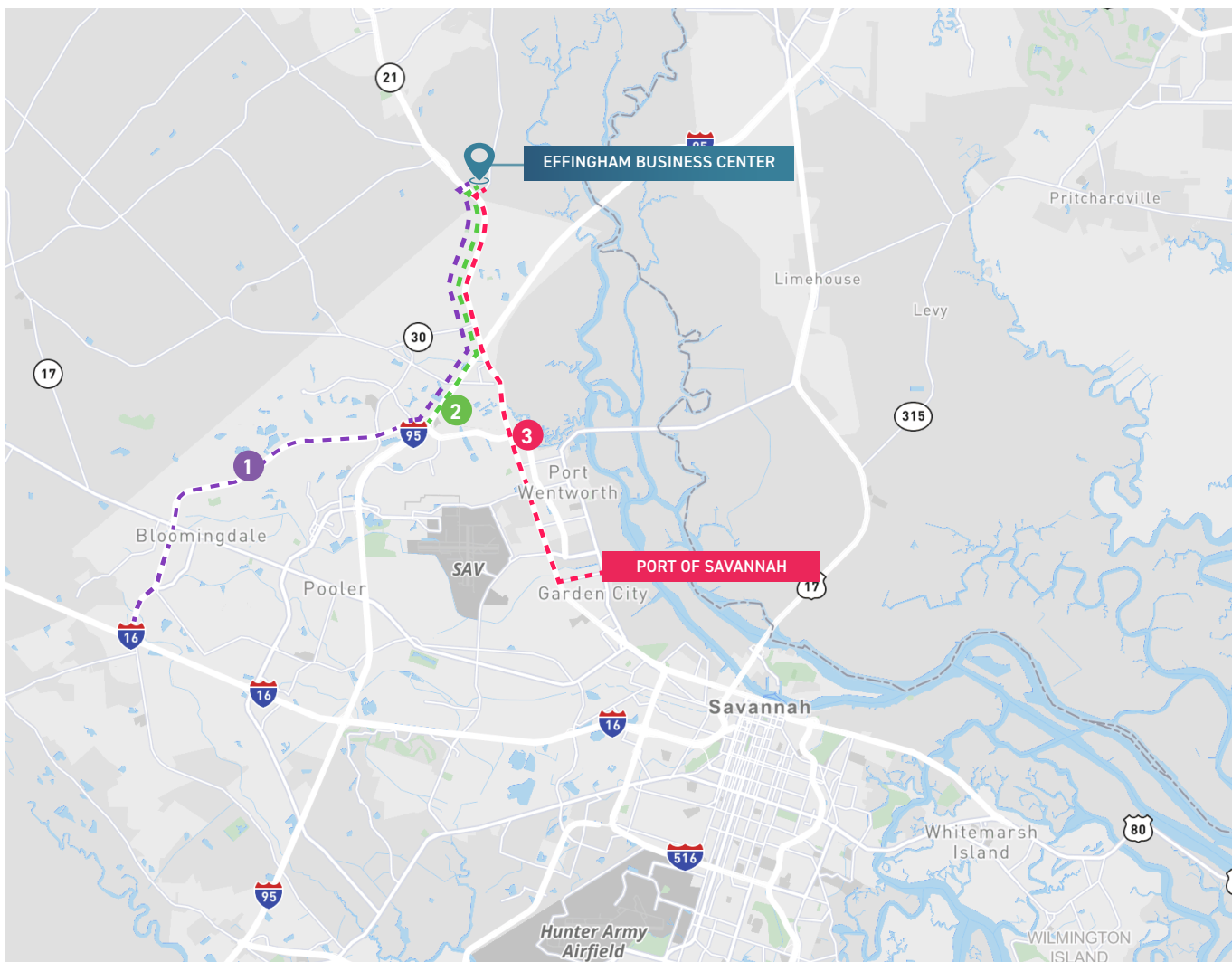
Effingham Business Center is located on Old Augusta Road (GA Hwy 21) in business friendly Rincon, GA. The 95.6 acre park is strategically positioned less than 9.5 miles from Georgia Ports Authority's Garden City Terminal with great proximity to major interestates, I-95 and I-16.

The park is currently under construction and features a 401,480 SF rear load building and a 363,300 SF front load building. Each building boasts a 36' clear height, ample auto parking and 185' truck courts. The buildings are divisible and can accommodate a wide range of users. Please inquire for additional information.



SUPERIOR LOCATION

Old Augusta Road, Rincon, Georgia 31326



14.5 MILES

TO DOWNTOWN SAVANNAH

9.5 MILES

TO GARDEN CITY TERMINAL

1

INTERSTATE 16
14.3 MILES

3

OCEAN TERMINAL
14 MILES

2

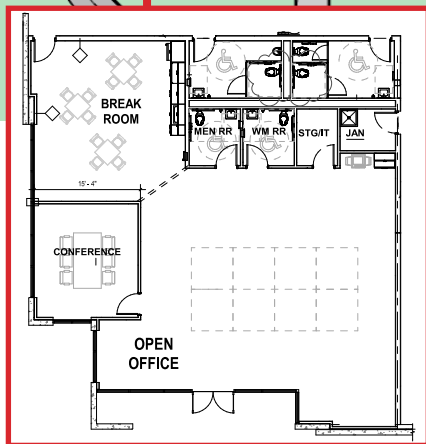
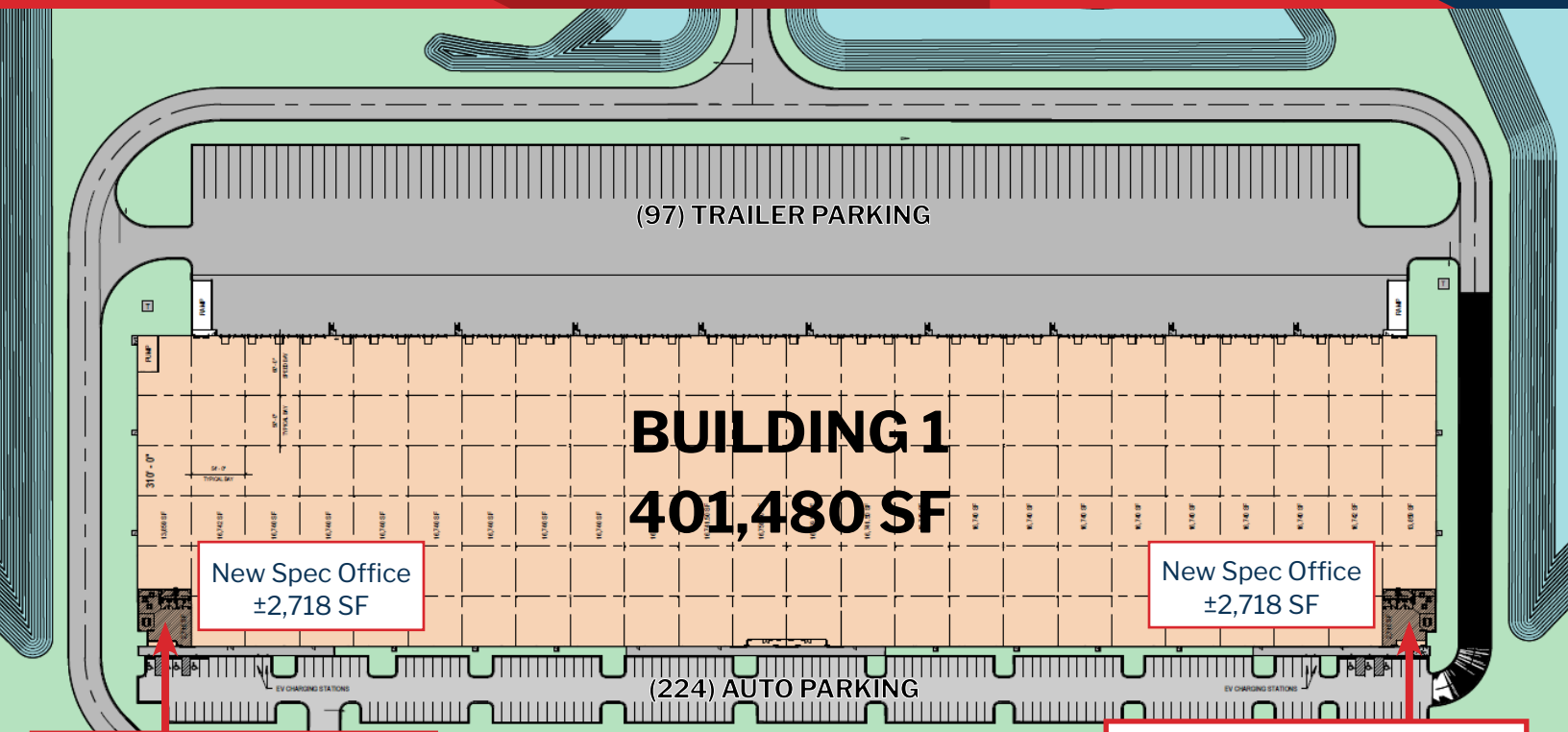
INTERSTATE 95
5 MILES

PORT OF SAVANNAH

3rd Busiest Container Port in the U.S.

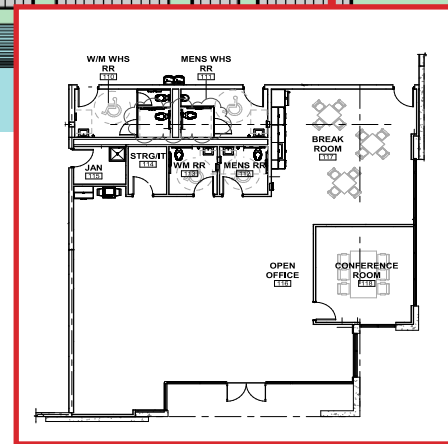
- › The 3rd largest port and the fastest-growing container port by TEU'S in the U.S.
- › The Port's Garden City Terminal is the largest single container terminal in North America
- › The Georgia Ports Authority and Governor Brian Kemp announced the completion of the Savannah River deepening in early April which will allow ships to carry an additional 1,000 containers worth of cargo. This increases the capacity of an already highly efficient port
- › Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- › Savannah Harbor Expansion Project completed in March 2022
- › From the GPA January 2023 - Renovations to Berth 1 at Garden City Terminal are nearing completion. The project will give Savannah four berths for vessels carrying 16,00+ twenty-foot equivalent container units, and three additional berths. The improvements will increase the port's annual berth capacity by 25 percent





WAREHOUSE IMPROVEMENTS:

- 4 EV Charging Stations
- 10 battery charging disconnects
- LED Lights on motion sensor in warehouse
- 39 (40,000 lb.) mechanical dock levelers
- Spec Office A & B: ±2,718 SF



BUILDING 1 SPECS

Delivering April 2025 | 401,480 SF

Square Footage

401,480 SF

Site Area

± 66.67 acres

Configuration

Rear-load

Column Spacing

54' W x 50' D with
60' speed bays

Construction

Tilt up

Clear Height

36' clear minimum

Dock High Doors

82 – 9' x 10' insulated

Drive-In Doors

2 – 14' x 16' ramped

Truck Court Depth

185'

Auto Parking

224 auto spaces

Trailer Parking

97 trailer storage spaces

Sprinkler System

ESFR

Roof

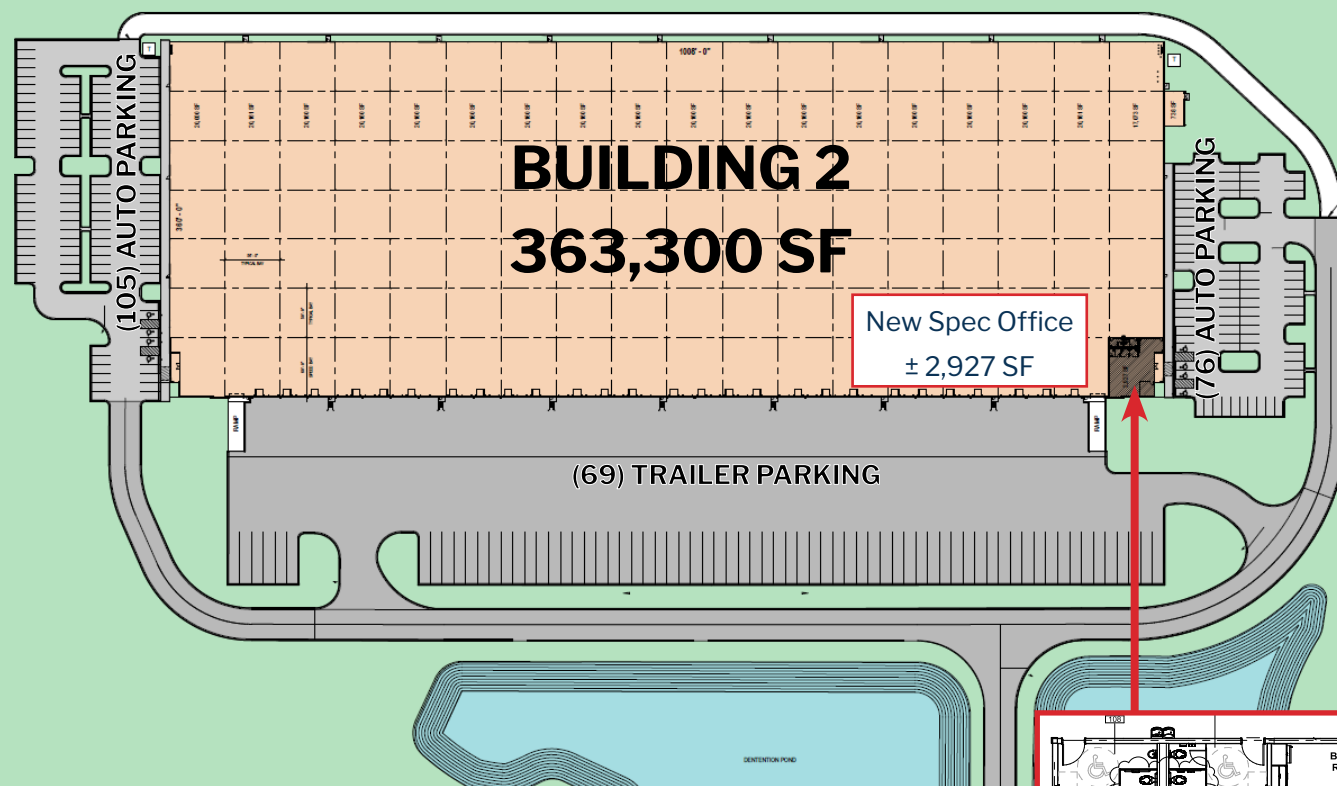
45-mil TPO with R-19 insulation

Dimensions

310' x 1296'

Power

(2) 1,000 KVA transformers, one at each end



BUILDING 2 363,300 SF

New Spec Office
± 2,927 SF

(69) TRAILER PARKING

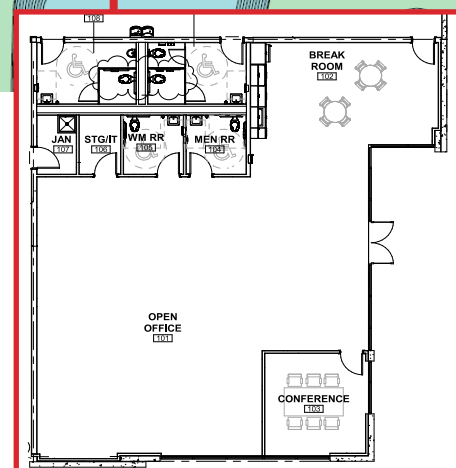
WAREHOUSE IMPROVEMENTS:

Office: ± 2,927 SF

27 (40,000 lb) mechanical dock levelers

LED lights on motion sensor in warehouse

10 battery charging disconnects



BUILDING 2 SPECS

Delivering April 2025 | 363,300 SF

Square Footage

363,300 SF

Site Area

± 54.54 acres

Configuration

Front-load

Column Spacing

56' W x 50' D with
60' speed bays

Construction

Tilt up

Clear Height

36' clear minimum

Dock High Doors

58 – 9' x 10' insulated

Drive-In Doors

2 – 14' x 16' ramped

Truck Court Depth

185'

Auto Parking

181 auto spaces

Trailer Parking

69 trailer storage spaces

Sprinkler System

ESFR

Roof

45-mil TPO with R-19 insulation

Dimensions

360' x 1008'

Power

(2) 1,000 KVA transformers, one at each end



I-95	5 miles
Jimmy Deloach Parkway	7 miles
Georgia Ports Authority - Garden City Terminal	9.5 miles
Savannah/Hilton Head International Airport	11 miles
I-16	14.3 miles
Georgia Port Authority - Ocean Terminal	15 miles
Downtown Savannah	15.5 miles
Hyundai EV Assembly Plant	24.6 miles
Atlanta	240 miles



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