PINE MEADOW
LOGISTICS PARK

SunCap

Savannah's Future Class A Industrial Development

Pine Meadow Drive & Pine Barren Road | Pooler (Savannah), Georgia 31322



- 2-Building Development
- ±959,822 SF Total
- ±7 Miles to Port of Savannah
- Easy Access to I-95 & I-16

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PARK OVERVIEW

Strategic Location. Modern Performance.

Pine Meadow Logistics Park is a planned two-building Class A industrial development at Pine Meadow Drive and Pine Barren Road in Pooler, Georgia. Totaling approximately 959,822 square feet, the campus offers two complementary building configurations designed to accommodate modern distribution and logistics users, with excellent visibility from Interstate 95 and convenient access to Interstate 16.

PARK AT A GLANCE

BUILDING A
±606,323 SF
Crossdock

BUILDING B
±353,499 SF
Rear Load


INTERSTATE 95
PINE MEADOW DRIVE
PINE BARREN ROAD
BUILDING B
±353,499 SF
BUILDING A
±606,323 SF
Conceptual Rendering -
For Illustrative Purposes Only

PINEMEADOW LOGISTICS PARK

BUILDING A

Q4 2027 Estimated Delivery

SPECIFICATIONS

Building Size:	±606,323 SF
Load Type:	Crossdock
Overall Dimensions:	470’ x 1,005’
Divisible to:	±250,000 SF
Spec Office Size:	±3,253 SF
Column Spacing:	50’ x 56’ (60’ speed bays)
Clear Height:	40’
Dock Doors:	103 (9’ x 10’)
Dock Levelers:	14 (30k# mechanical pit)
Drive-in Doors:	4 (12’ x 14’)
Trailer Parking:	150 spaces
Car Parking:	214 spaces
Truck Court:	185’ deep
Sprinkler:	ESFR
Roof:	45-mil TPO, R-20 insulation
Slab:	8” unreinforced concrete, 4,000 PSI
Electrical:	4,000 amps, 3 Phase
Lighting:	25 FC throughout, 40 FC in speed bays



PINE MEADOW LOGISTICS PARK

BUILDING B

Q4 2027 Estimated Delivery

SPECIFICATIONS

Building Size:	±353,499 SF
Load Type:	Rear Load
Overall Dimensions:	310’ x 1,118’
Divisible to:	±100,000 SF
Spec Office Size:	±1,898 SF
Column Spacing:	50’ x 52’ (60’ speed bays)
Clear Height:	36’
Dock Doors:	58 (9’ x 10’)
Dock Levelers:	4 (30k# mechanical pit)
Drive-in Doors:	2 (12’ x 14’)
Trailer Parking:	80 spaces
Car Parking:	173 spaces
Truck Court:	185’ deep
Sprinkler:	ESFR
Roof:	45-mil TPO, R-20 insulation
Slab:	7” unreinforced concrete, 4,000 PSI
Electrical:	3,000 amps, 3 Phase
Lighting:	25 FC throughout, 40 FC in speed bays



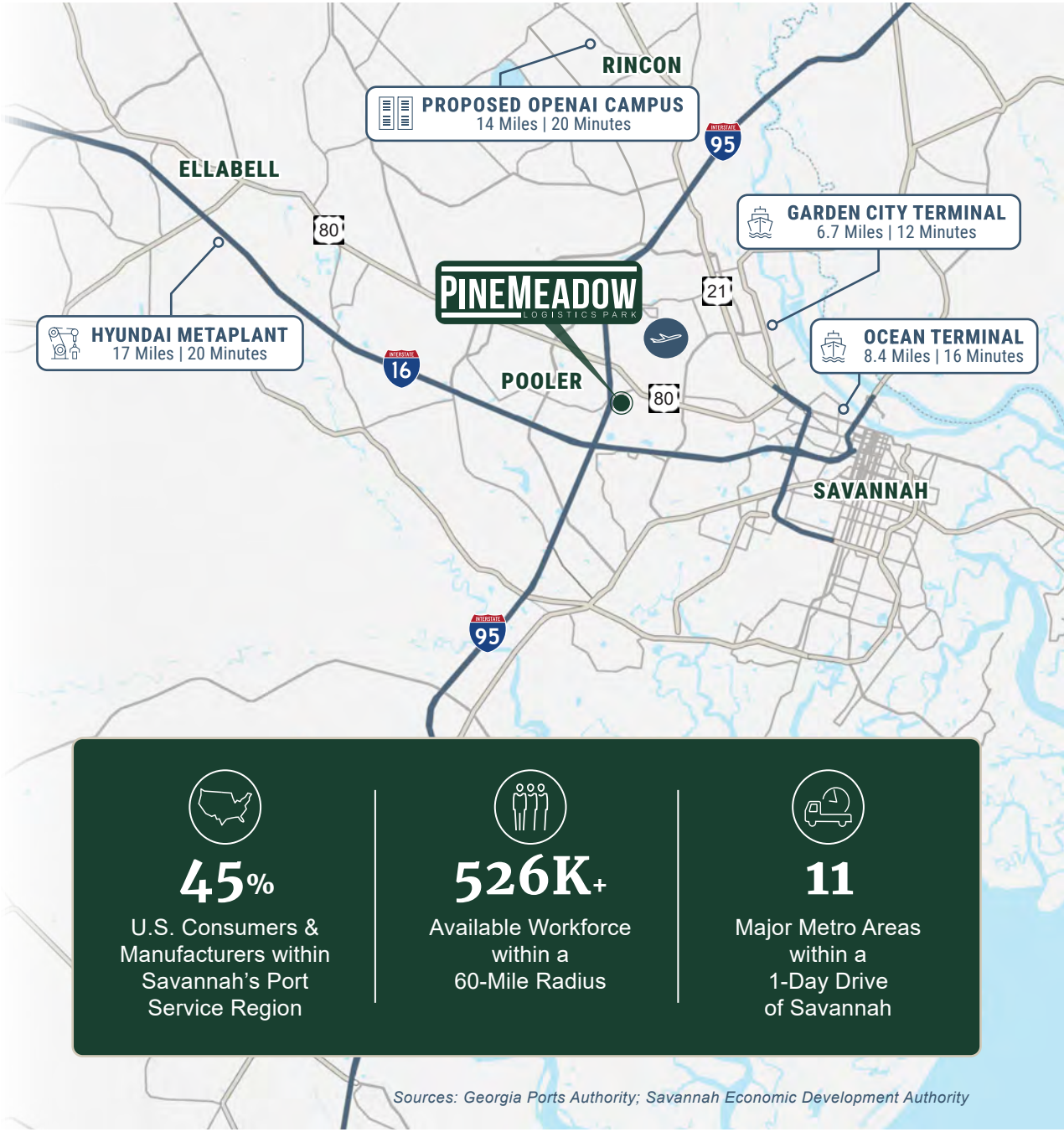
PINEMEADOW LOGISTICS PARK

LOCATION OVERVIEW

Strategically Positioned. Connected for What's Next.

Positioned at Pine Meadow Drive and Pine Barren Road in Pooler, Pine Meadow Logistics Park provides convenient access to Interstate 95, Interstate 16 and Savannah's primary transportation infrastructure. The site is within minutes of Savannah/Hilton Head International Airport and the Port of Savannah, with direct regional connectivity to major Southeast markets and the Hyundai Metaplant America.

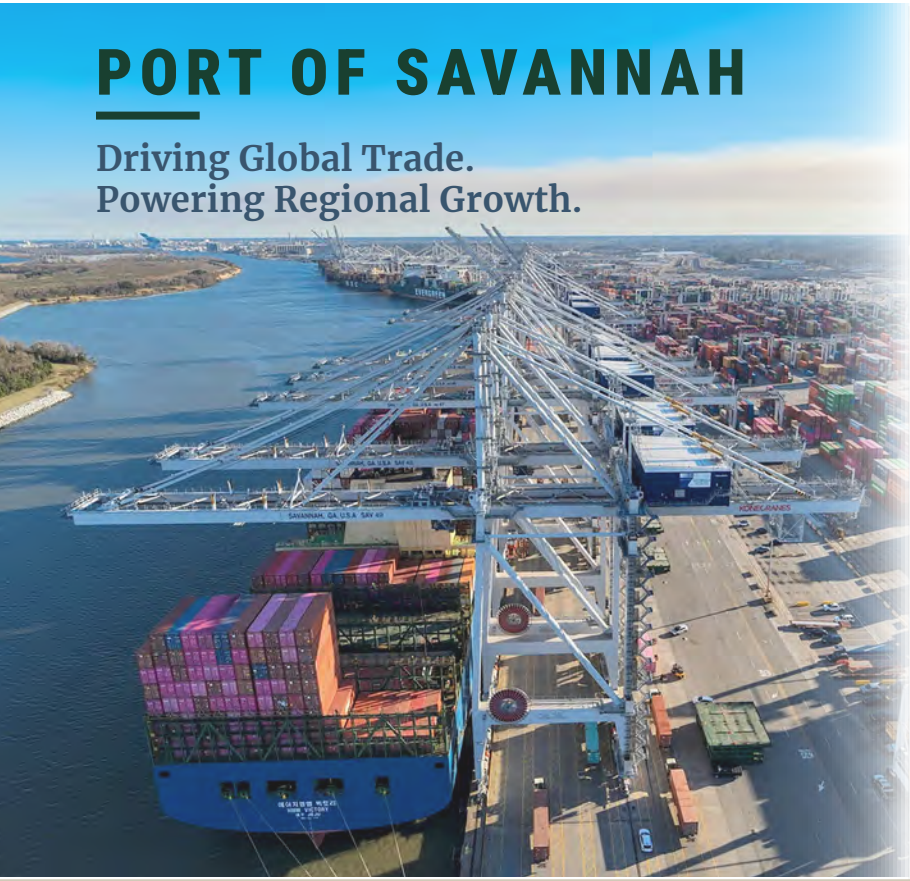
DESTINATION	DISTANCE	DRIVE-TIME
Interstate 95	2.0 Miles	5 Minutes
Interstate 16	3.5 Miles	7 Minutes
SAV/HH Int'l Airport	5.6 Miles	10 Minutes
Garden City Terminal	6.7 Miles	12 Minutes
Ocean Terminal	8.4 Miles	16 Minutes
Hyundai Metaplant	17.0 Miles	20 Minutes
Charleston, SC	108 Miles	122 Minutes
Jacksonville, FL	134 Miles	120 Minutes
Atlanta, GA	240 Miles	226 Minutes



Sources: Georgia Ports Authority; Savannah Economic Development Authority

PORT OF SAVANNAH

Driving Global Trade.
Powering Regional Growth.





#1
Largest Single-Terminal Container Operation in the Western Hemisphere

2nd
Busiest Container Port on the U.S. East Coast

$4.5B
Planned Investment over the Next Decade

5.7M
TEUs Handled in FY2026

39
Weekly Container Ship Calls/Services

Sources: Georgia Ports Authority; Savannah Economic Development Authority

SELECT CORPORATE NEIGHBORS

At the Center of Savannah's Logistics Corridor.



SAVANNAH ECONOMIC DRIVERS

1. GLOBAL TRADE GATEWAY

World-class port infrastructure and global connectivity support efficient trade and regional growth.

2. ADVANCED MANUFACTURING BASE

A diverse and growing manufacturing ecosystem, including automotive, aerospace and industrial production.

3. DISTRIBUTION & LOGISTICS ECOSYSTEM

A well-established base of distributors, 3PLs and e-commerce users supports a resilient industrial economy.

4. INTERSTATE & RAIL CONNECTIVITY

Convenient access to I-95 and I-16, and two Class I railroads linking the Southeast to major markets and supporting efficient national distribution.

5. REGIONAL WORKFORCE

Access to a deep and diverse labor pool from Savannah and surrounding counties supports continued growth across key industries.

Sources: Georgia Ports Authority; Georgia Department of Economic Development; Hyundai Motor Group; OpenAI; Effingham County, Georgia

MAJOR INDUSTRIAL MOMENTUM

ADVANCED MANUFACTURING

HYUNDAI MOTOR GROUP

±$7.6 Billion

Metaplant America

Hyundai Motor Group's Metaplant America represents one of the largest economic development projects in Georgia history, with capacity for up to 800,000 vehicles annually by 2028 and a growing supplier ecosystem.

NEXT-GENERATION TECHNOLOGY

OpenAI

$20 Billion

Announced AI Infrastructure Investment

OpenAI announced a major data center campus near Rincon in Effingham County, representing a significant investment in advanced infrastructure and reinforcing the region's growing technology and innovation economy.

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