

HUNT CROSSROADS COMMERCE CENTER

UP TO 1.9M± SF AVAILABLE - DIVISIBLE TO 100,000± SF

NWC Jimmy Deloach Parkway & I-16
Bloomington, GA 31302



HUNT CROSSROADS
COMMERCE CENTER

BUILD-TO-SUIT

BUILDINGS AVAILABLE FROM 217,620 SF TO 427,850 SF

BUILDING I CONSTRUCTION
STARTING 2026



FOR MORE
INFORMATION
CONTACT

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CBRE

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SITE PLAN

NWC Jimmy DeLoach Parkway & I-16
Bloomington, GA 31302



Hunt Crossroads Commerce Center is a premier industrial development strategically located at Interstate 16 and Jimmy DeLoach Parkway in Bloomington, GA — just minutes from Savannah. Encompassing 1.9 million square feet of planned Class A facilities, the park provides direct access to the region's strongest growth drivers, including the Hyundai Motor Group Metaplant, the Port of Savannah, and Savannah/Hilton Head International Airport.

Flexible leasing and build-to-suit opportunities are available, accommodating users from 100,000 to 427,680 square feet.

- BUILDING I**
318,367 SF - Build-to-Suit - Construction Starting 2026
- BUILDING II**
217,620 SF - Build-to-Suit
- BUILDING III**
320,760 SF - Build-to-Suit
- BUILDING IV**
427,680 SF - Build-to-Suit
- BUILDING V**
301,320 SF - Build-to-Suit
- BUILDING VI**
349,920 SF - Build-to-Suit

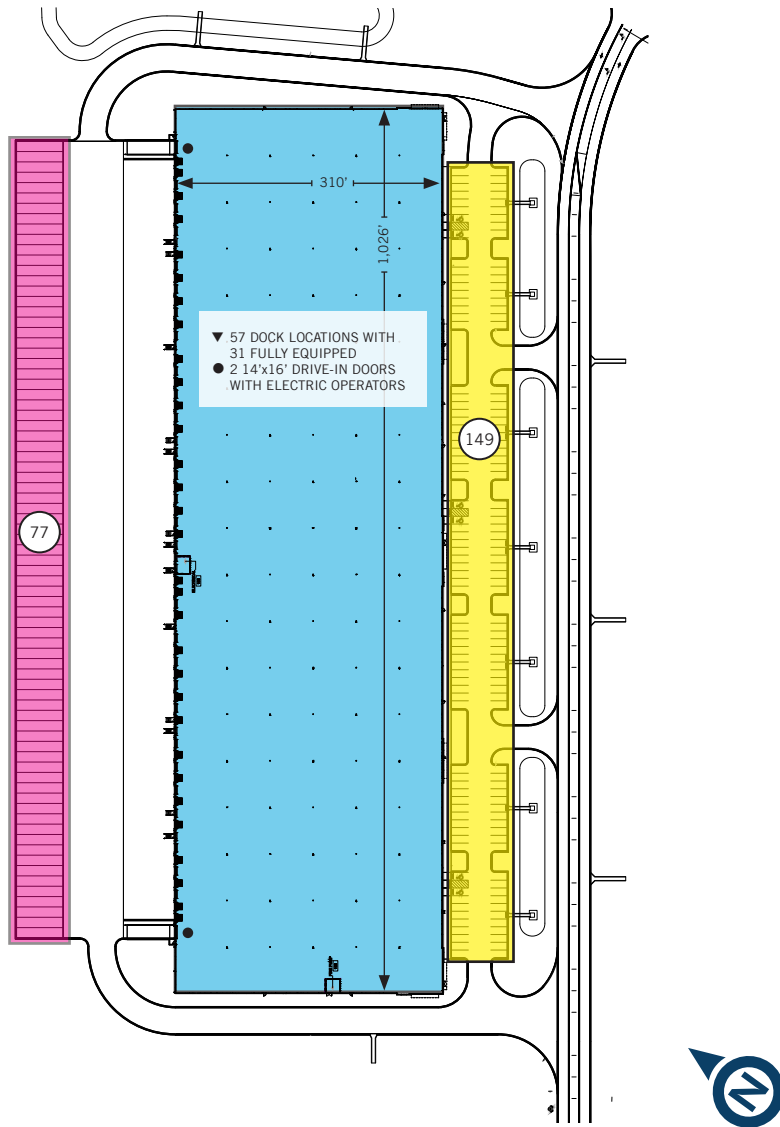
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BUILDING I SPECS

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BUILDING TYPE Concrete tilt panels with structural steel frame
1" insulated Low-E glass

BUILDING SIZE 318,367 SF total

BUILDING SPACE DIMENSIONS 310' deep x 1,026' wide

COLUMN SPACING 50' deep x 54' wide typical, staging bays are 60' deep

CLEAR HEIGHT 36' minimum

ROOF 60 Mil TPO single-ply white membrane, mechanically fastened with:
• Slope 1/4" per foot
• 22 gauge B-deck
• R-20 insulation for all roofing areas
• 15-year manufacturer's warranty
• Exterior gutter and downspouts (no internal roof drainage)
• Downspouts to outfall into truck courts

BUILDING FLOOR SLAB 7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum.
Floor levelness of FL 20 minimum

FLOOR SEALER Ashford

DRIVE-IN DOORS Two (2) 14' x 16' drive-in doors

DOCK DOORS & EQUIPMENT Fifty-seven (57) 9' x 10' dock-high doors with 31 fully equipped
• Z guards
• Dock bumpers
• 45,000 lb. dock levelers
• 10" dock seals

ELECTRICAL SERVICE 2,000 Amp, 480V

WAREHOUSE LIGHTING LED fixtures

FIRE PROTECTION SYSTEM ESFR

WAREHOUSE HEATING Gas fired make-up air units with power vents and standard thermostats

TRAILER PARKING 77 spaces

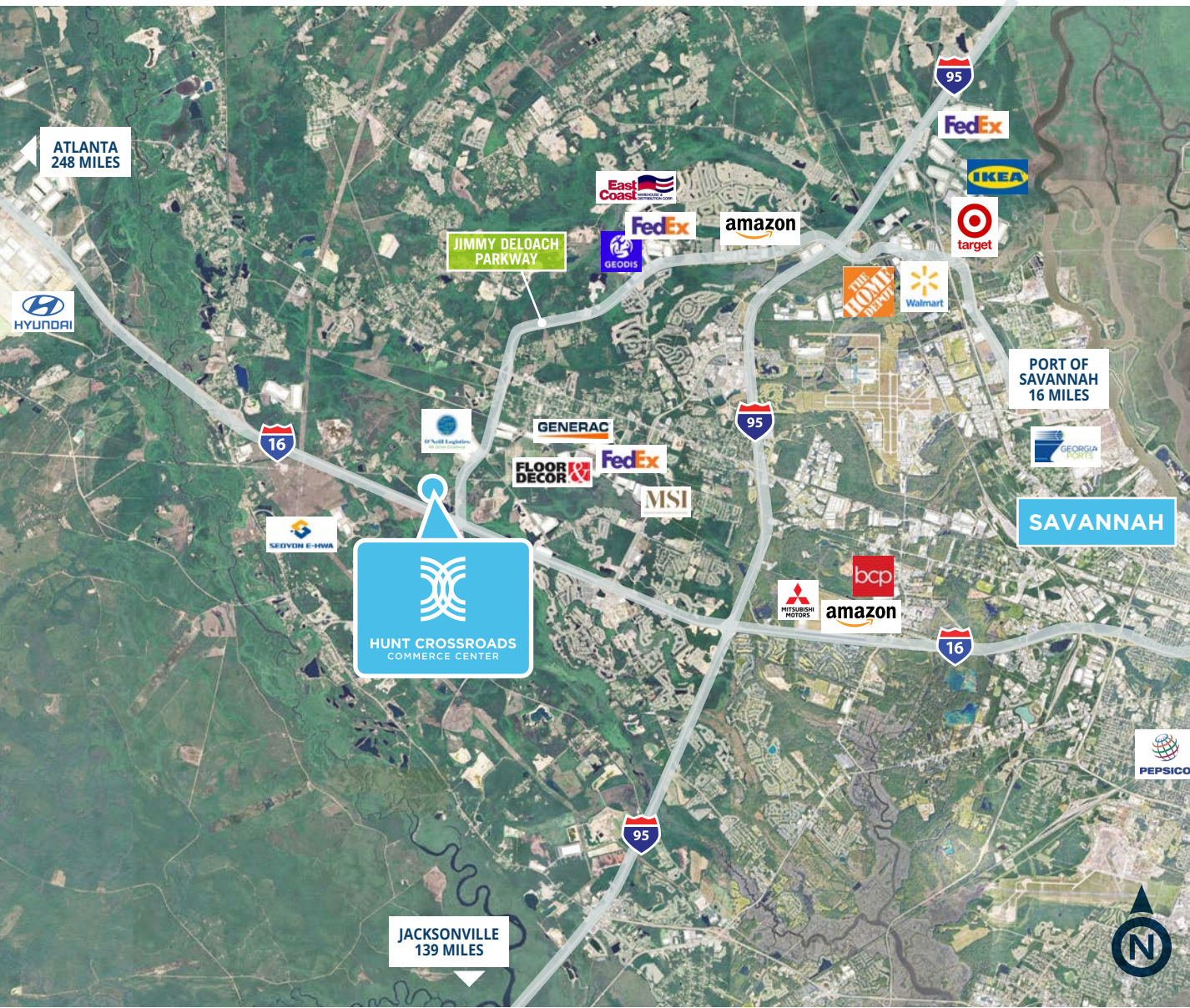
CAR PARKING 149 spaces

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AREA MAP

NWC Jimmy DeLoach Parkway & I-16
 Bloomingdale, GA 31302



Hunt Crossroads Commerce Center offers a best in class logistics location in the Greater Savannah market with immediate access to Interstate 16, the primary freight corridor linking directly to the Port of Savannah and Interstate 95. Proximity to one of the nation's fastest growing and most efficient container ports delivers rapid access to global markets, reduced congestion, and shorter transit times compared to West Coast and Northeast ports, positioning users for faster and more reliable distribution.

0.5 MILES
 INTERSTATE 16
 (EAST-WEST)

5 MILES
 INTERSTATE 95
 (NORTH-SOUTH)

10 MILES
 SAVANNAH/HILTON HEAD
 INTERNATIONAL AIRPORT

12 MILES
 HYUNDAI META PLANT

15 MILES
 PORT OF SAVANNAH

110 MILES
 CHARELSTON, SC

135 MILES
 JACKSONVILLE, FL

235 MILES
 ATLANTA, GA



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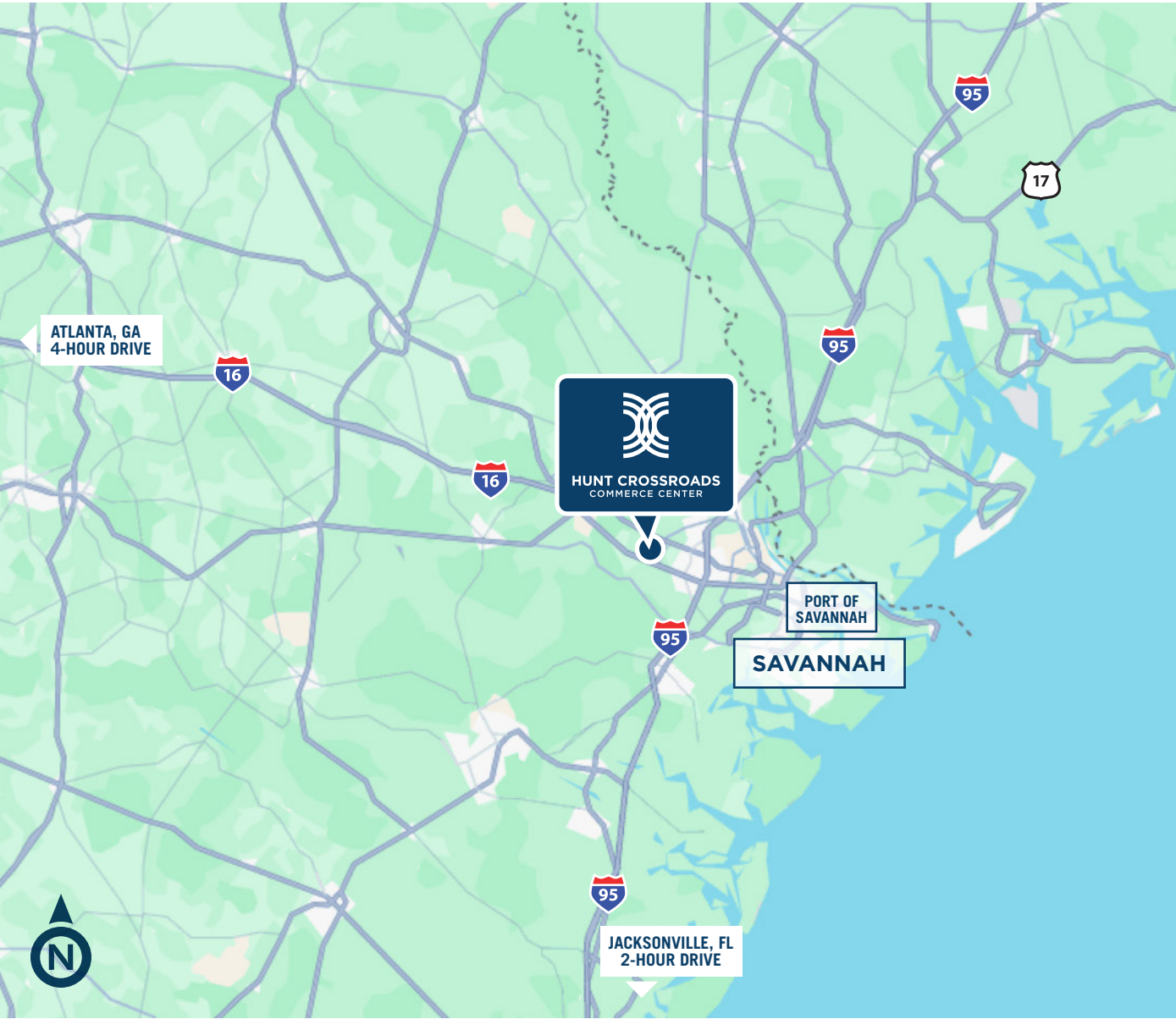


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LOCATION MAP

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HUNT CROSSROADS COMMERCE CENTER LOCATION BENEFITS:

#1 FASTEST GROWING PORT
ON THE EAST COAST
(GEORGIA PORTS AUTHORITY)

#1 STATE FOR DOING BUSINESS
12 CONSECUTIVE YEARS
(AREA DEVELOPMENT MAGAZINE)

18.4% 5-YEAR ANNUAL TEU GROWTH
(GEORGIA PORTS AUTHORITY)

12M TEU CAPACITY BY 2030-2032
(GEORGIA PORTS AUTHORITY)



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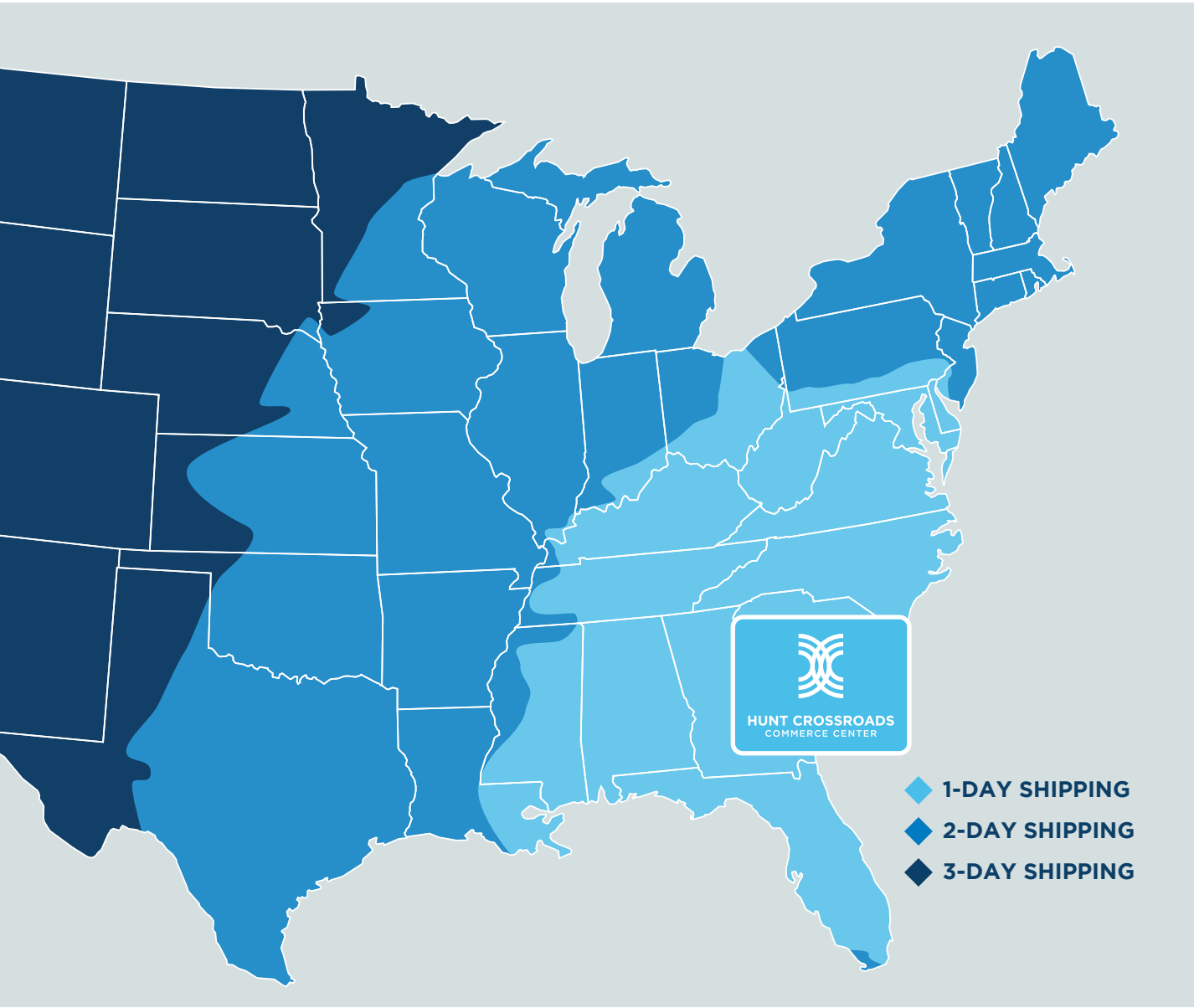
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1-DAY
SHIPPING TO
110M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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