HUNT CROSSROADS COMMERCE CENTER

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

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



HUNT MIDWEST

FOR MORE INFORMATION CONTACT

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SITE PLAN
NWC Jimmy Deloach Parkway & I-16
Bloomingdale, GA 31302



Hunt Crossroads Commerce Center is a premier industrial development strategically located at Interstate 16 and Jimmy DeLoach Parkway in Bloomingdale, 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 - Under Construction - Delivering Q2 2027

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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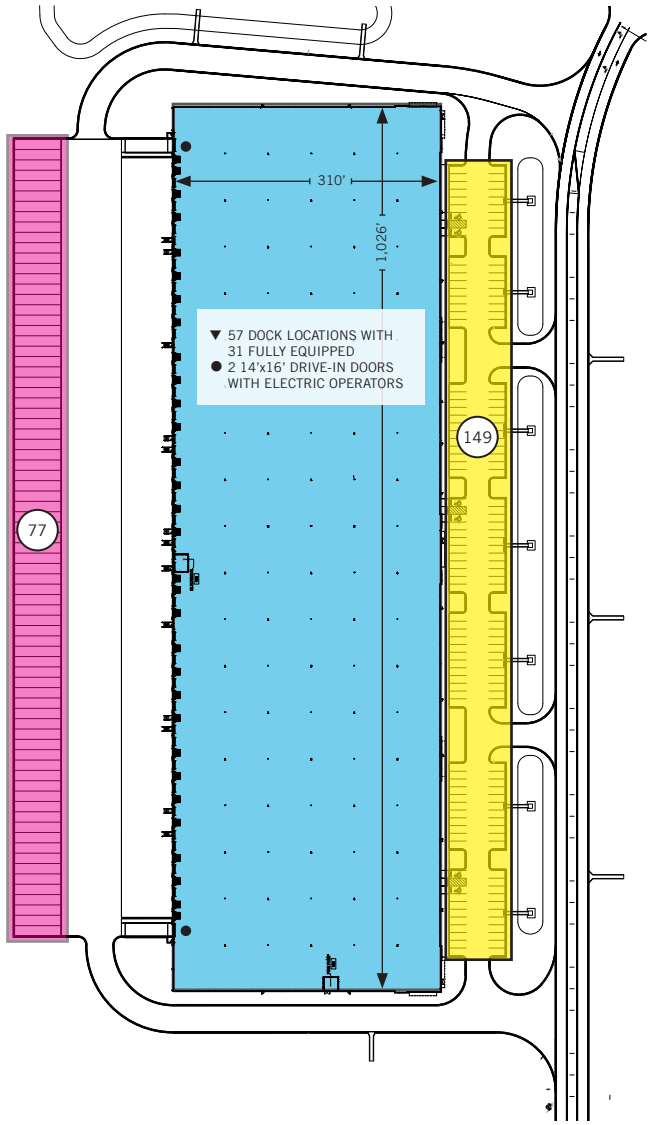
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BUILDING I SPECS
NWC Jimmy Deloach Parkway & I-16
Bloomingdale, GA 31302



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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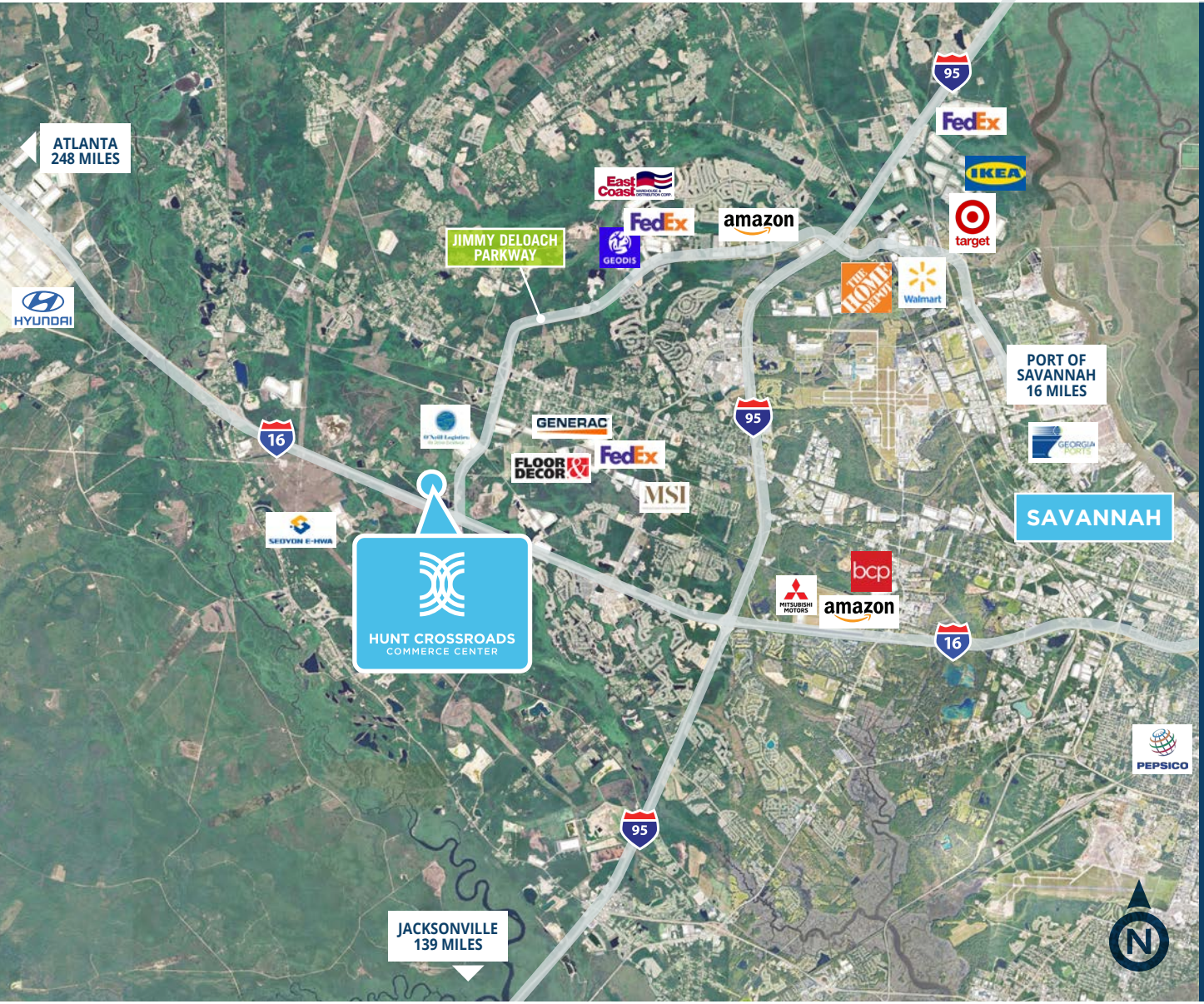
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AREA MAP
NWC Jimmy Deloach Parkway & I-16
Bloomingdale, GA 31302



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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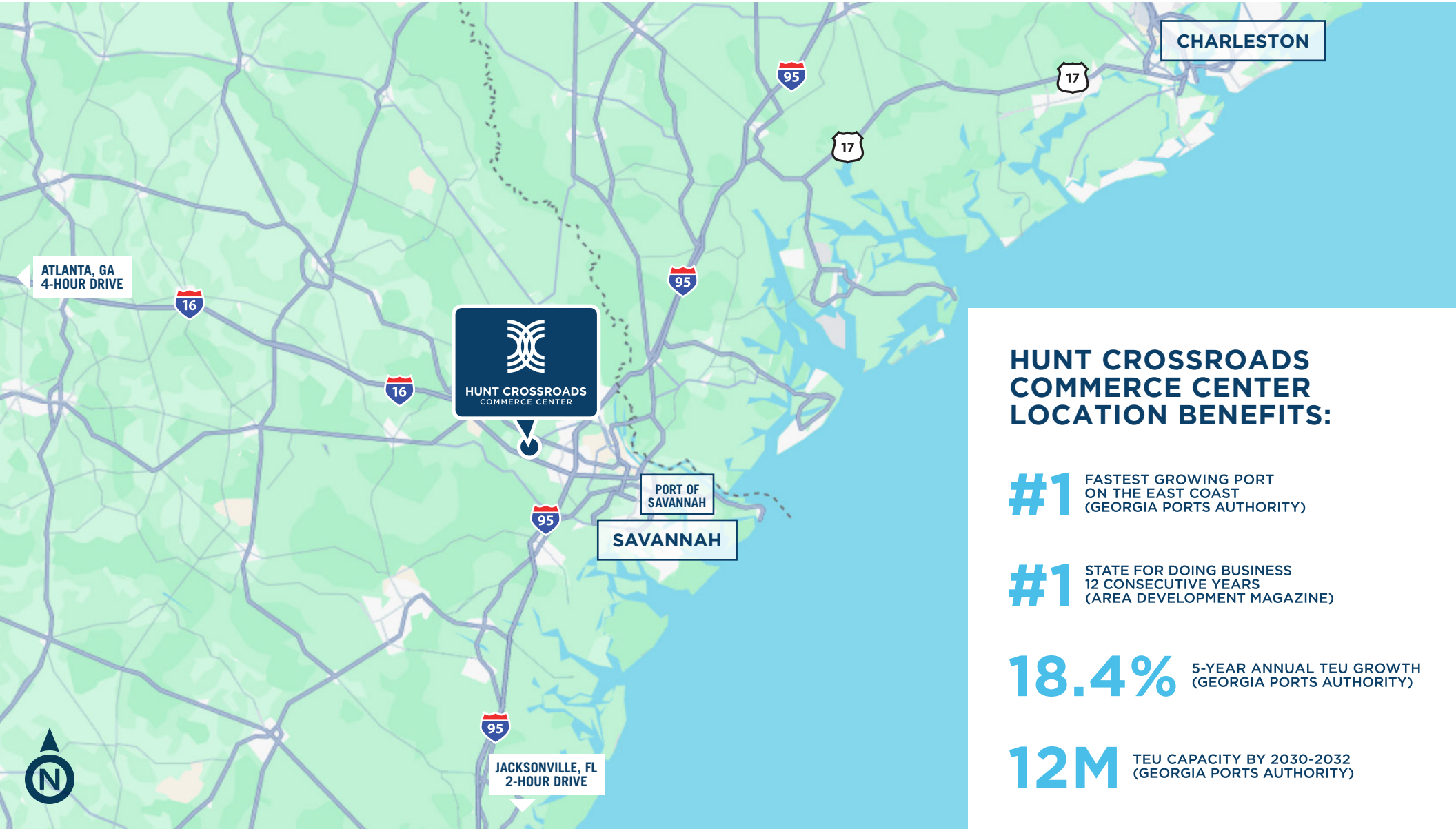
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LOCATION MAP
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HUNT CROSSROADS COMMERCE CENTER LOCATION BENEFITS:

#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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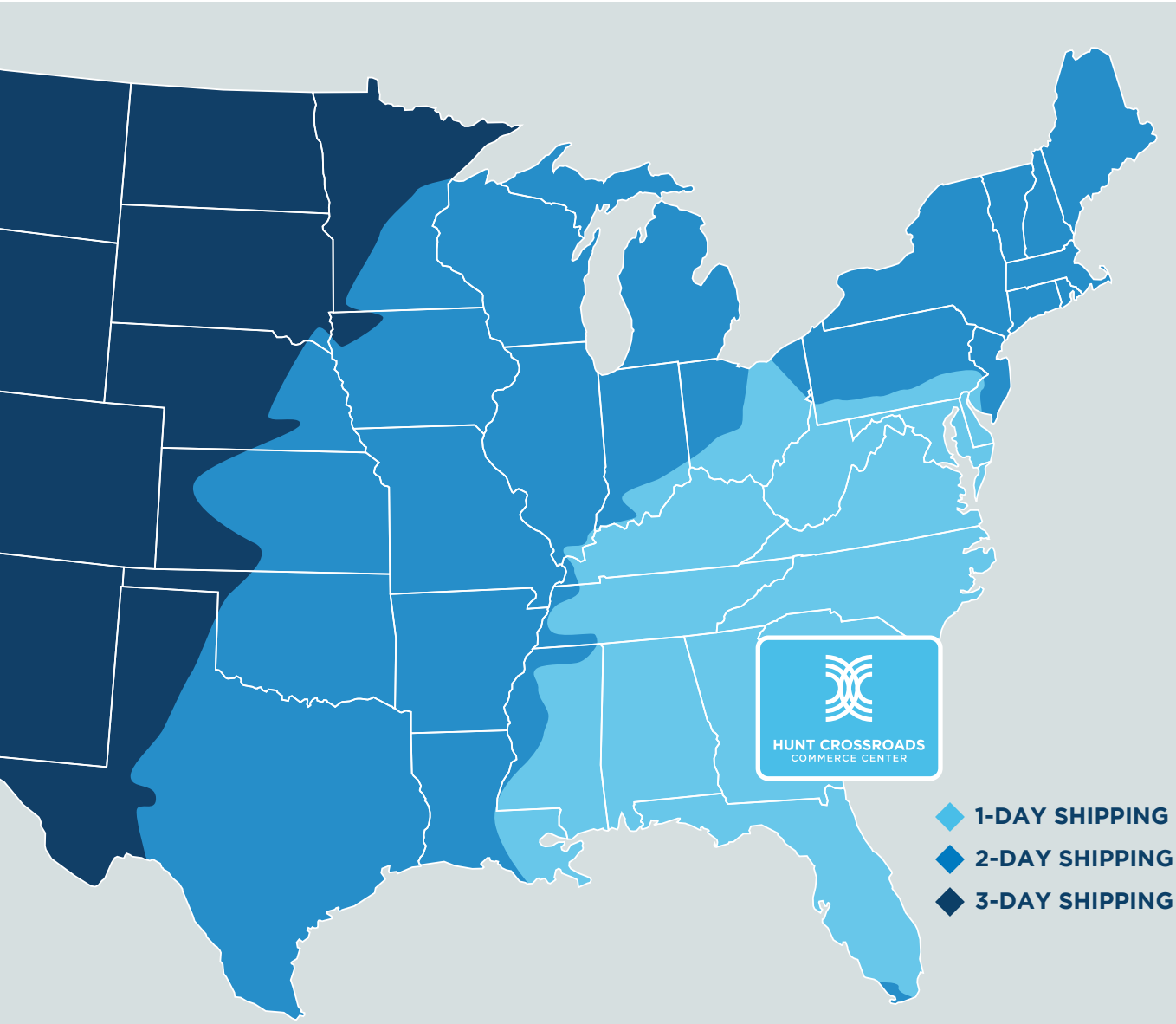
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1-DAY SHIPPING TO 110M CONSUMERS

2-DAY SHIPPING TO 230M CONSUMERS

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