

Savannah Port Property For Sale

Former Shipbuilding and Yacht Repair Facility



Among the Fastest Growing Seaports in America!

Letter of Intent Deadline: May 15, 2008



**Excellent
Real Estate
Investment Opportunity!**

**Located in #2 Port
on East Coast**

Property Overview

Property Type:	Shipyards Facility
Land Size:	23.29 acres on two adjacent parcels
Building Description:	13 Buildings totaling 294,312 SF
Zoning:	IH – Heavy Industrial
Covered Wet Slip	190' x 135'
Graving Dock:	535' LOA, covered to 360' with 100' air draft
Finishing Building:	100' x 200'; 70' air draft with retractable doors
Outfitting Pad:	31,250 sq ft with 1,000 ton level platform marine railway for vessels
Production Building	160,000 sq ft with 90' ceiling; three 22 ton bridge cranes
Custom Fabrication Shop:	40' x 15' water jet plate cutting machine at 40,000 psi via CAD
Shop Capacity:	45,000 sq ft shop space

Savannah Port

Located along Savannah River – Savannah, GA

Unique Attributes:

- Largest single terminal container facility on East and Gulf coasts
- Overnight rail service to Atlanta and 2-to-3 day rail service to Charlotte, Chicago, Dallas, Memphis, and more
- Shortest transit to and from Asia
- 933 feet of water frontage along the Savannah River

Major Users:

- Target Corporation
- IKEA®
- Heineken USA
- Garden City Terminal
- Ocean Terminal

Location Description:

- 0.5 miles from I-516
- 1 mile from Savannah, GA



*For Additional Information
Please Visit*

www.kpmgcrealty.com or
www.melavermouchet.com

Financial Adviser



KPMG Corporate Finance LLC

T: (631) 351-7800

F: (631) 794-2491

www.kpmgcrealty.com

Disclaimer: Information has not been independently verified. No representation, warranty or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales, and withdrawals without notice.

Real Estate Broker



Melaver Mouchet

T: 912-238-5416

Attn: Rhett Mouchet, SIOR rmouchet@melaver.com
Attn: Michael Bone mbone@melaver.com