

# 2 INDUSTRIAL WAREHOUSES

151,200 SF & 165,600 SF | 4 STAR WAREHOUSE  
ON A 30 ACRE LOT

115 PARKWAY DRIVE, RINCON, GEORGIA



WITHIN 9 MILES TO  
PORT SAVANNAH

NEW CONSTRUCTION  
WAREHOUSES



**FOR LEASE**  
READY JUNE 2025



DOCK HEIGHT  
DRIVE-IN LOADING



30 ACRE  
LOT SIZE



BRAND NEW CLASS 4  
CONSTRUCTION



# HIGHLIGHTS

**PLANS ARE IN PLACE FOR 2 BUILDINGS TOTALING 316,800 SF ON A 30 ACRE LOT, WITH ONE BUILDING COMPRISING 151,200 SF AND THE OTHER 165,600 SF. THE LOT FEATURES TRAILER PARKING WITH A TOTAL OF 300 SPOTS.**

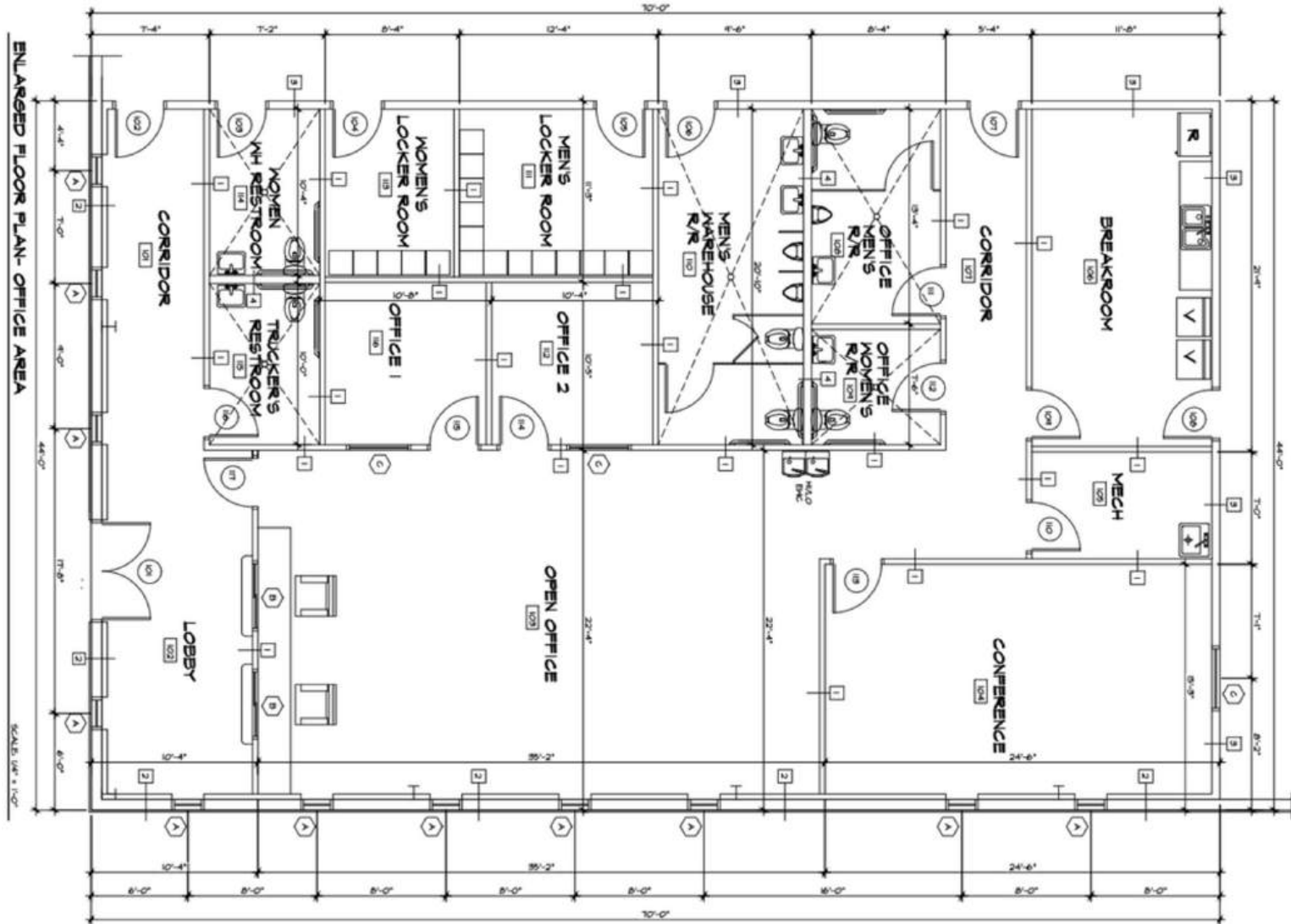
**THESE BUILDINGS ARE SET TO BE COMPLETED IN THE SUMMER OF 2025. THE LOCATION IS IDEAL, AS IT IS ONLY 9 MILES DRIVE FROM THE SAVANNAH PORT. PROPERTY SITUATED ON A HIGHWAY 21, ON A BORDER LINE OF SAVANNAH AND RINCON, GA. THIS REPRESENTS A RARE CHANCE TO OCCUPY BEAUTIFUL WAREHOUSES IN A HEAVY INDUSTRIAL AREA WITH LARGE PARKING LOT.**







# OFFICE PLAN FOR BUILDINGS 115 A & 115 B





# BUILDING 115 A

\*Not an actual footage of the warehouse

TOTAL SIZE :	151,200 SF
OFFICE:	2 X 3,000 SF
TRAILER PARKING:	180 SPOTS
CAR PARKING:	80 SPOTS
CLEAR HEIGHT:	32'
ZONIG:	HEAVY INDUSTRIAL

FREESPAN:	NO INTERIOR COLUMN
POWER:	1,200 AMPs
DOCK-HIGH DOORS/LOADING:	34 (9' X 10')
DOUBLE DOORS:	2 (24' X 20')
DRIVE IN DOORS:	2 (24' X 20')
LIGHTING:	LED

# BUILDING 115 B



\*Not an actual footage of the warehouse

TOTAL SIZE :	165,600 SF
OFFICE:	2X 3,000 SF
TRAILER PARKING:	180 SPOTS
CLEAR HEIGHT:	32'
ZONIG:	HEAVY INDUSTRIAL

COLUMN SPACING:	30 X 120
POWER:	1,200 AMPS
DOCK-HIGH DOORS/LOADING:	24 (9'X10')
DOUBLE DOORS:	2 (24' X 20')
DRIVE IN DOORS:	2 (24' X 20')
LIGHTING:	LED

**NEW CONSTRUCTION  
WAREHOUSE**





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**NEW CONSTRUCTION  
WAREHOUSE**



# SUPERIOR LOGISTICS LOCATION



115 PARKWAY DRIVE,  
RINCON, GEORGIA



9 MILES TO  
INTERSTATE 16



3 MILES TO  
INTERSTATE 95



12 MILES TO  
DOWNTOWN SAVANNAH



9 MILES TO  
SAVANNAH AIRPORT



9 MILES TO  
PORT SAVANNAH

# PORT OF SAVANNAH

## THE LARGEST SINGLE-TERMINAL CONTAINER FACILITY IN NORTH AMERICA



**3rd**

BUSIEST CONTAINER  
GATEWAY IN THE NATION



**2,856**

REEFER RACK PLUGS  
AT PORT OF SAVANNAH



**10,000**

FEET OF CONTIGUOUS BERTH  
SPACE AT PORT OF SAVANNAH

# 2 INDUSTRIAL WAREHOUSES

151,200 & 165,600 SF ON A 30 ACRE LOT

## LEASING INFORMATION



[OLEGM@USATRT.COM](mailto:OLEGM@USATRT.COM)



917-656-1682



115 PARKWAY DRIVE  
RINCON, GEORGIA