

FOR LEASE

425 Telfair Road

4,800 SF Crossdock with 3-Acre Trailer Yard

MORE INFORMATION:

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TELFAIR ROAD



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

425 Telfair Road

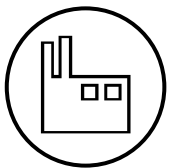
4,800 SF Crossdock with 3 to 5-Acre Trailer Yard
Lease Rate: Upon Request

PROPERTY HIGHLIGHTS

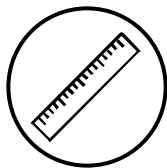
- 4,800 total sf (40'x120') with 1,000 sf of office
- Dock height loading with 18 doors (9'x10')
- 14' eave height
- Located in X-Flood zone with P-I-2 Industrial Zoning
- Employee parking along Telfair Road
- Ideally suited for small crossdock operation with additional trailer parking on 3-acres with concrete dolly pads
- 2 acres adjacent to the property could be included for a total of 5 acres
- **Available Immediately**

AREA AMENITIES

- Excellent access to Chatham Parkway, I-516 and I-16 via Telfair Road
- Minutes from the GA Ports Authority, Chatham Parkway, Downtown Savannah, Interstates 16, 516 and Interstate 95



**4,800
TOTAL SF**



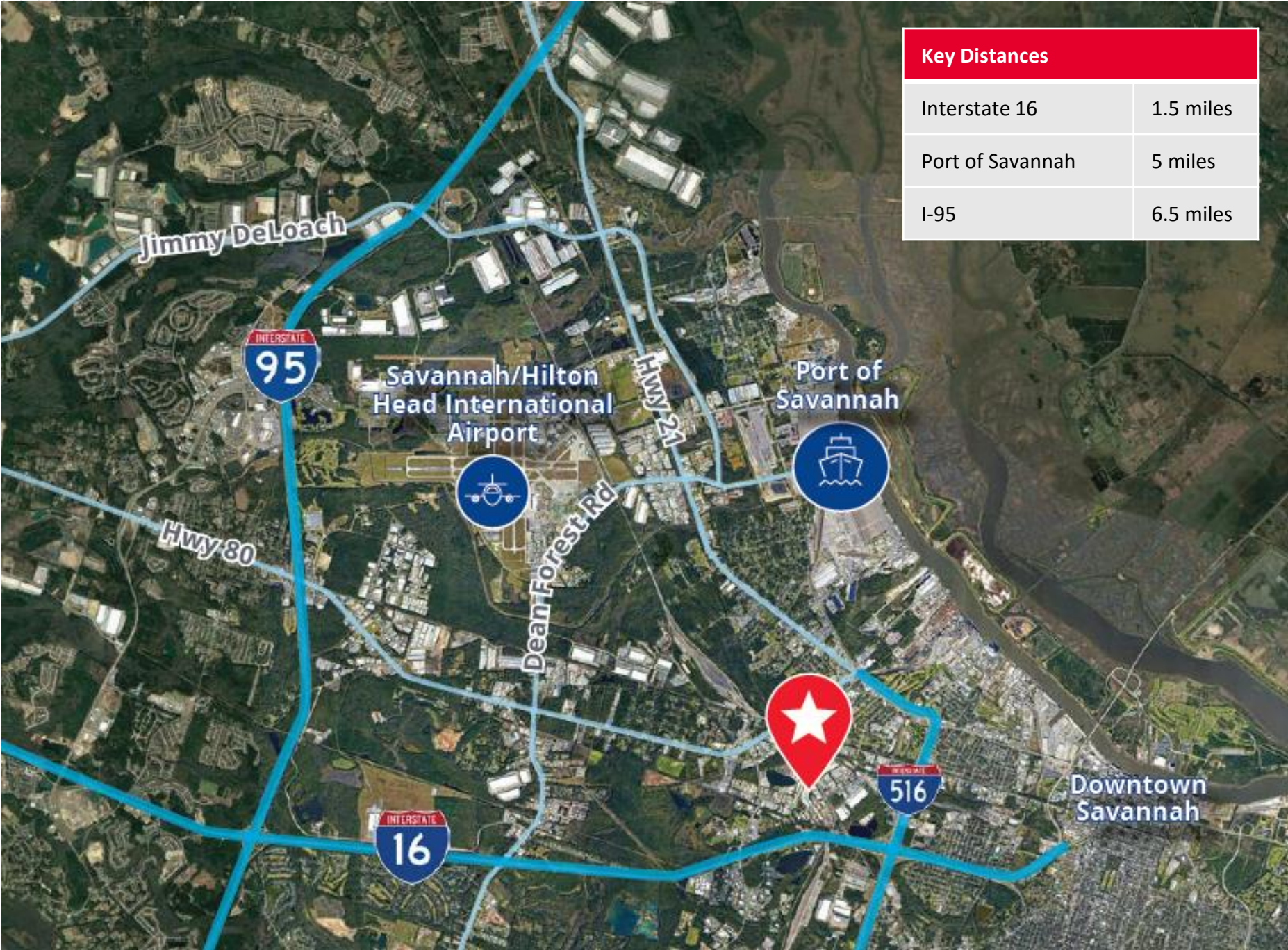
**14'
EAVE HEIGHT**



**3 to 5-ACRE
TRAILER YARD**



425 Telfair Road



Exponential Port Growth Continues

RECORD-SETTING PORT OF SAVANNAH

- #1 tightest industrial market in the U.S. with overall vacancy of 0.6% remaining historically low through 2022
- #1 fastest growing container port in the U.S. processing 5.6 million TEU's in CY 2021, a 20% YOY increase and the highest annual total in the port's history
- #1 largest single-terminal container facility and #1 concentration of import distribution centers on the East Coast

PORT CONTINUING RAPID EXPANSION

- The \$1 billion Savannah Harbor expansion project was completed in March 2022 and deepened the river from 42' to 47' to make room for the largest generation of Post Panamax cargo ships
- The \$220 million Mason Mega Rail project delivers the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEUs per year
- Georgia Port Authority recently commenced construction on the first phase of the \$1.8 billion second container port on Hutchinson Island; with a projected 2026 or 2027 completion, the new 200-acre expansion will add an additional 2.5 million TEU's to Savannah's capacity
- Garden City Terminal will receive eight additional ship-to-shore cranes by 2023, bringing its fleet to 36, more than any other terminal in North America
- Georgia Ports Authority is also planning a berth realignment will add 1.4 million TEU's of berth capacity, while the Garden City Terminal West project will add another 1 million TEUs of container yard capacity in phases during 2023 and 2024



20%

of U.S. population & Industry is best served
by the Port of Savannah



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An aerial photograph of an industrial park. A yellow rectangular box highlights a specific area in the center-left of the image. A red diagonal line runs from the top-left corner towards the bottom-right corner, crossing the highlighted area. The text 'TELFAIR ROAD' is written in white, slanted letters across the bottom of the highlighted area. The park contains several large industrial buildings, parking lots filled with cars and trucks, and some green spaces.

TELFAIR ROAD

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