

# FOR SALE

## ±4.57 ACRES

### 4402 OGEECHEE RD

SAVANNAH, GA 31405

**Price: \$1,500,000**

#### EXCELLENT DEVELOPMENT OPPORTUNITY

- ±4.57 Gross Acres
- Zoned for Heavy Commercial/Light Industrial Use
- Frontage: 200' on Ogeechee Rd | Depth: 996'
- Cleared of All Previous Structures and Development
- All Utilities to Site; Municipal Sewer & Water
- Preliminary Plans Yield ±35,000 to ±38,000 SF Facility
- Geotechnical Reports Available Upon Request
- Surveys, Applications & Drawings Available Upon Request



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

John J. Rauers, CCIM  
C: 912.429.3900  
[rauers@aol.com](mailto:rauers@aol.com)

513 E. Oglethorpe Ave  
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Savannah, GA 31401

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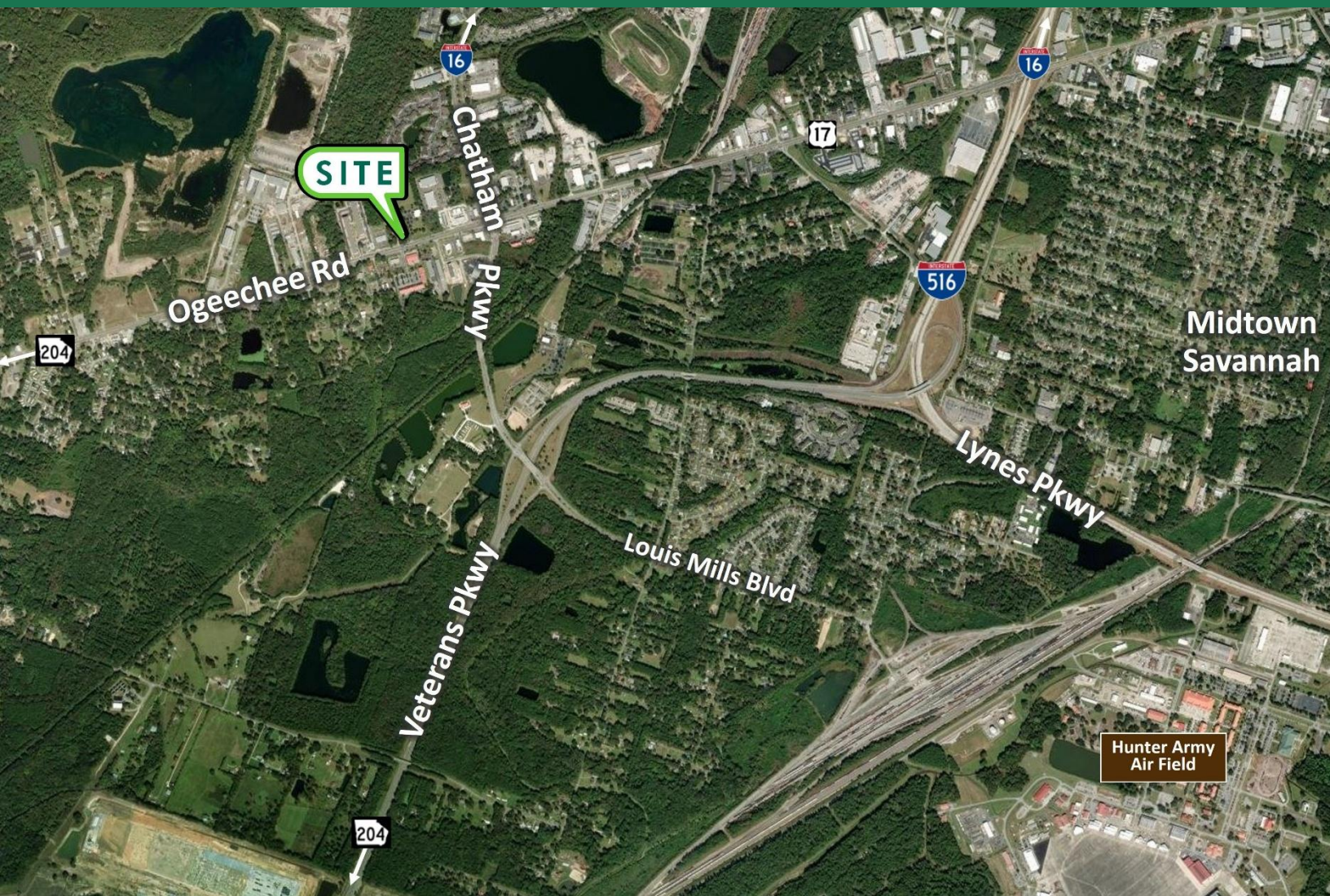
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### 4402 OGEECHEE RD

SAVANNAH, GA 31405

#### EXCELLENT DEVELOPMENT OPPORTUNITY

- Excellent Visibility & Exposure on Ogeechee Rd
- Near Chatham Pkwy; Traffic Counts > 29,000 VPD
- Surrounded by Service Retail and Restaurants
- <2 Miles to I-516; < 3 Miles to I-16
- <6 Miles to Georgia Ports Authority; Multiple Gates
- <6 Miles to GA 204; <7 Miles to I-95
- <15 Minutes to Downtown, Airport
- Easy Access to All Areas of Savannah



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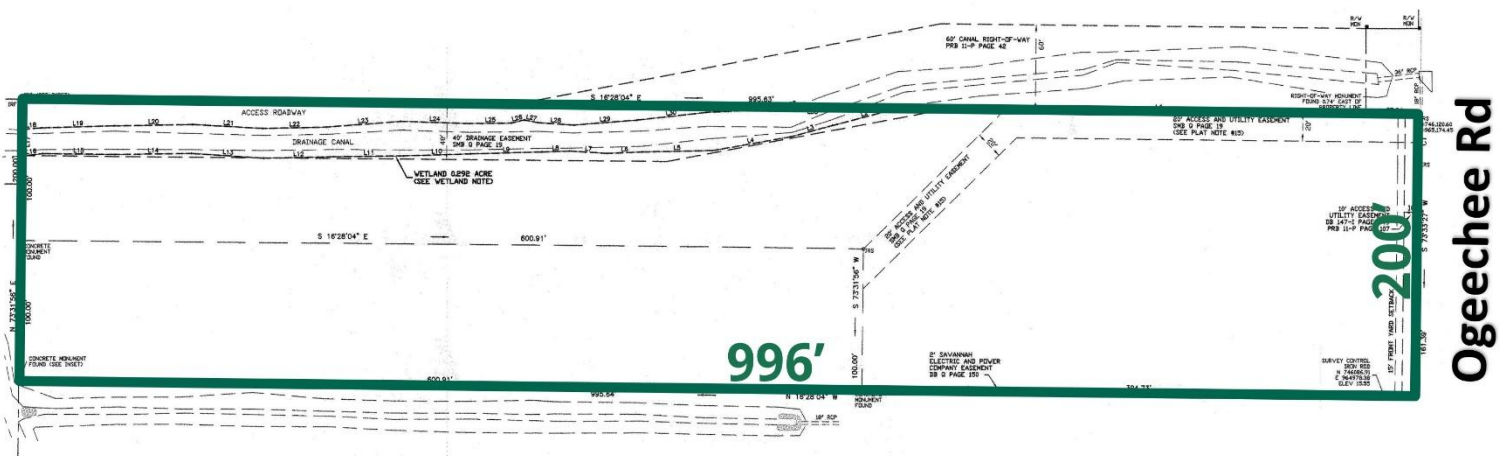
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## PROPERTY PLAT

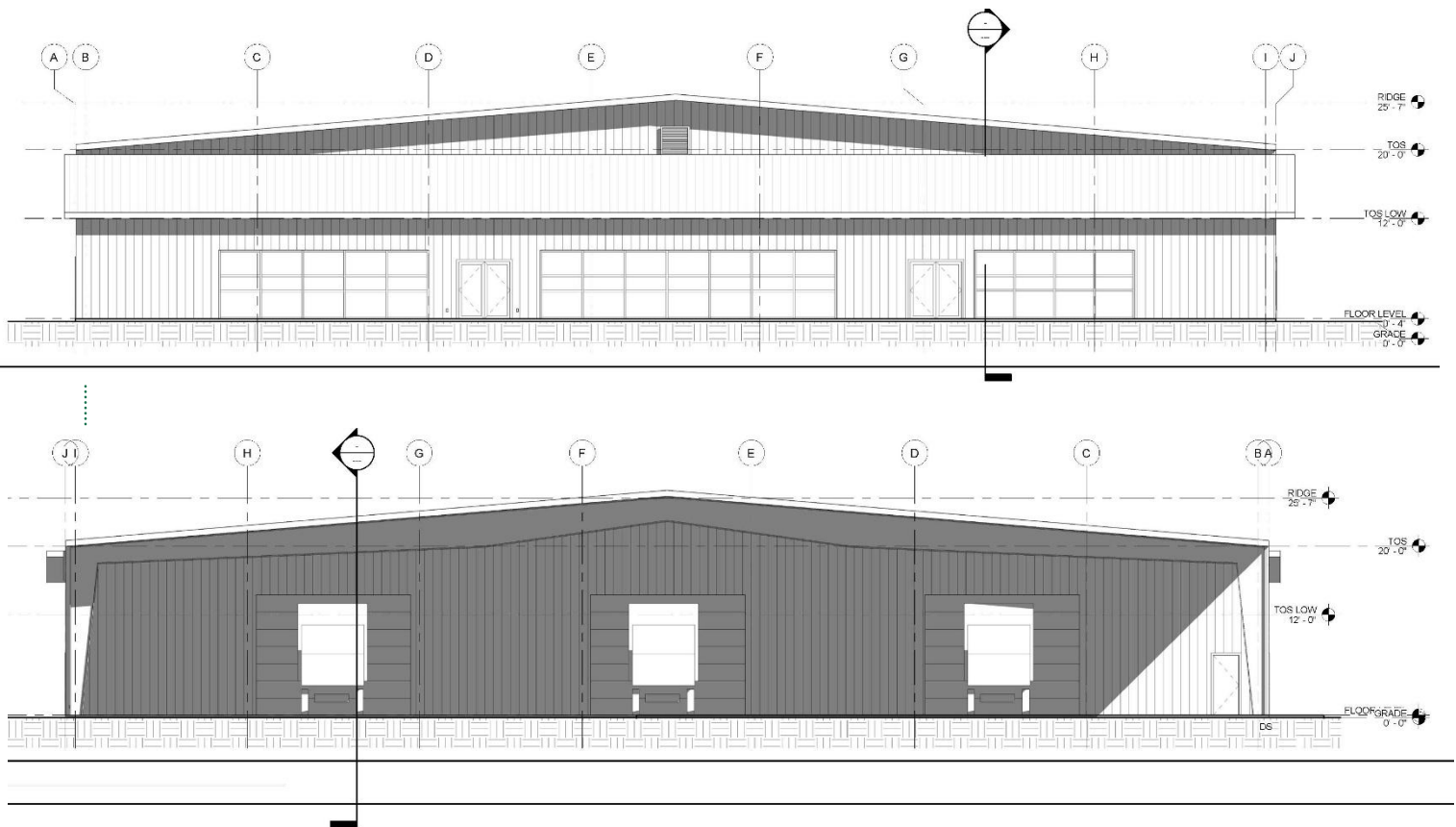
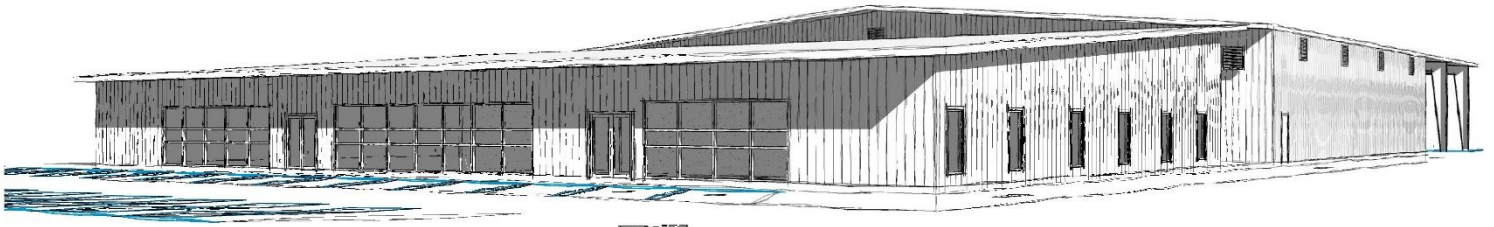


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## INDUSTRIAL BUILDING | CONCEPTUAL RENDERINGS



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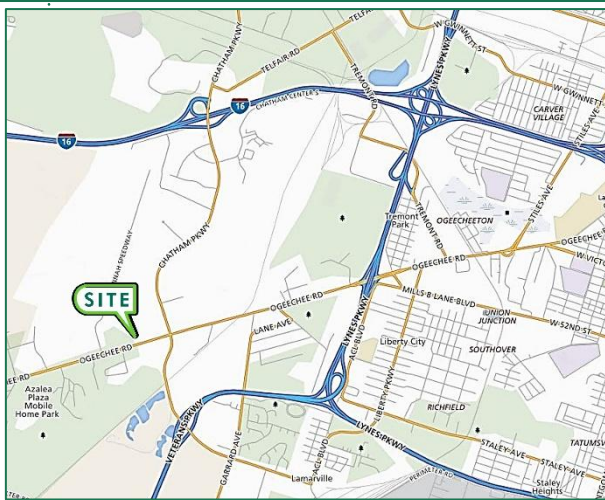
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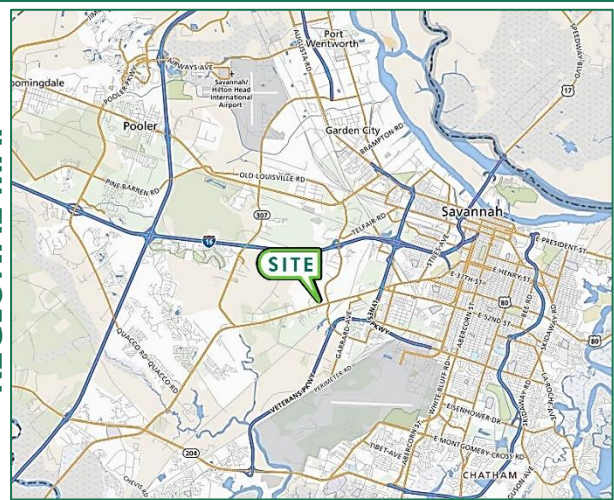
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LOCATIONAL MAP



REGIONAL MAP



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