



For Lease

## 138 Industrial Boulevard Rincon, Effingham County, Georgia 31326

- ±100,200 SF industrial building with outside storage
  - ±97,906 SF warehouse
  - ±2,294 SF office
- Parcel # 0429A-00000-010-A00, ±6.7 acre site
- Brick and metal construction built in 2008
- 18 dock doors and 1 drive-in door
- 24 auto parking spaces
- Additional outside storage/trailer parking (±1 acre)
- 26' clear height
- 30' x 50' column spacing
- ESFR Sprinkler
- New LED lighting in warehouse
- 600 amp/480 V electrical service
- Extensive interior and exterior renovations & repairs completed
- Zoned I-1 Industrial (Effingham County); zoning permits manufacturing and warehousing uses
- **Available Now**

Lease Rate:

Please Inquire  
OPEX: \$1.94/SF

### Contact us:

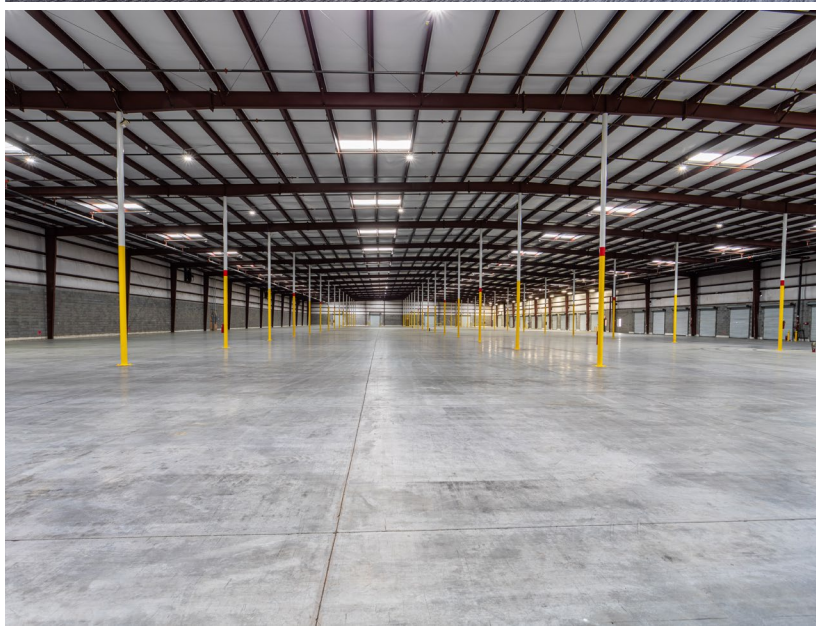
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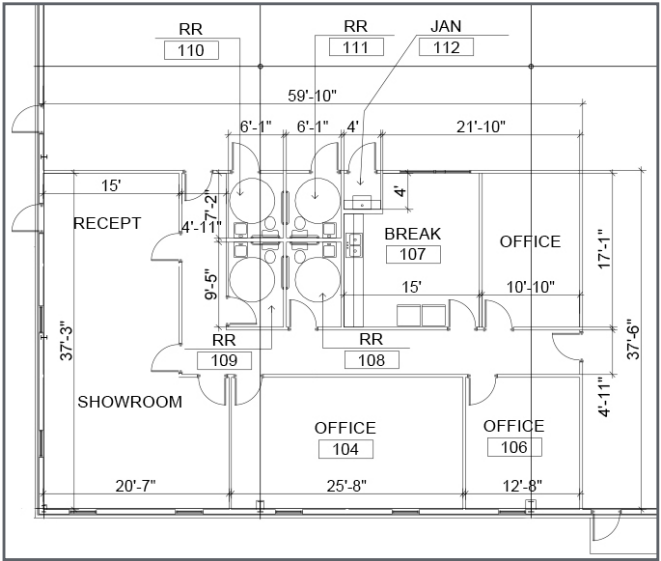
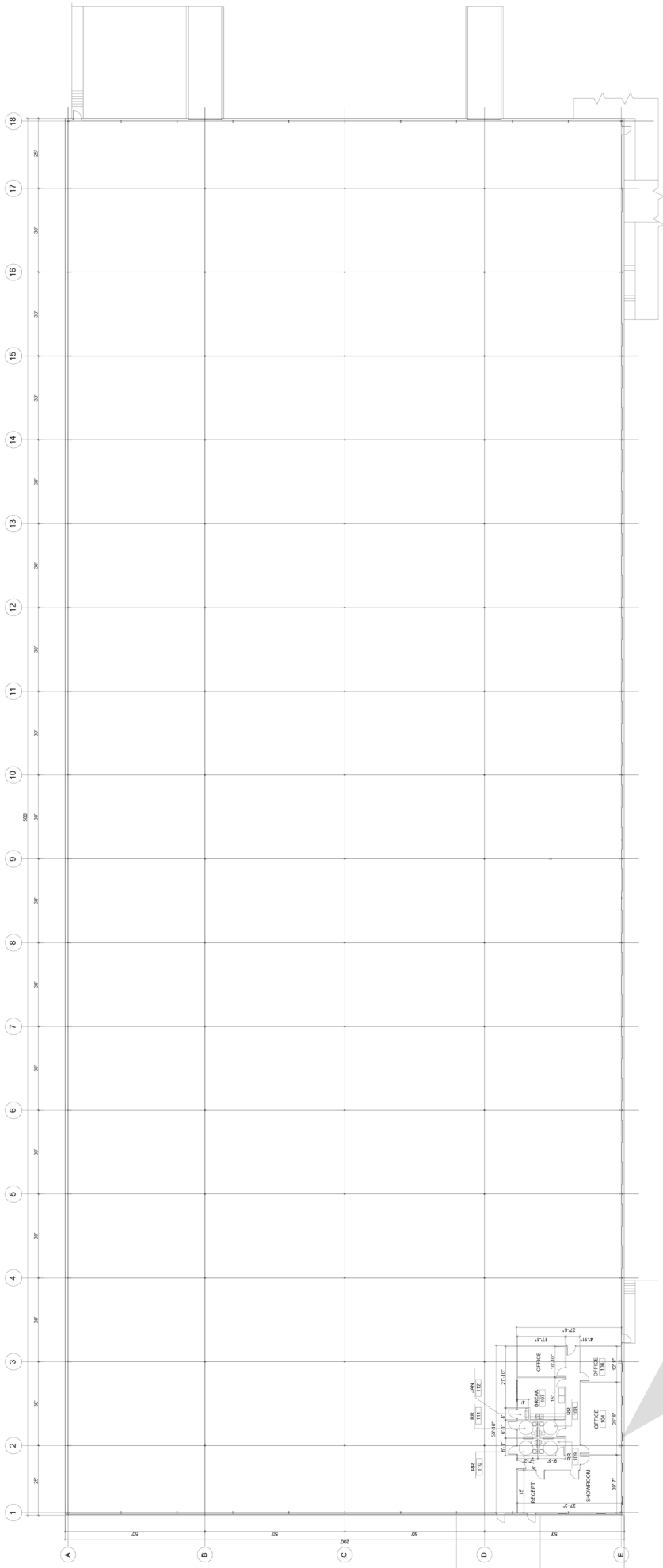


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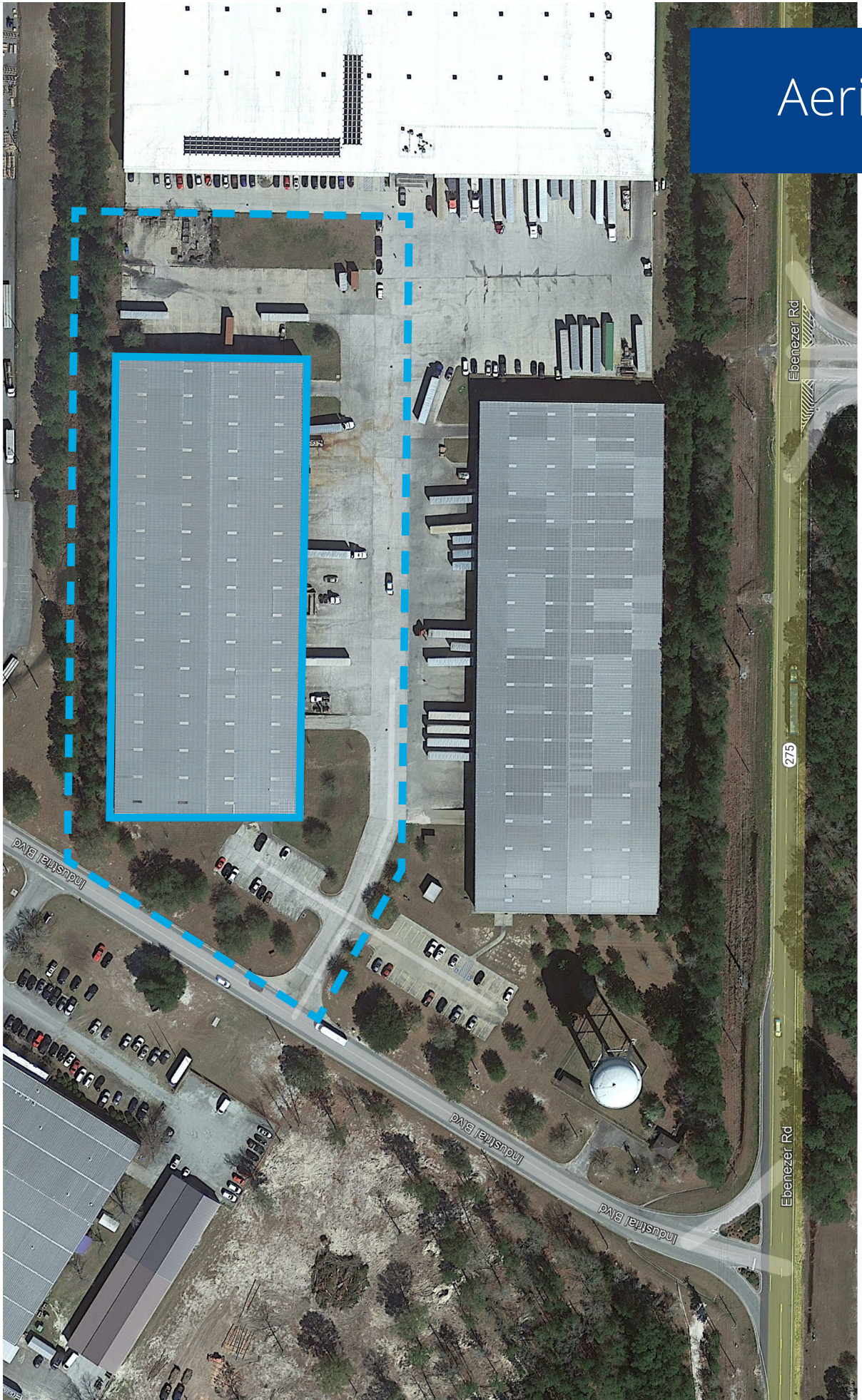
Accelerating success.



# Floor Plan

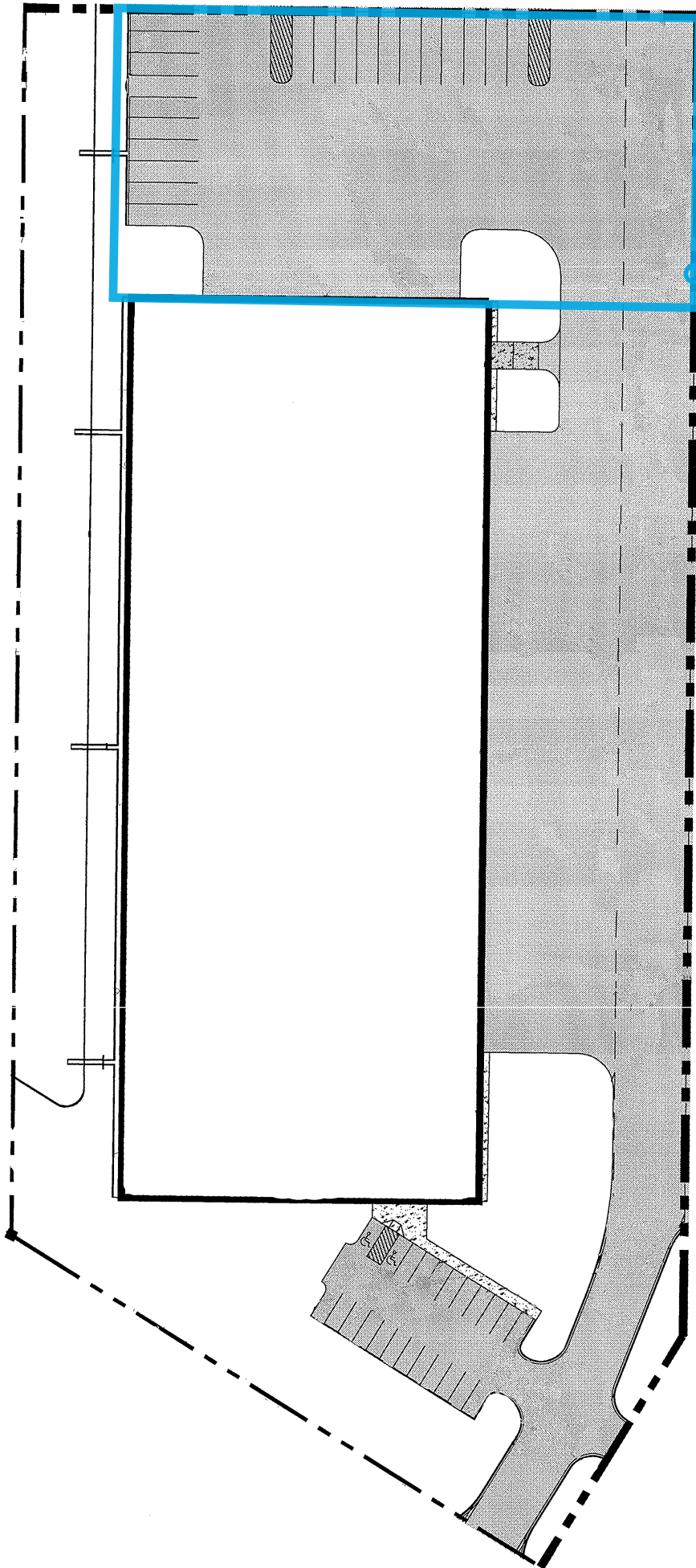


# Aerial





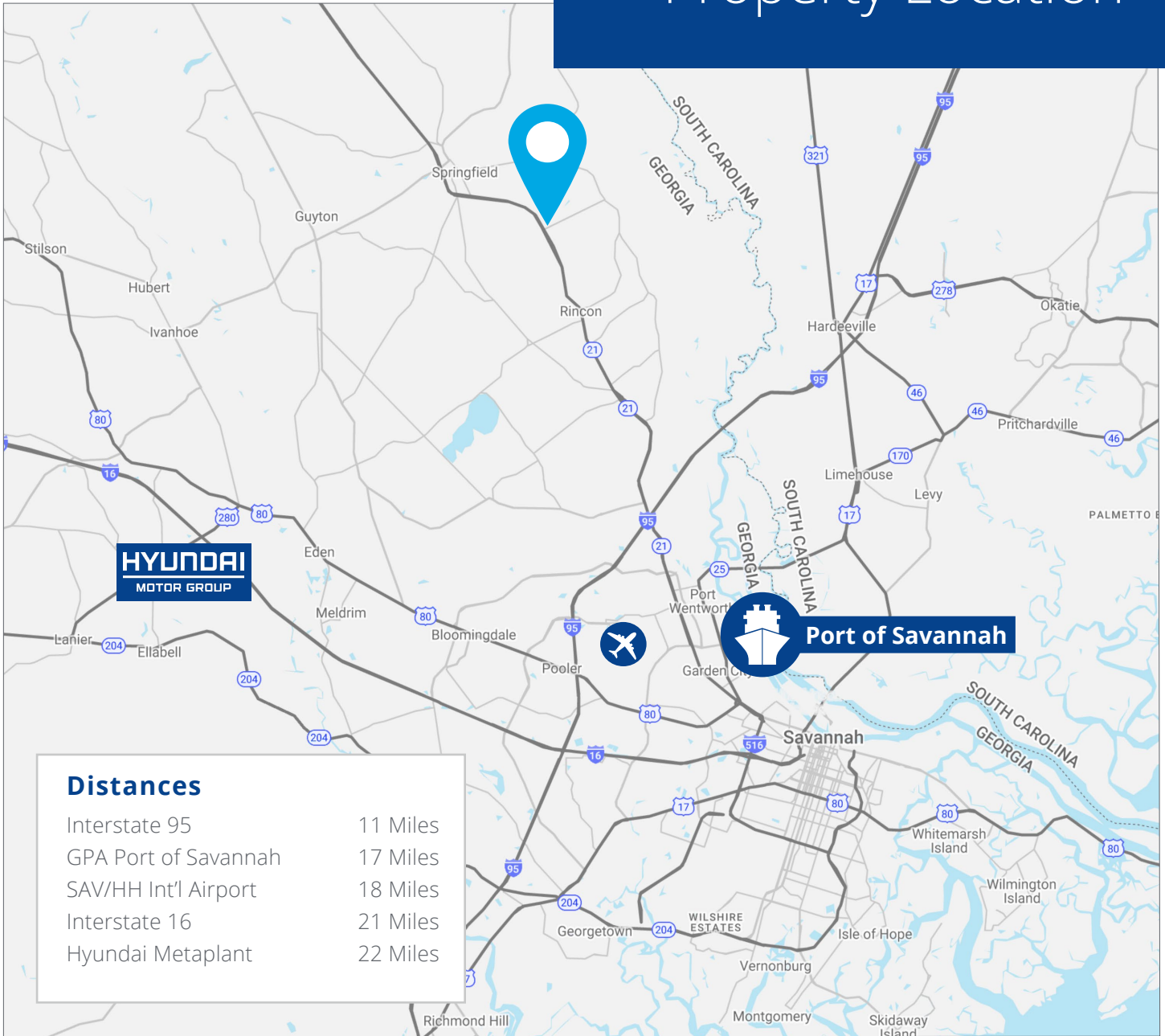
# Site Plan



Additional  
Outside Storage/Trailer Parking  
±1 Acre



# Property Location



## Contact

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