

Industrial Land For Sale

Old Augusta Road, Effingham County, GA

- ±27.38 Gross Acres
- ±7.48 Upland Acres
- Zoned Industrial - Effingham County
- Wetlands Delineated
- Nationwide Permit will be required to maximize development potential
- Rapidly growing industrial corridor
- 5.2 miles to Interstate 95
- 11.2 miles to Port of Savannah Garden City Terminal

Sale Price:

\$2,000,000

CONTACT US

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Principal

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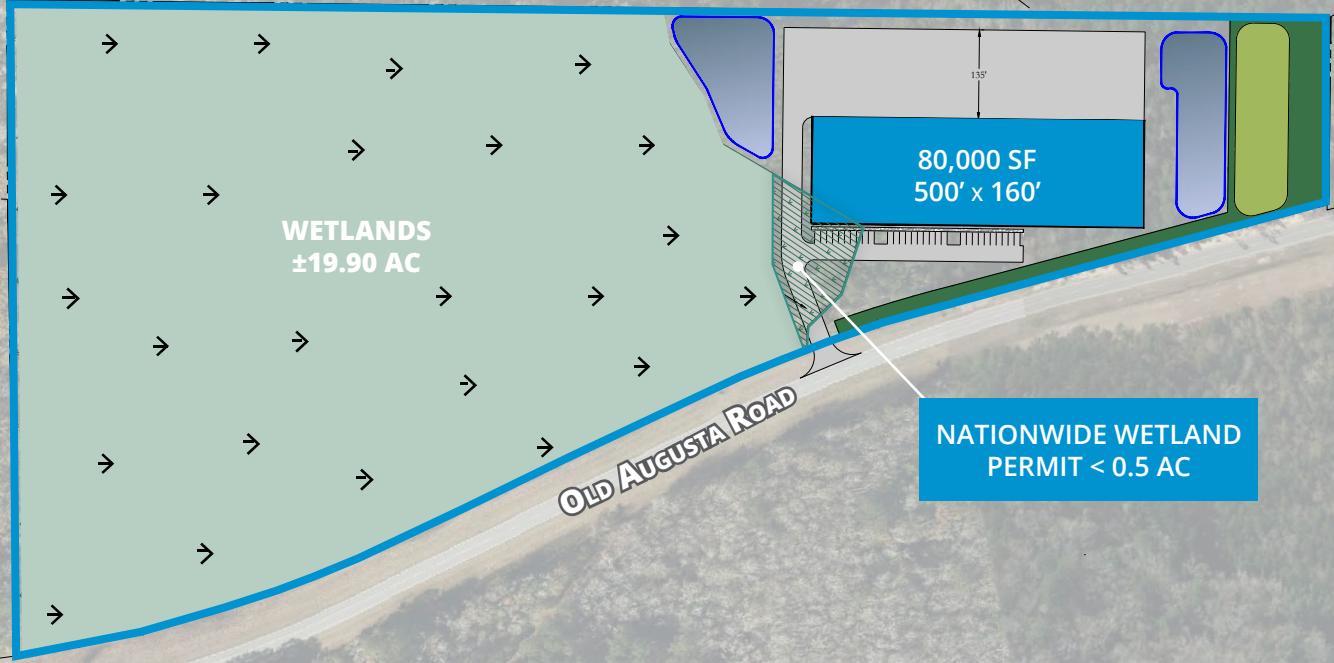
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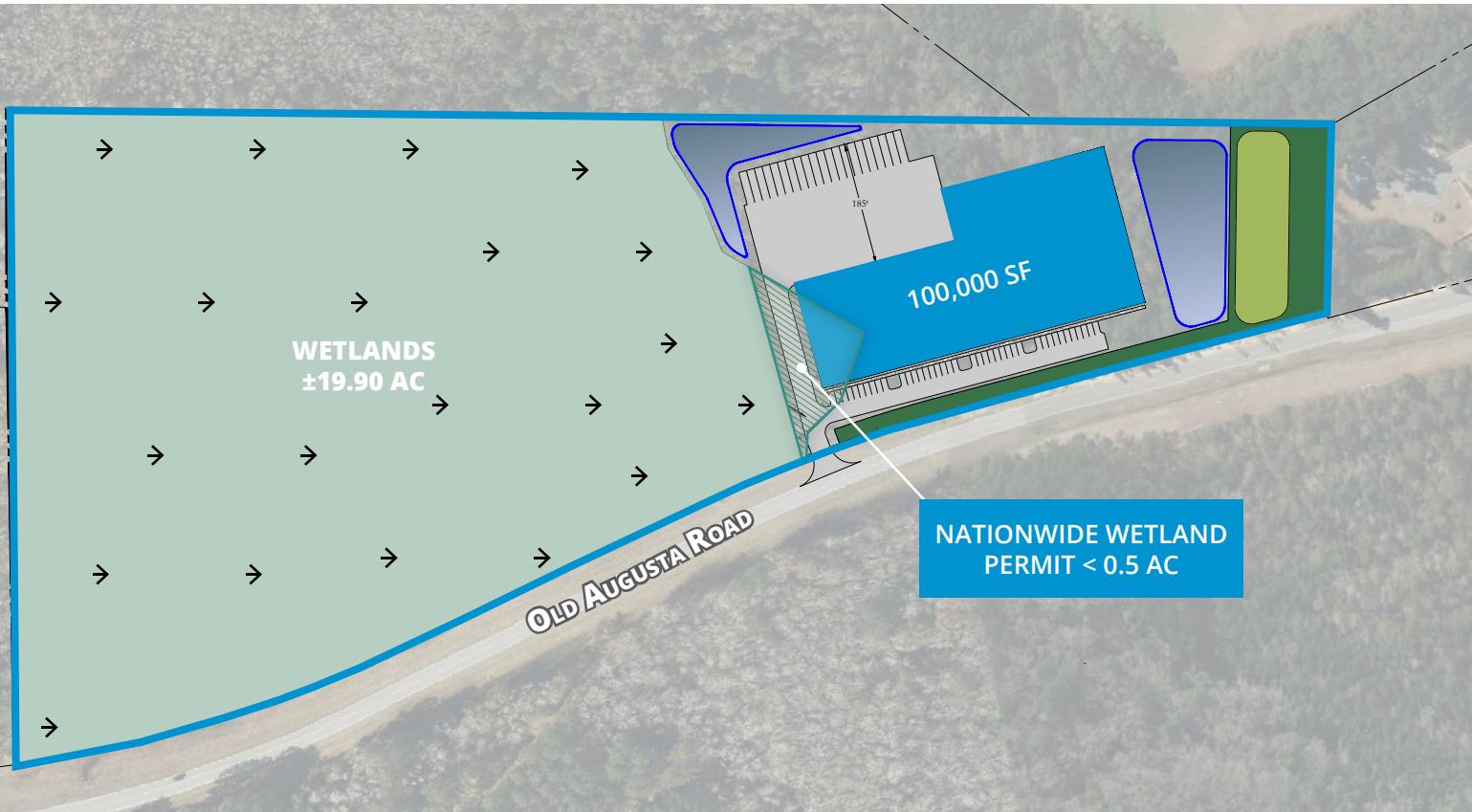
Conceptual Plan 1



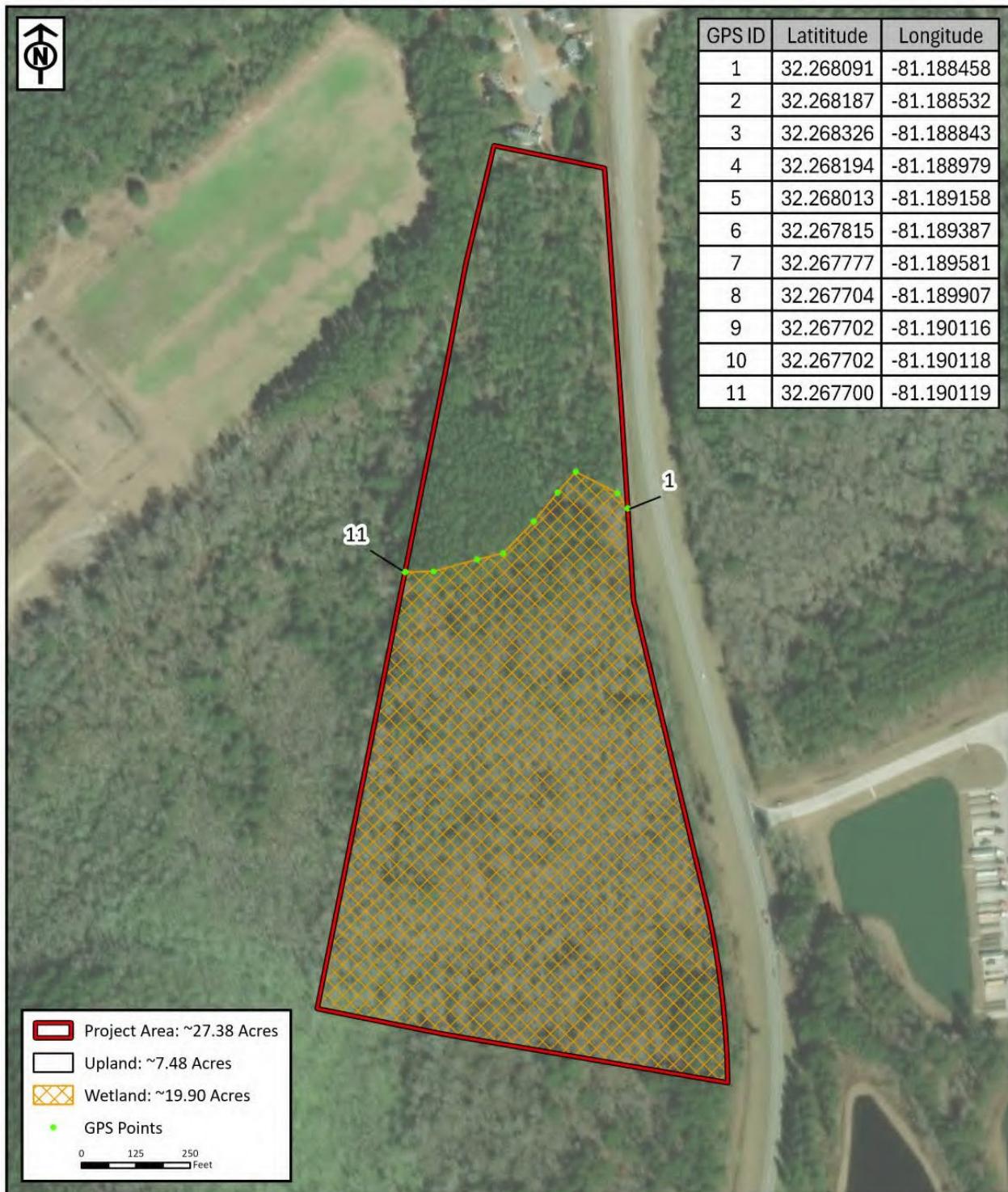
Conceptual Plan 2



Conceptual Plan 3



Wetlands



RLC Project No.: 24-400.1
Figure No.: 8
Prepared By: HP
Sketch Date: 4/1/2025
Map Scale: 1 inch = 300 ft

Pearl Intermodal Tract
Effingham County, Georgia

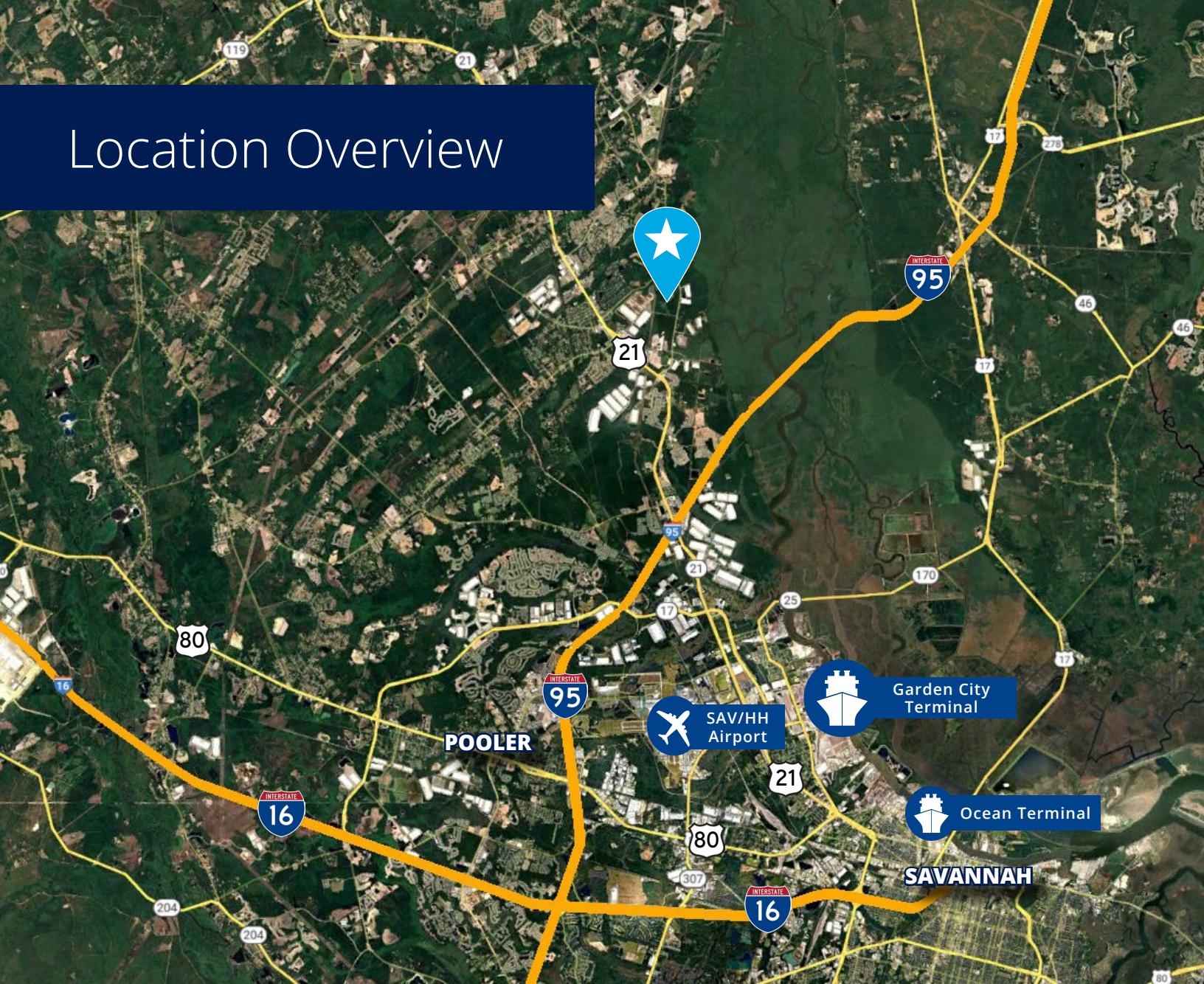
**Aquatic Resource
Delineation Exhibit**
Prepared For: Pearl Intermodal, LLC

RLC
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CONSULTANTS
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Savannah, Georgia 31405
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Surrounding Tenants



Location Overview



Distances

Highway 21	1.8 Miles
Interstate-95	5.2 Miles
Interstate-16	14.7 Miles
Savannah/Hilton Head Int'l Airport	12.3 Miles
Garden City Terminal	11.2 Miles
Ocean Terminal	15.5 Miles

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