

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

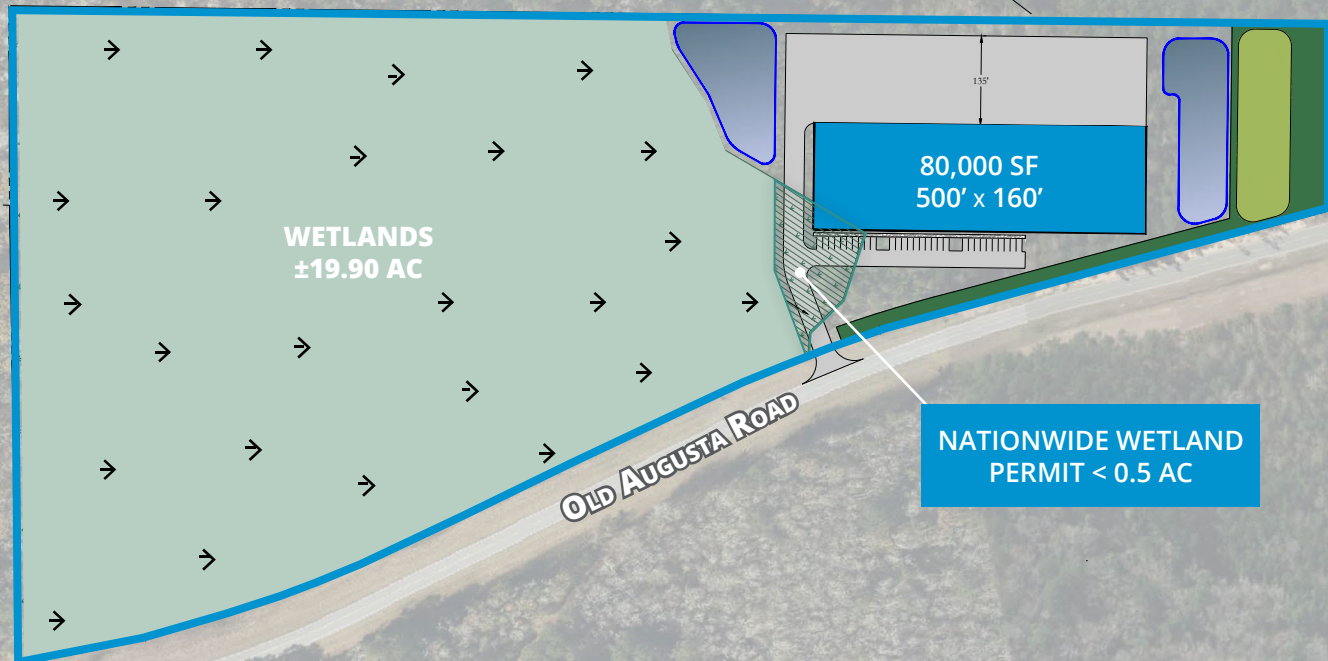
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Accelerating success.

Conceptual Plan 1



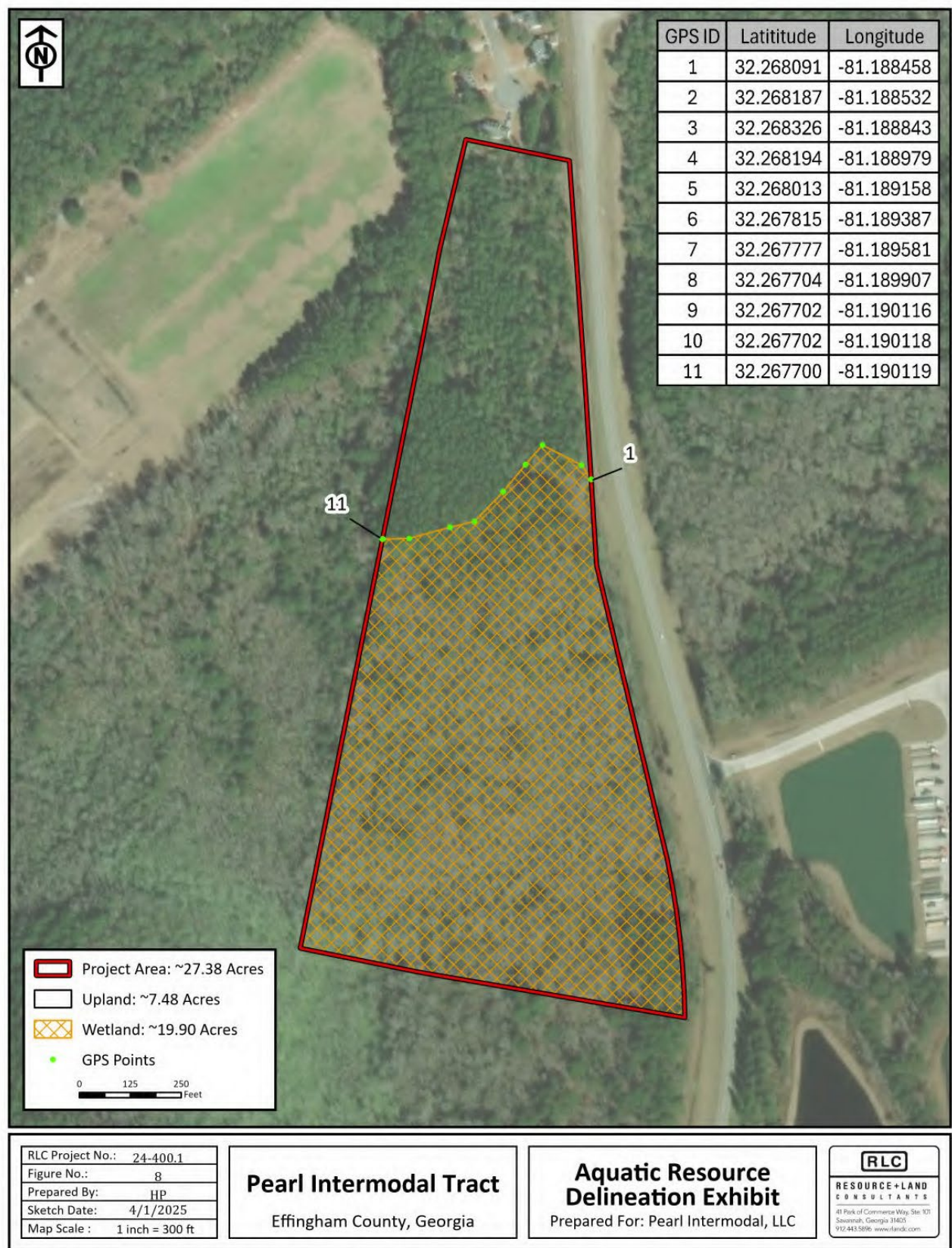
Conceptual Plan 2



Conceptual Plan 3



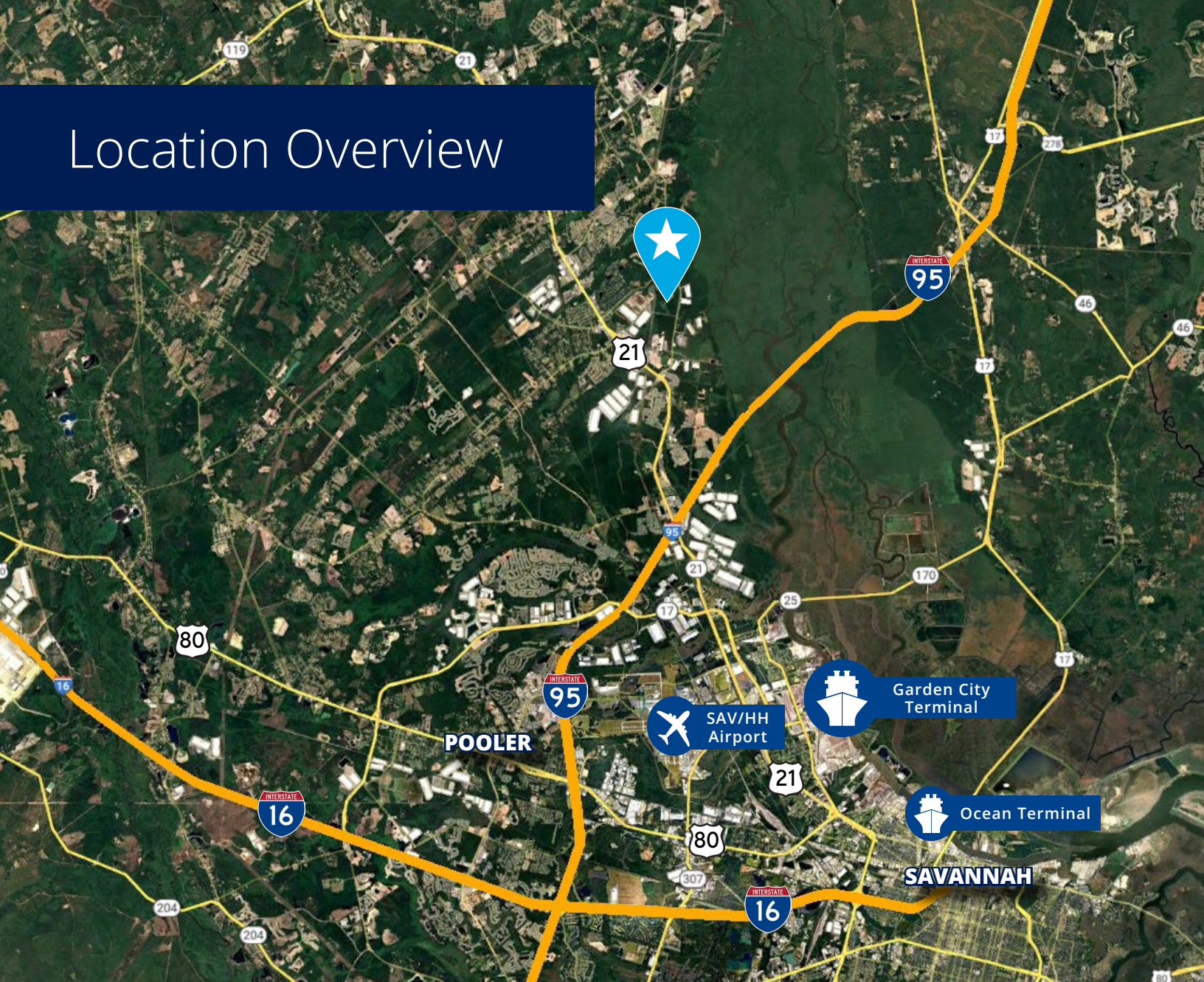
Wetlands



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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