

RARE OPPORTUNITY
WITHIN SAVANNAH PORT AUTHORITY INDUSTRIAL PARK



for sale: 104 COLEMAN BLVD, SAVANNAH . GEORGIA 31408
±71,675 SF INDUSTRIAL BUILDING ON ±4.73 AC
+ ±4.5 AC ADDITIONAL LAND FOR NEW DEVELOPMENT



- ±71,675 SF (40,735 SF HVAC) Industrial Building
- ±9,800 SF Office + ±30,938 SF Office Space (within main building)
- (7) Dock Doors
- Ample Parking Available
- Clear Height 24'
- Sprinkler System
- Heavy Power
- Flood Zone X Outside 500 Year



- Strategic Savannah/Southeast location situated within Savannah Port Authority Industrial Park. This location offers unparalleled regional, national and global connectivity:
 - Direct access to I-95 corridor
 - Minutes from Savannah Hilton Head International Airport
 - Close proximity to Port of Savannah



- Savannah has become one of the nation's most dynamic industrial markets, driven by:
 - Port Growth - Home to the fastest-growing container port in the U.S.
 - Industrial Investment - Billions in new manufacturing, logistics, and e-commerce projects
 - Workforce Strength - Skilled labor pipeline supported by regional training programs and universities
 - Business Advantage - Competitive costs and pro-growth economic policies



- Potential Building Uses: Ideal for manufacturing, distribution, logistics and other industrial/commercial operations, with the flexibility to adapt to a wide range of tenant requirements.
- Zoned: Heavy Industrial



contact broker for pricing guidance:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



PROPERTY OVERVIEW

County Chatham

Tax Map Number 2098504075

Main Building 61,875 SF

- Warehouse Space: 30,937 SF
- Office Space: 30,938 SF

30,938 SF of office space in Main Building easily convertible to warehouse/manufacturing space

Office Appendage 9,800 SF

Total Building Size ±71,675 SF

Developed Land ±4.73 AC

Undeveloped Land ±4.50 AC

Total Acreage ±9.23 AC

Zoning Heavy Industrial

Parking 150 Spaces

Dock Doors 7

Clear Height 24'

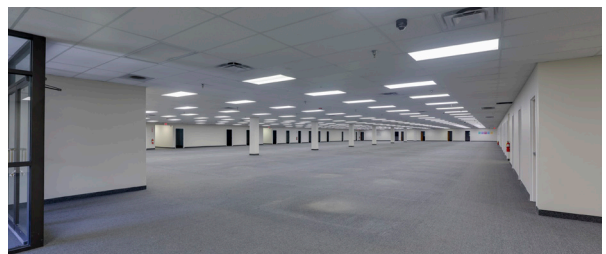
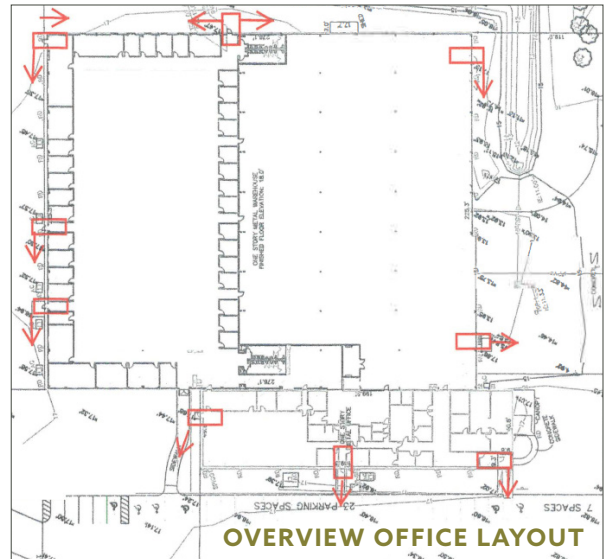
Power Heavy

Ideally Positioned for a Variety of Uses

This 71,675 SF industrial facility represents a rare opportunity in the Savannah market, where buildings of this size and configuration are in limited supply. The property features 40,735 of office space, of which 30,938 SF can be readily converted back to warehouse or shop floor space, offering exceptional adaptability to meet a wide range of operational needs.

Strategically positioned with convenient access to I-95, the Port of Savannah and Savannah Hilton Head International Airport, the site provides superior regional and national connectivity, enabling efficient distribution across the Southeast and beyond.

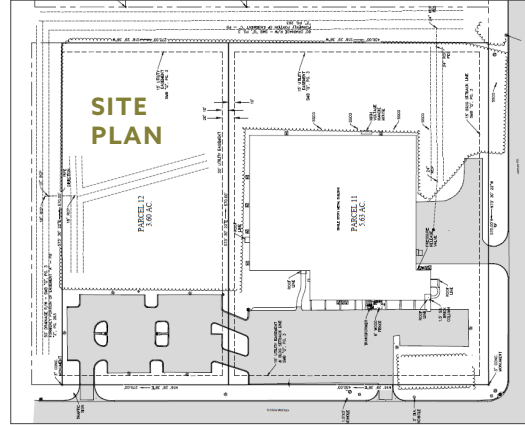
This location is well-suited for users who value proximity to the Port of Savannah, the city's commercial core, and surrounding residential neighborhoods. **The existing layout supports a range of potential uses—from industrial operations to flex, service-oriented, or manufacturing conversion.**

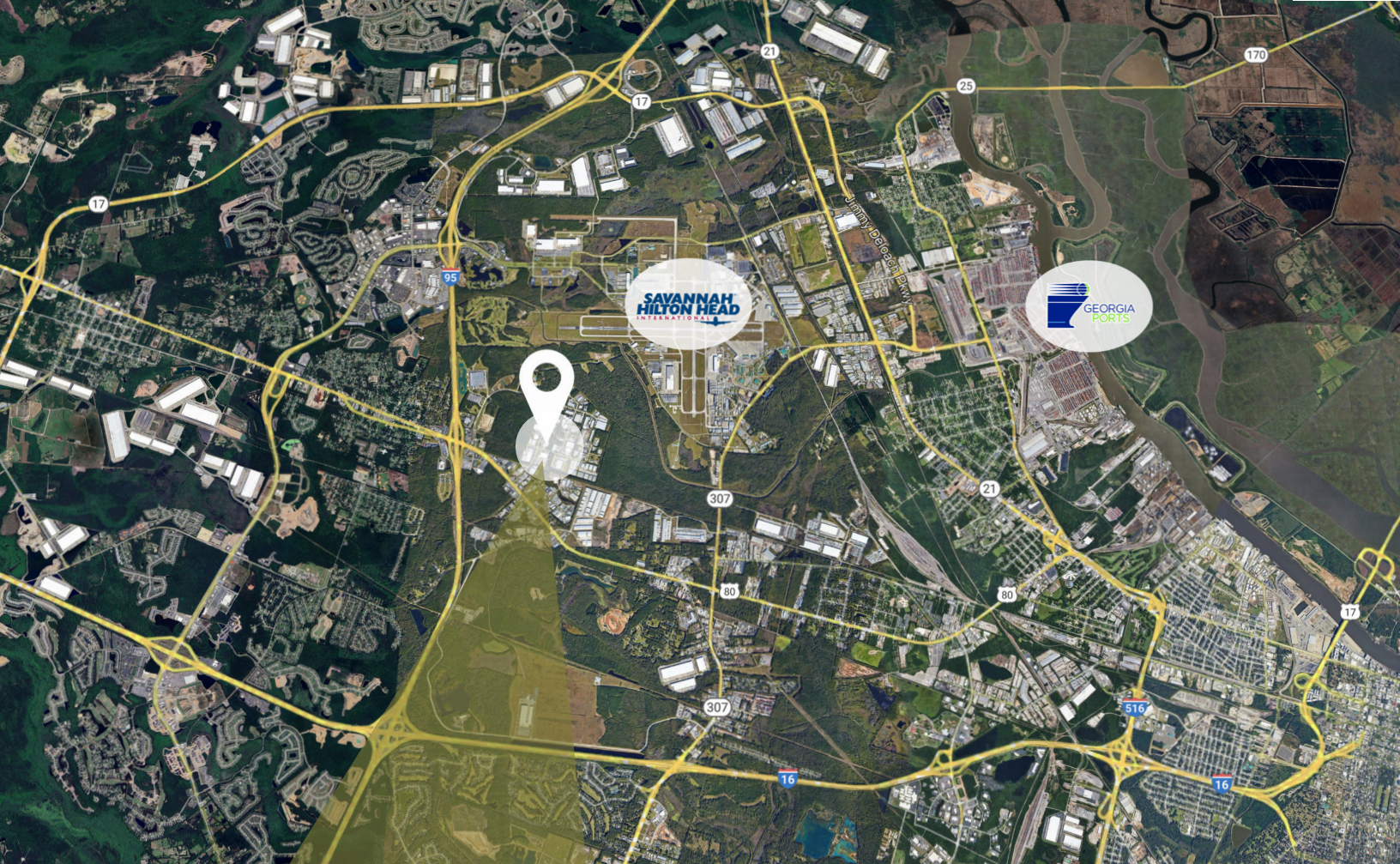


ADDITIONAL DEVELOPMENT POTENTIAL

In a market characterized by limited industrial supply within high-demand, well-located areas, this asset stands out for its flexibility, flat topography and ease of development to suit a range of users.

The 4.5 undeveloped acres offer strong development potential for investors seeking to capitalize on Savannah's growing economic base, combined with the added value of an existing building.





KEY DISTANCES

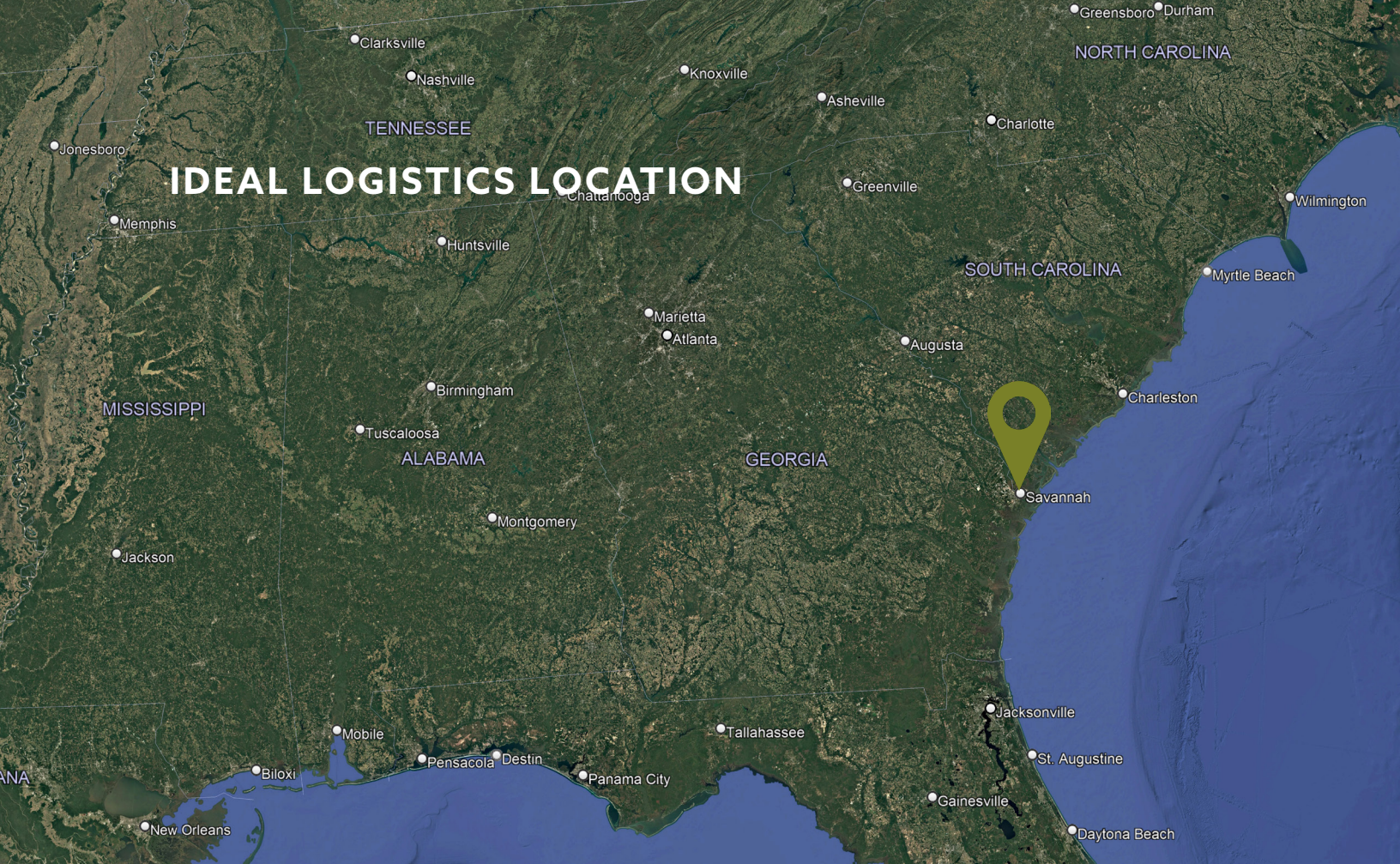
- 1.2 miles to I-95
- 4 miles to I-16
- 5 miles to Savannah/Hilton Head International Airport
- 7.3 miles to Port of Savannah Garden City Terminal

NEIGHBORING COMPANIES



ANDREAS HEINZELMANN | PARTNER, DIRECTOR OF INDUSTRIAL SOLUTIONS
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Savannah, Georgia is a rapidly growing industrial market. Here's why:

PORT POWERHOUSE The Port of Savannah is the 3rd-busiest in the US and growing fast, with deepwater access, expanded terminals, and direct rail/truck connections servicing 70% of the US within two days.

HYUNDAI EV HUB Hyundai's \$5.5B+ EV and battery plant (plus \$2.7B from suppliers) is transforming the region into a major electric vehicle manufacturing center.

ROBUST INFRASTRUCTURE Major investments in roadways (I-95/I-16 access), smart freight corridors, on-dock rail (CSX + Norfolk Southern), and an expanded airport support growth.

DEVELOPER + TENANT DEMAND Nearly 50M SF of industrial space has been delivered since 2020, with strong leasing from 3PLs, retailers, and manufacturers seeking East Coast logistics hubs.

PRO-BUSINESS ENVIRONMENT Georgia offers aggressive incentives (e.g., job tax credits, REBA grants, FTZ benefits) and fast permitting to attract and retain industrial employers.

SKILLED WORKFORCE + TRAINING A strong labor force is supported by technical colleges, Quick-Start programs, and customized training for logistics, robotics, and advanced manufacturing.