



For Sale & Lease

# Rare Manufacturing Warehouse with Ample Outdoor Storage

48 Artley Road | Savannah, GA 31408

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±64,372 SF Warehouse  
with ±5 Useable AC  
Storage Yard

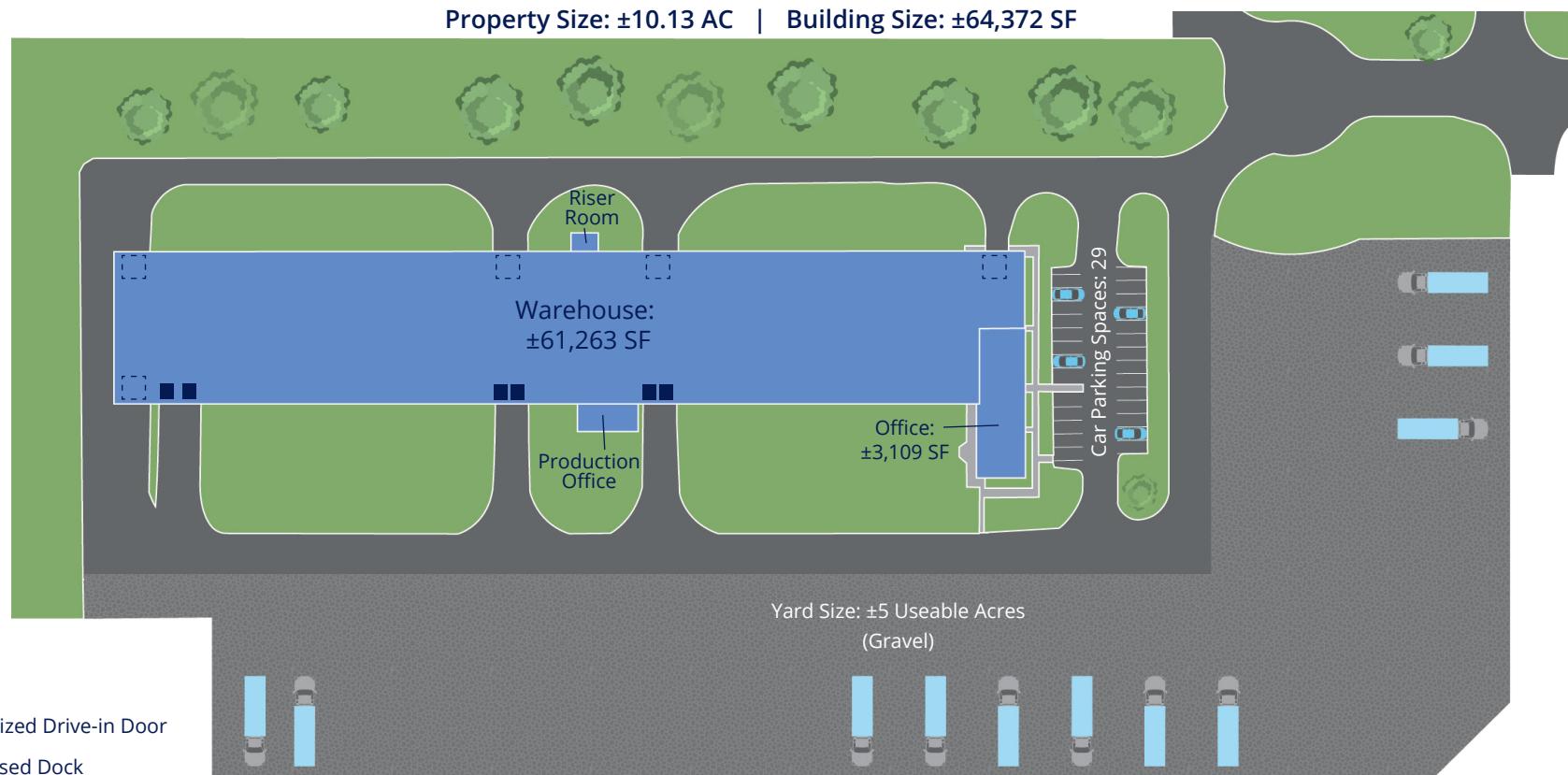


±7 Miles (12 Minutes)  
from Port of Savannah



Easy Access to both  
Interstate-95 & Interstate-16

Property Size: ±10.13 AC | Building Size: ±64,372 SF

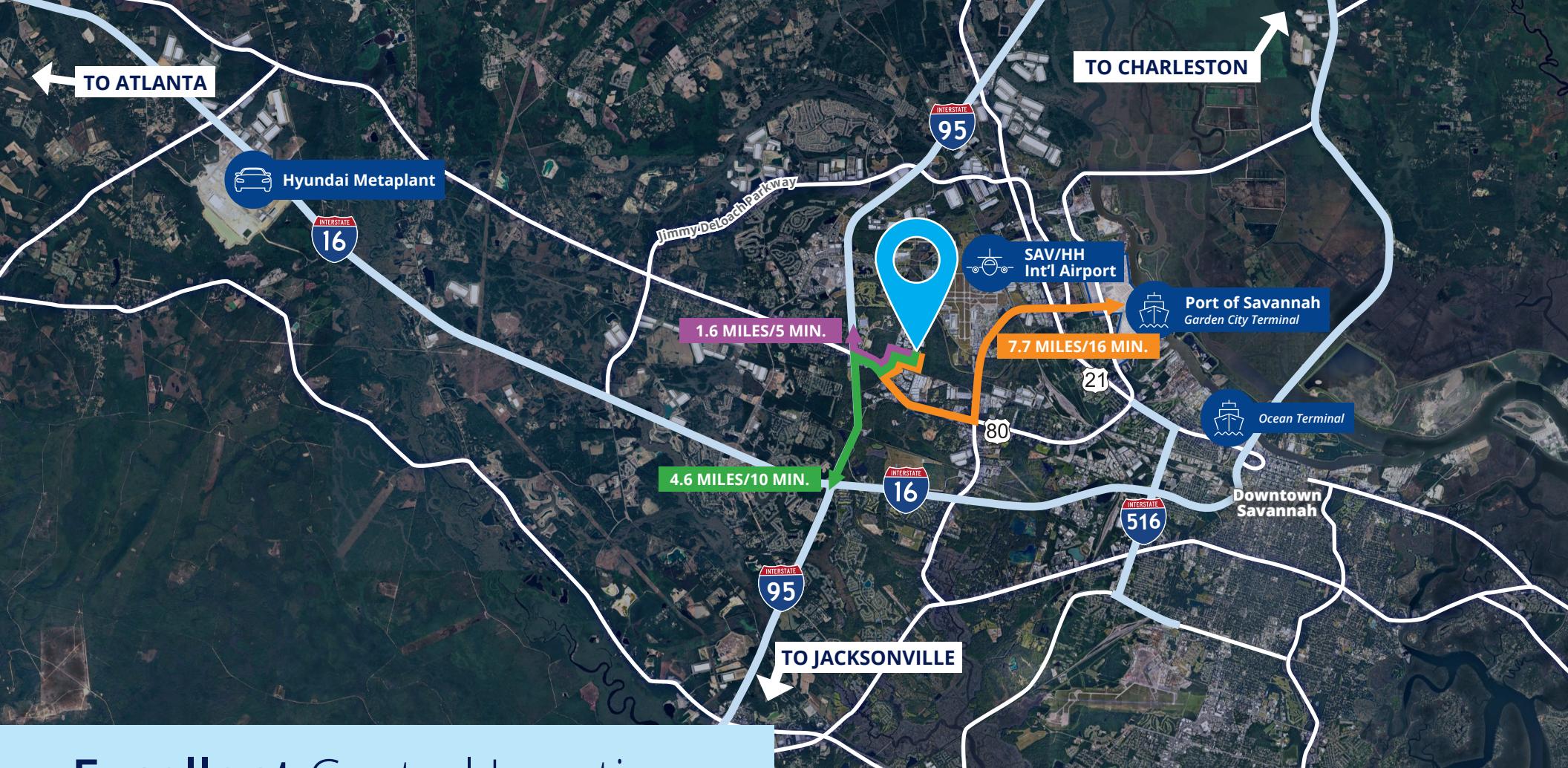


Address	48 Artley Road, Savannah, GA 31408
Property Size	±10.13 Acres
Yard Size	±5 Useable Acres
Building Size	±64,372 SF
Building Construction	Metal
Year Built	1991
Building Dimensions	102'3" x 611'2"
Zoning	Heavy Industrial (City of Savannah)

Car Parking Spaces	29
Recessed Docks	6
Oversized Drive-in Doors	5
Office Space	±3,109 SF
Heavy Power	4W, 3 Phase, 5,000 Amps
Lighting	LED warehouse lighting
Clear Height	34' - 38'
Overhead Crane	7-ton capacity, extends ±250'

# Property Images



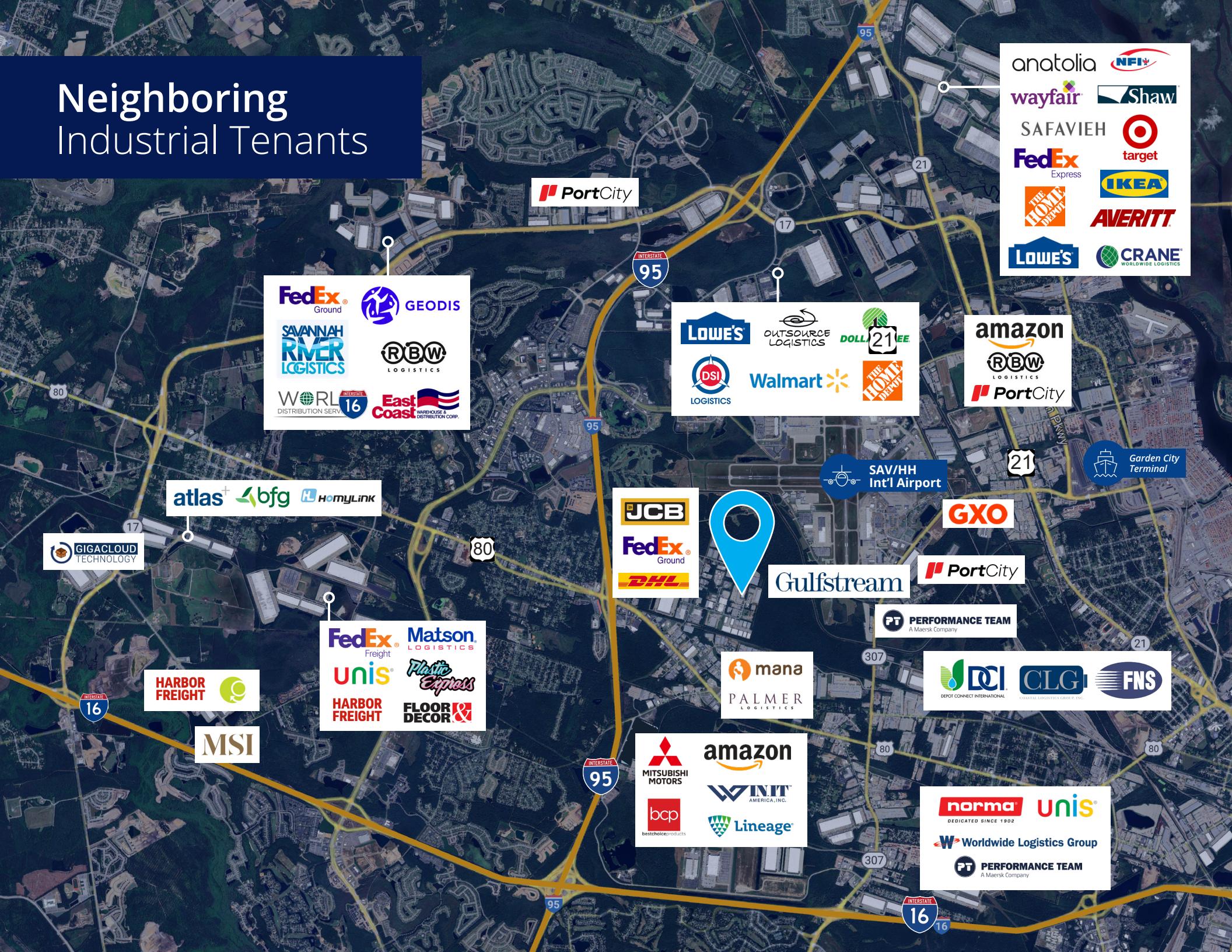


## Excellent Central Location

■ Interstate-95	1.6 Miles	5 Minutes
■ Interstate-16	4.6 Miles	10 Minutes
■ Garden City Terminal Gate 4	7.7 Miles	16 Minutes

Savannah Int'l Airport	5.6	Miles	10	Minutes
Ocean Terminal	8.4	Miles	16	Minutes
Hyundai Metaplant	17.0	Miles	20	Minutes
Charleston, SC	108	Miles	122	Minutes
Jacksonville, FL	134	Miles	120	Minutes
Atlanta, GA	240	Miles	226	Minutes

# Neighboring Industrial Tenants



# Logistical Advantage

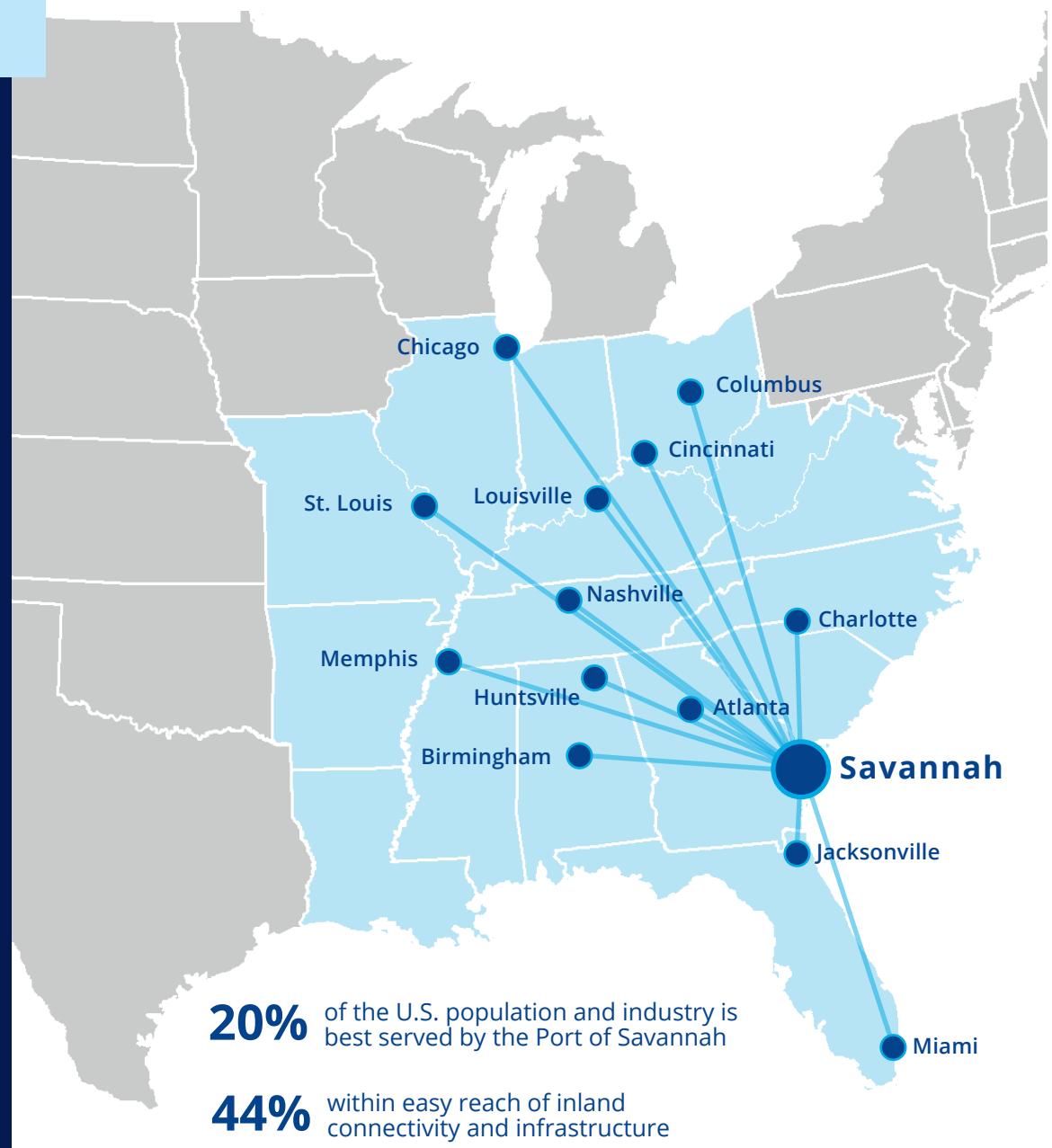
## Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



**20%** of the U.S. population and industry is best served by the Port of Savannah

**44%** within easy reach of inland connectivity and infrastructure



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## Leasing By:

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