



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

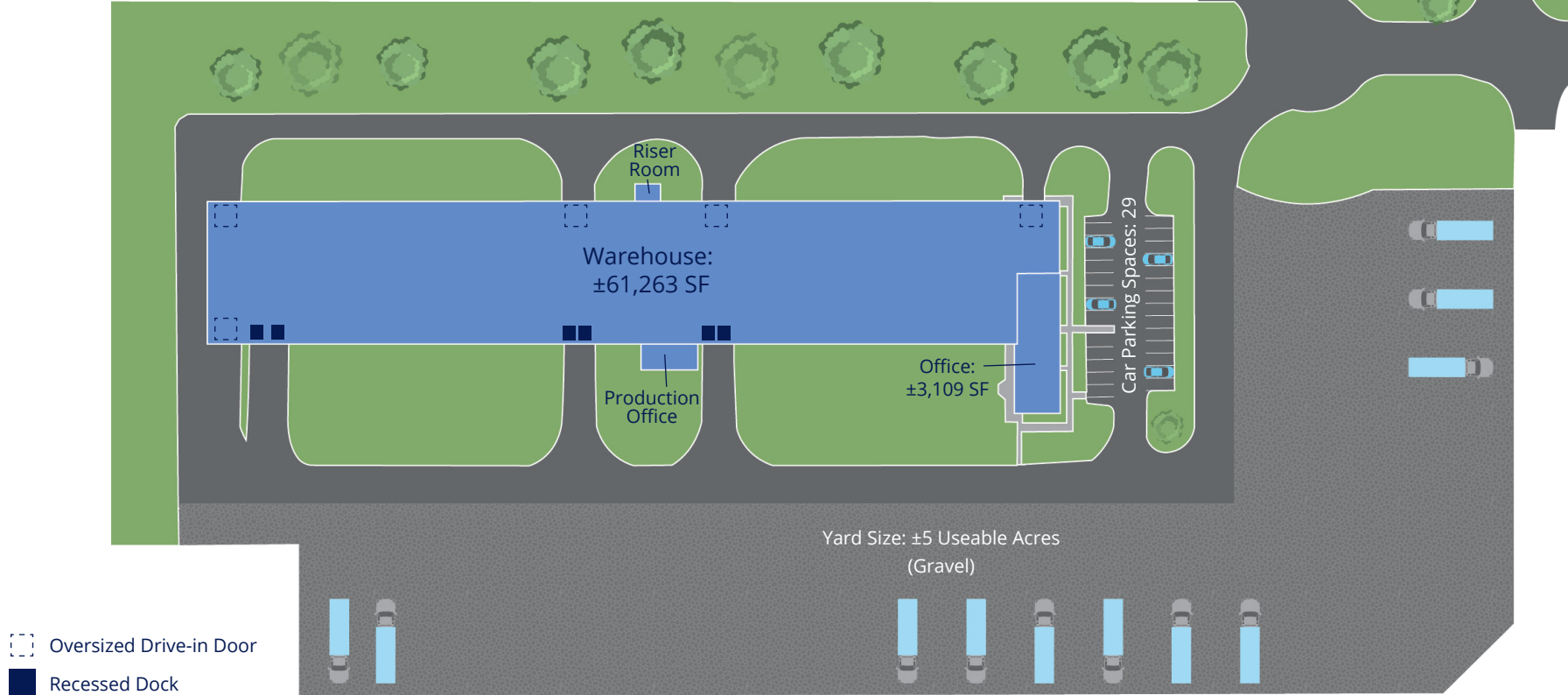


±7 Miles (12 Minutes)
from Port of Savannah



Easy Access to both
Interstate-95 & Interstate-16

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

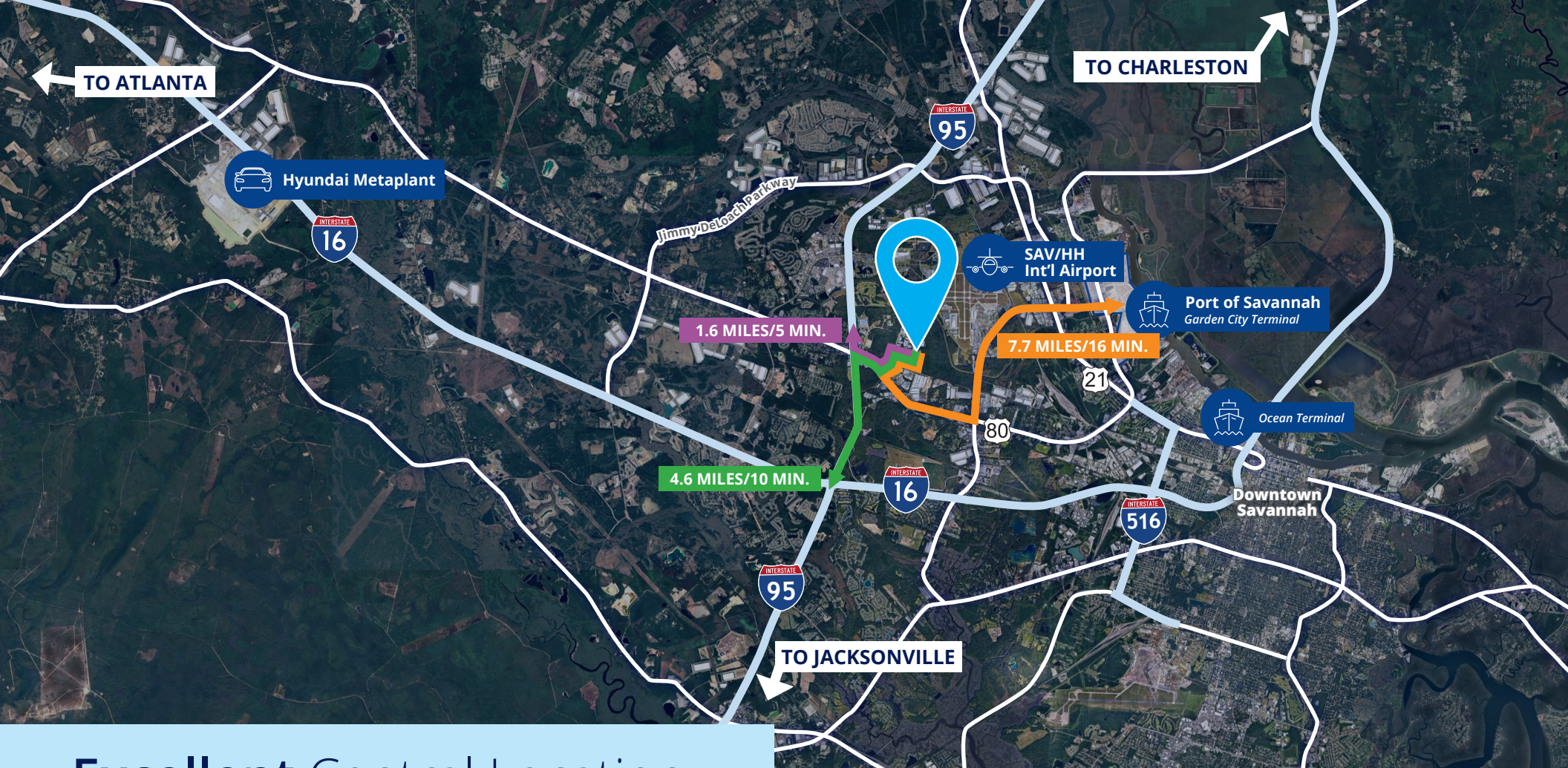


Address	48 Artley Road, Savannah, GA 31408
Property Size	±10.13 Acres
Yard Size	±5 Useable Acres
Building Size	±64,372 SF
Building Construction	Metal
Year Built	1991
Building Dimensions	102'-3" x 611'-2"
Zoning	Heavy Industrial (City of Savannah)



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



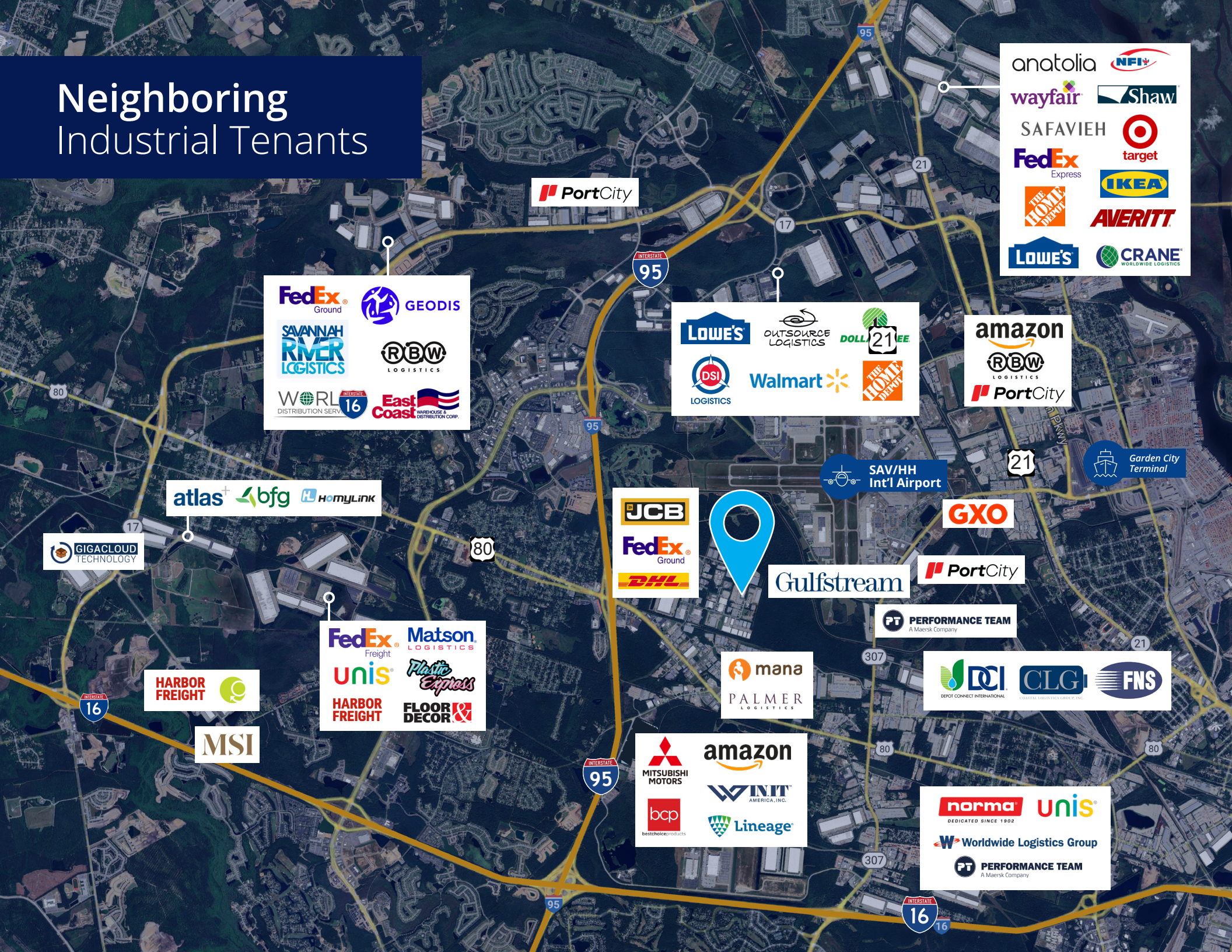


Excellent Central Location

	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



PortCity

FedEx Ground
SAVANNAH RIVER LOGISTICS
WORLD DISTRIBUTION SERV
GEODIS
R&B LOGISTICS
East Coast

LOWE'S
OUTSOURCE LOGISTICS
DSI LOGISTICS
Walmart
DOLLAR TREE
HOME DEPOT

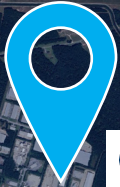
amazon
R&B LOGISTICS
PortCity

anatolia
wayfair
SAFAVIEH
FedEx Express
IKEA
AVERITT
LOWE'S
CRANE WORLDWIDE LOGISTICS
NFI
Shaw
target

atlas+ bfg homyLink

GIGACLOUD TECHNOLOGY

JCB
FedEx Ground
DHL



Gulfstream

SAV/HH Int'l Airport

GXO

PortCity

PT PERFORMANCE TEAM
A Maersk Company

HARBOR FREIGHT

MSI

FedEx Freight
Matson LOGISTICS
unis
HARBOR FREIGHT
Plastic Express
FLOOR DECOR

mana
PALMER LOGISTICS

DCI
CLG
FNS
DEPOT CONNECT INTERNATIONAL
COASTAL LOGISTICS GROUP INC.

MITSUBISHI MOTORS
amazon
WINT AMERICA, INC.
bcp
Lineage

norma
unis
Dedicated Since 1902
Worldwide Logistics Group
PT PERFORMANCE TEAM
A Maersk Company

Garden City Terminal

Logistical Advantage

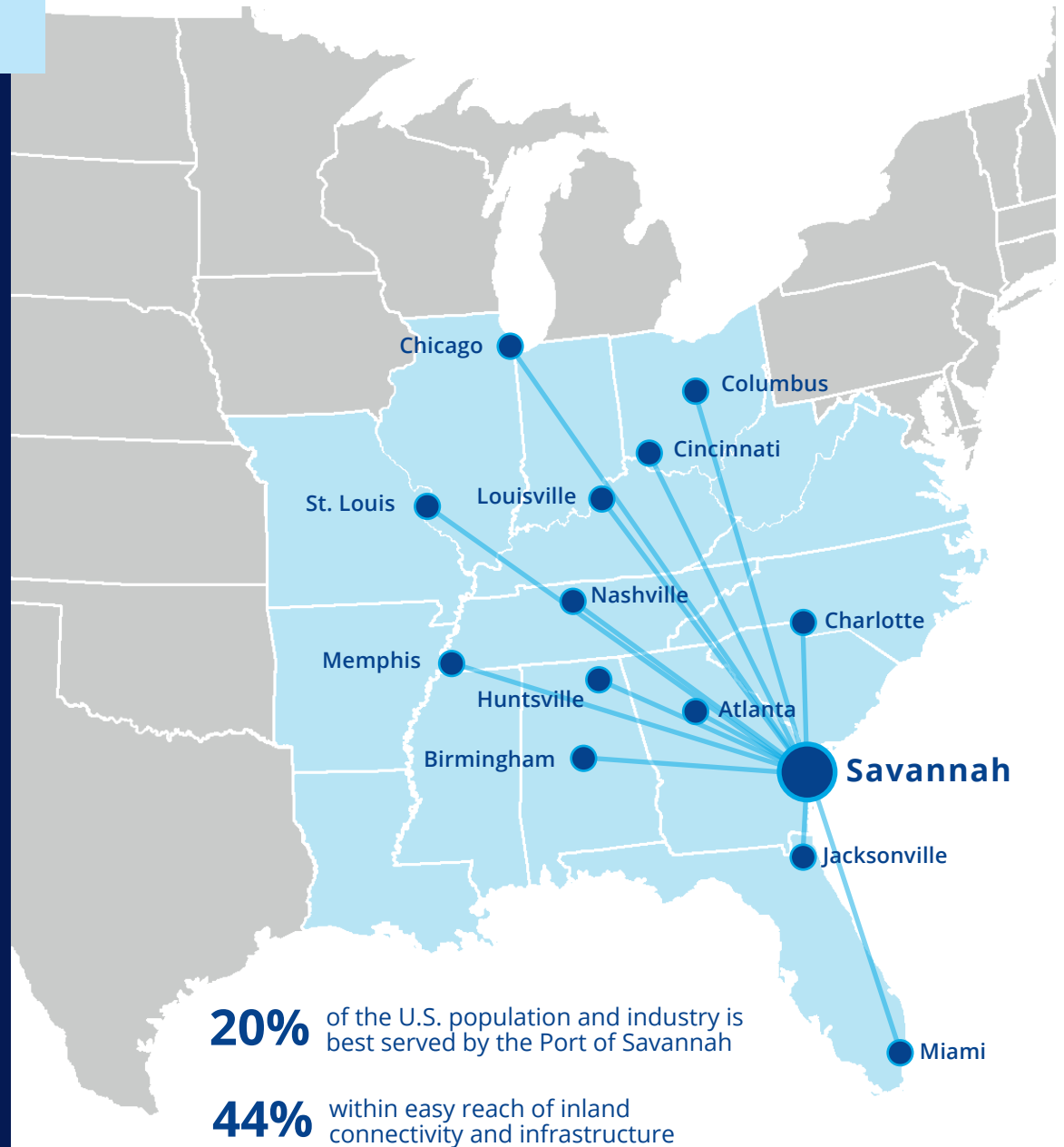
Port of Savannah



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.





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