



111 Sparkman Drive

Garden City, GA

23,560 **SF Warehouse** on 8.12 AC

Only **1.3 miles** from Garden City Terminal

AVAILABLE **FOR SALE**

CONTACT

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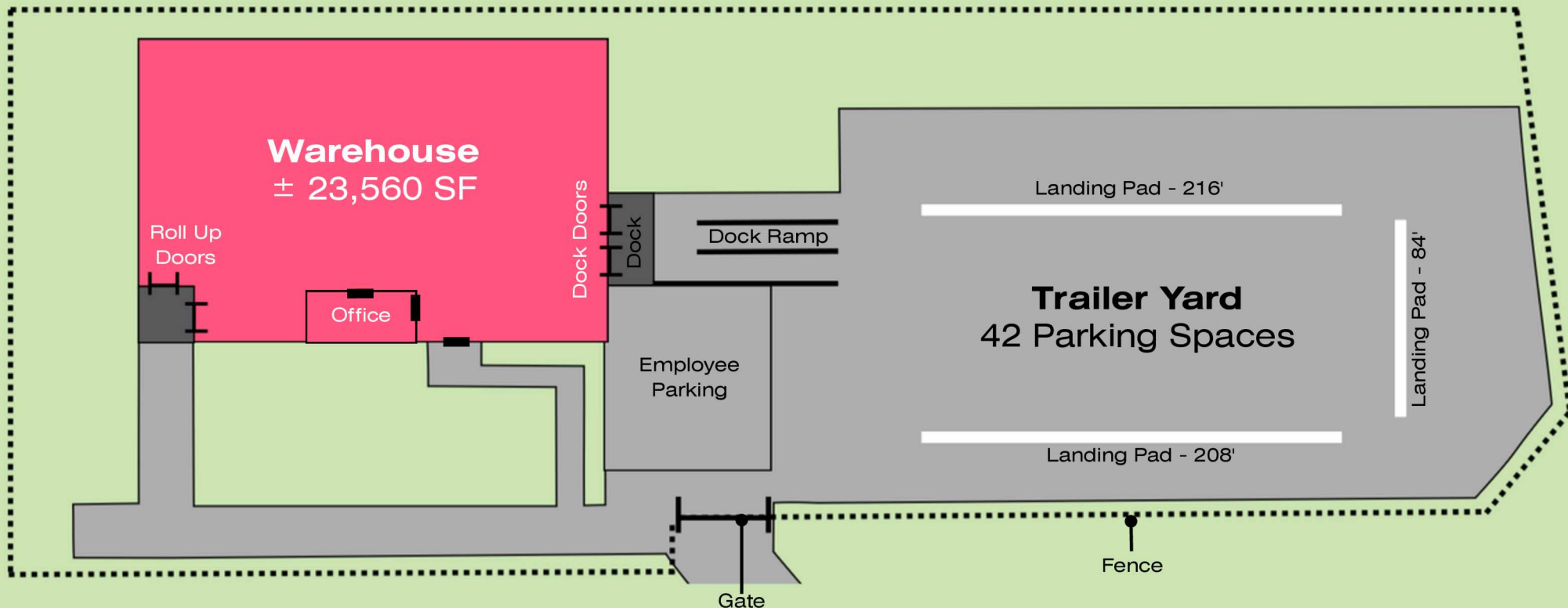
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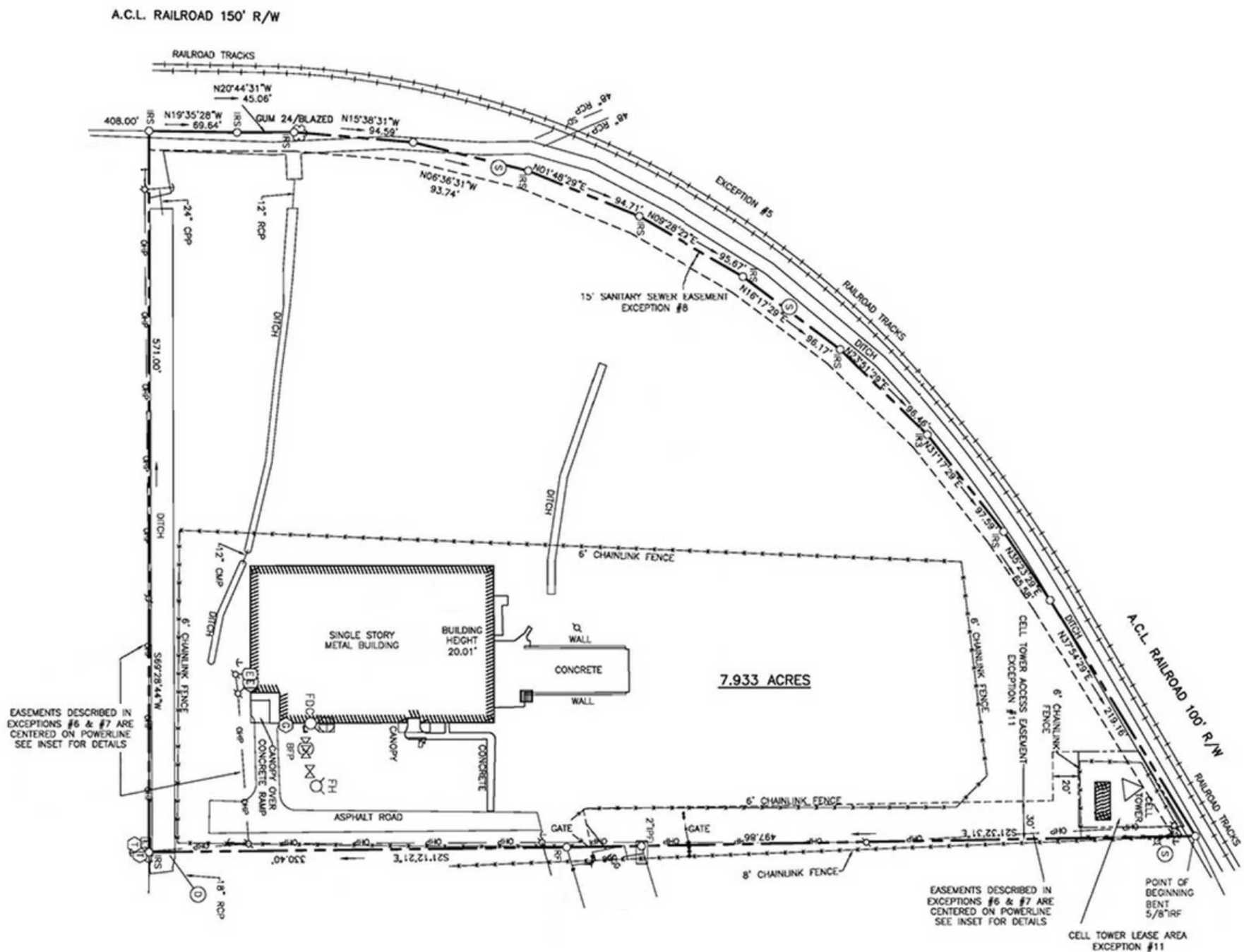
Property Overview

Address	111 Sparkman Dr, Garden City, GA
Parcel No.	60017 04001
Zoning	I-1, Light Industrial
Total Acreage	±8.12 AC
Warehouse Renovated	2024
Building Size	±23,560 SF
Container Drops	±42

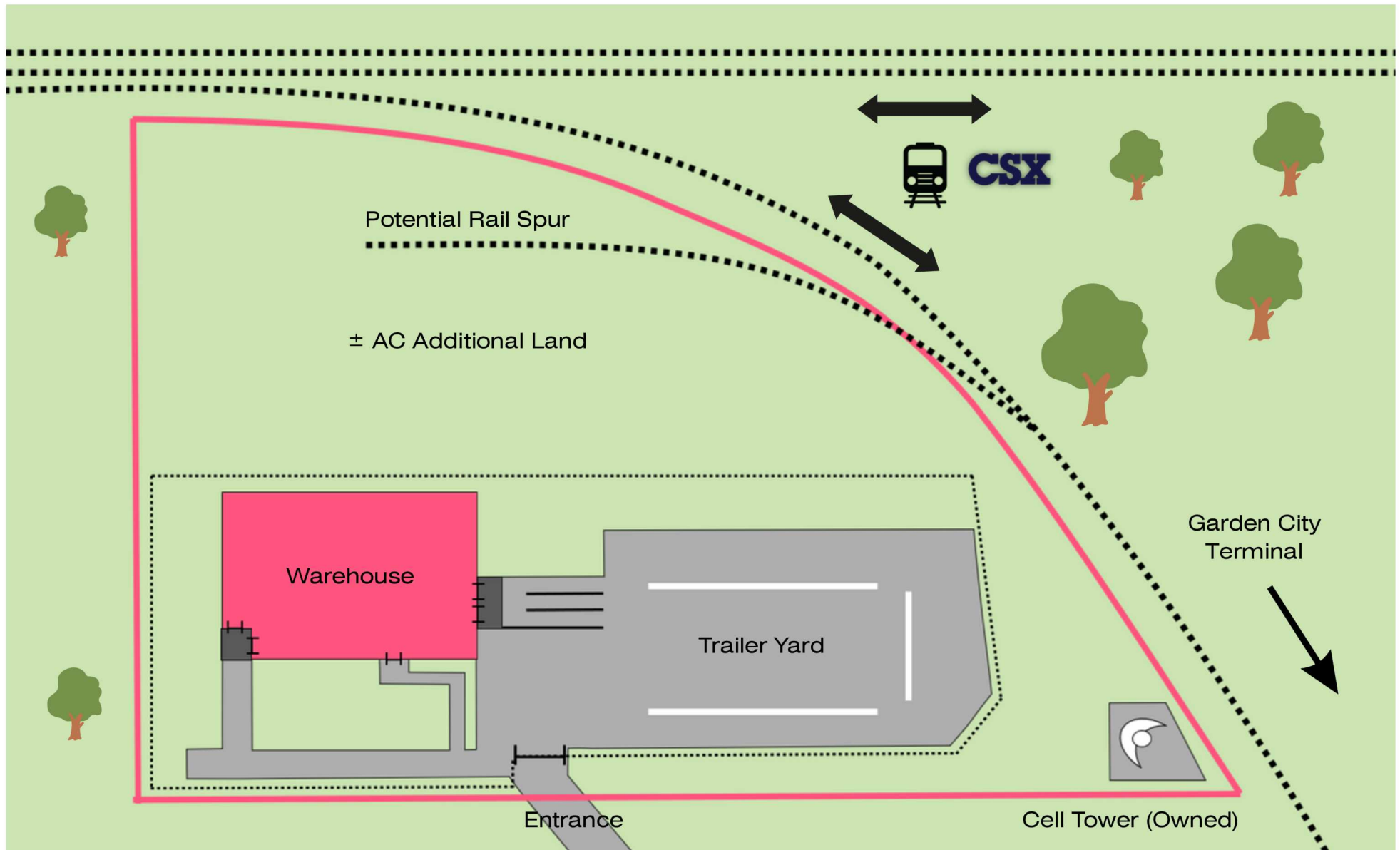
Office Size	±1,500 SF
Dock Positions	3 (2 dock doors)
Power	3 Phase
Drive-in Doors	2
Clear Height	14'
Construction	Metal
Warehouse Lighting	LED



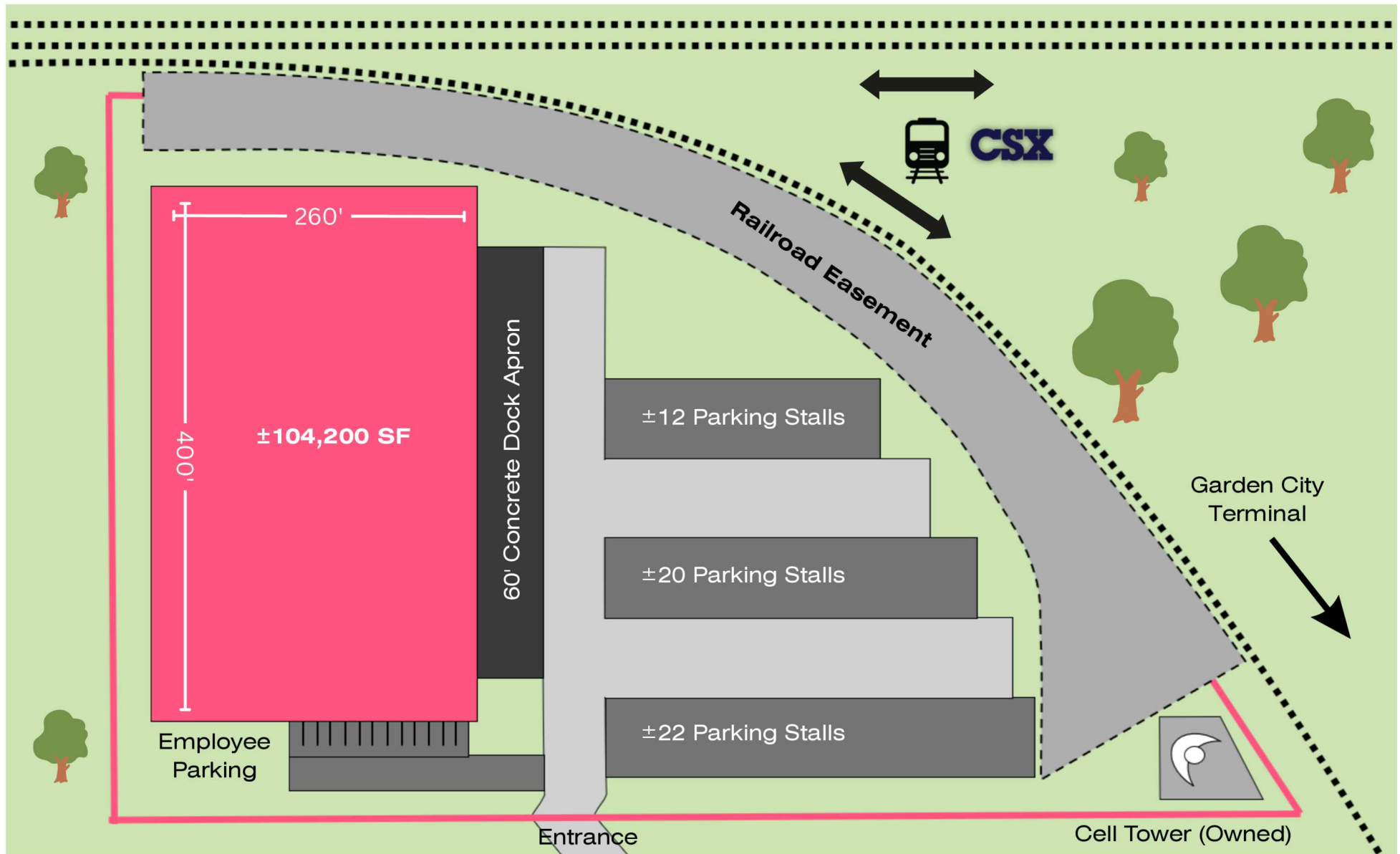
Site Survey



Site Plan

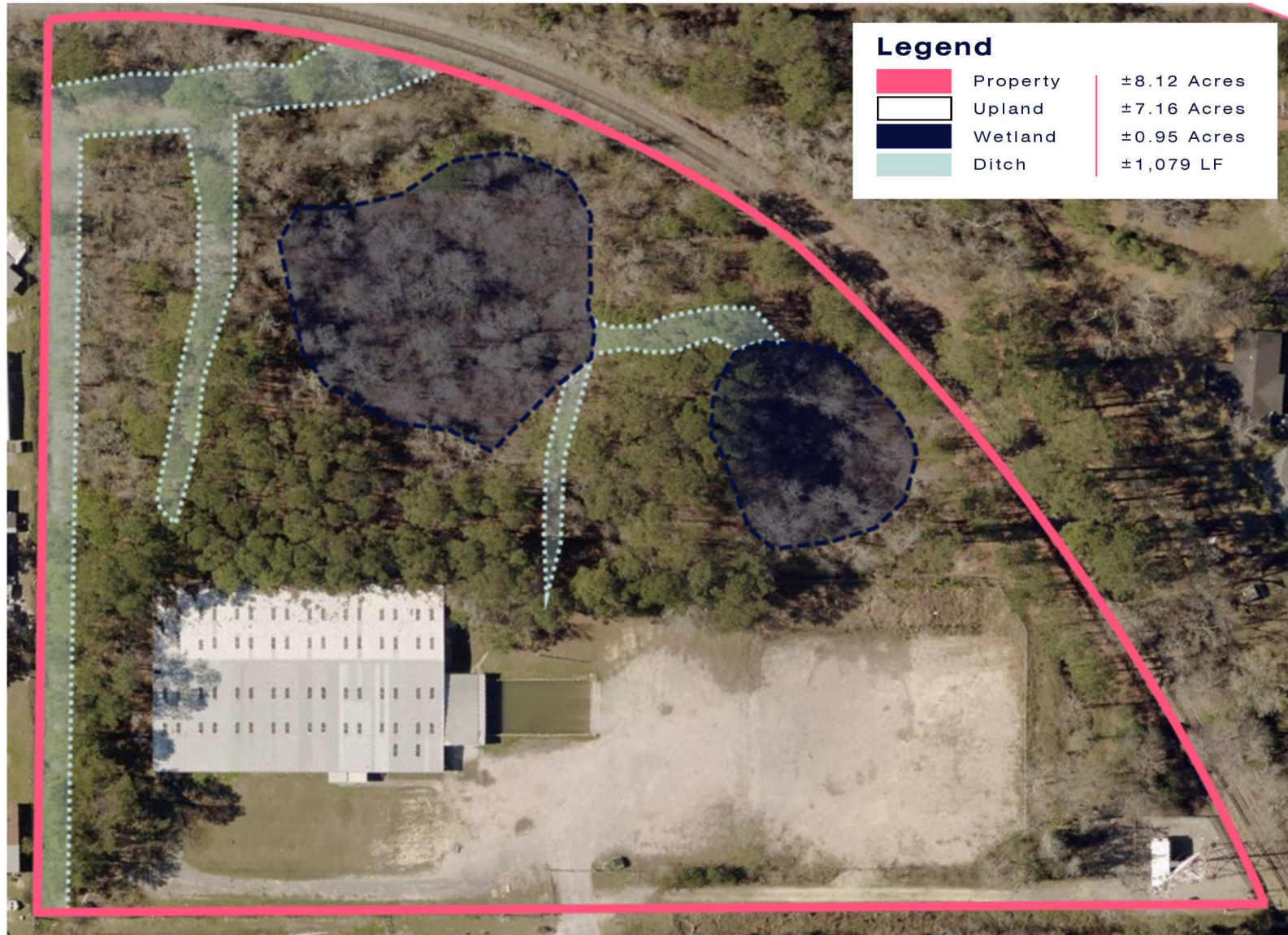


Conceptual Site Plan



Wetlands

*Wetland determination by the US Army Corps of Engineers is pending and expected to be completed soon.





EXTERIOR PHOTOS





INTERIOR PHOTOS



Property information

- Only 1.3 miles to Garden City Terminal
- Easy access to I-516, I-16, and I-95
- Zoned I-1 (Industrial)
- Near CSX rail line
- Development-ready



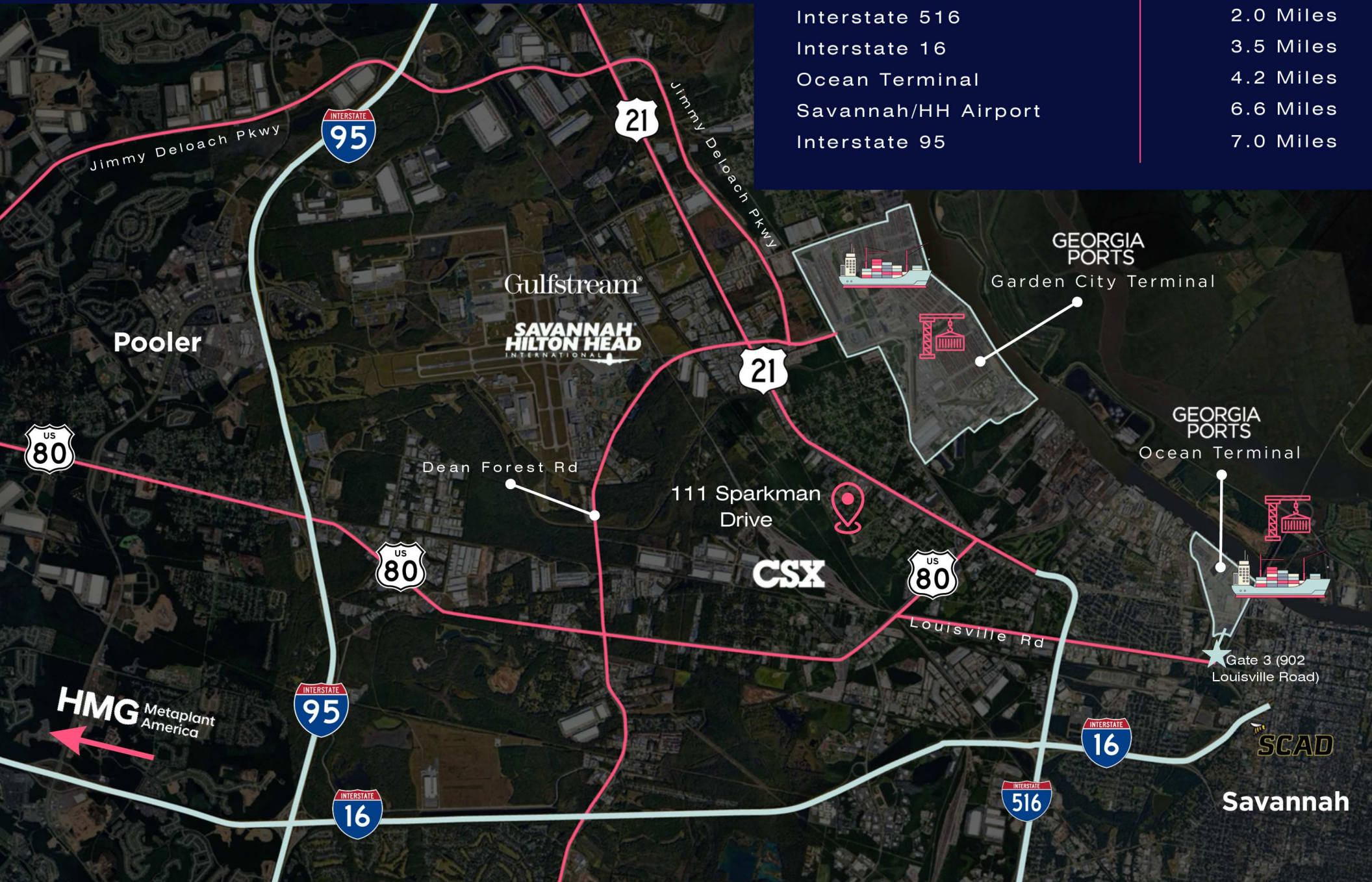
111 Sparkman Drive

AERIAL MAP

Key Distances

Garden City Terminal
Highway 80
Interstate 516
Interstate 16
Ocean Terminal
Savannah/HH Airport
Interstate 95

1.3 Miles
1.3 Miles
2.0 Miles
3.5 Miles
4.2 Miles
6.6 Miles
7.0 Miles



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GARDEN CITY, GA

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