



## Savannah Crossings II

13051 Abercorn Street  
Savannah, GA 31419

### Property Features

- Two large former call center spaces 29,960 SF and 35,000 SF (divisible) at reduced rental rate
- Center located directly across the street from Georgia Southern University's Armstrong Campus
- Generous rent concession being offered by Landlord
- Low CAM
- Flexible deal structures - creative Landlord
- In the Federal Empowerment Zone



AVAILABLE SF: 5,000 SF to 35,000 SF

ZONING: PBC

For more information:

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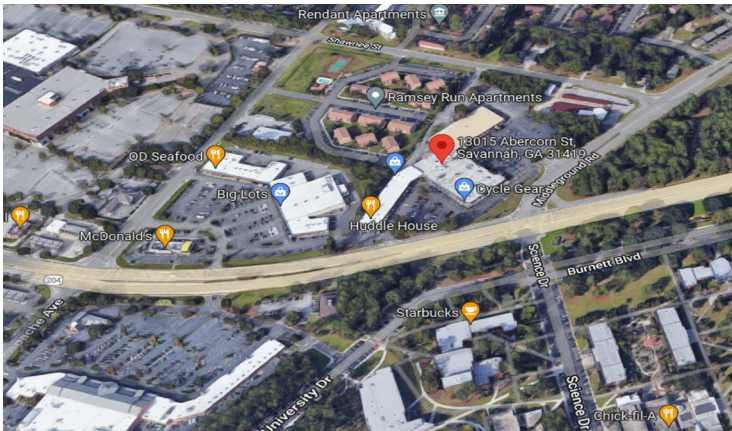
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## Location Advantages

- Directly across from Georgia Southern's Armstrong Campus
- Easy access to Truman Pkwy, Coastal and Veteran's Highways and I-95
- Traffic counts average 40,000 per day



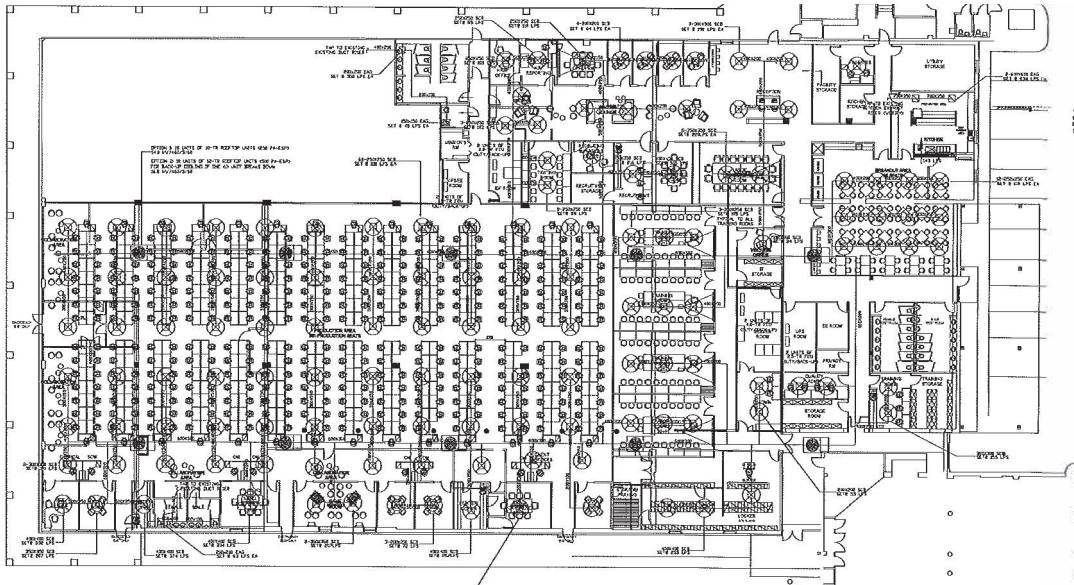
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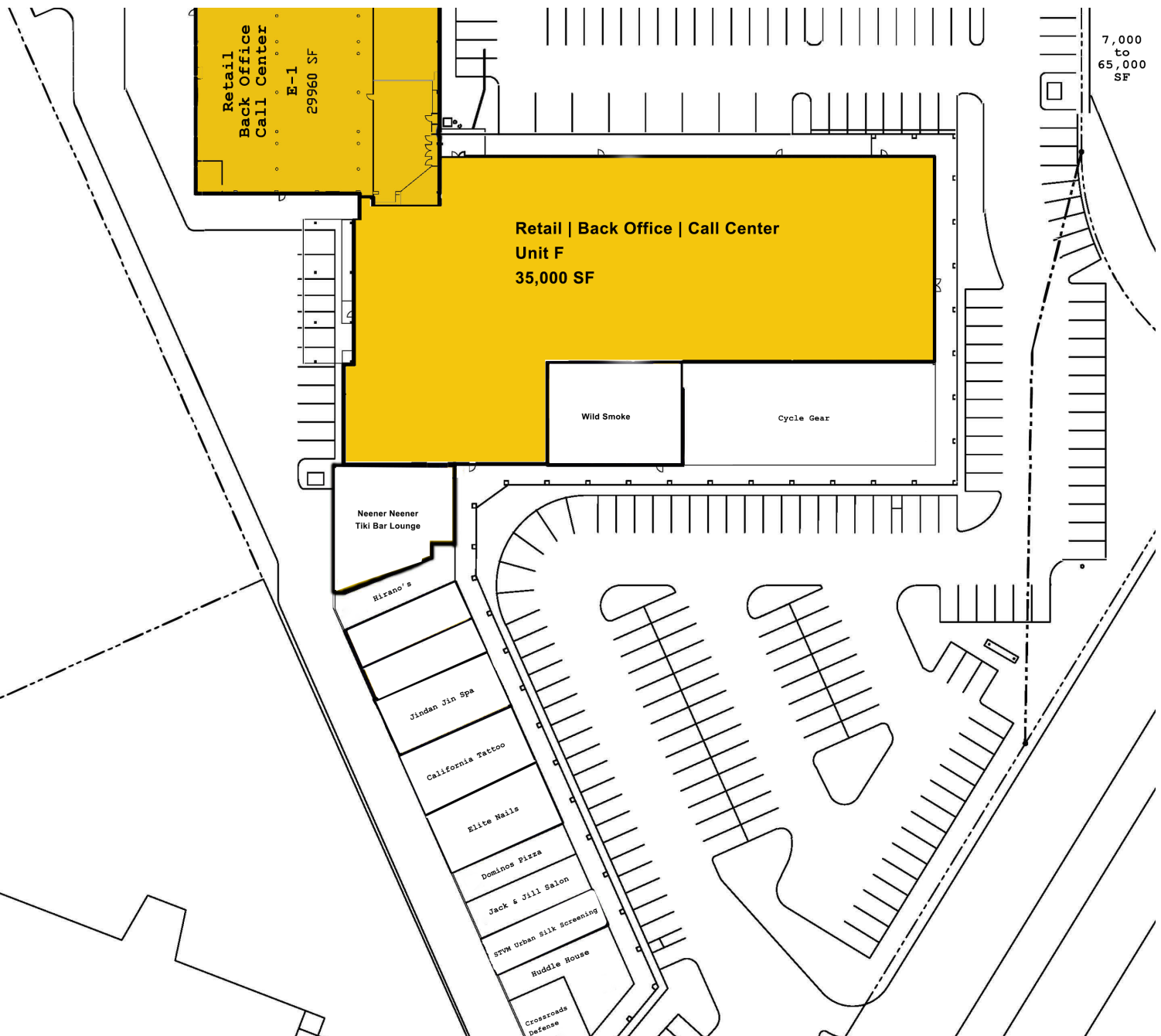
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