



Coleman Boulevard

For Lease

Lease Rate:
\$6.75/SF
 Triple Net

Contact Us:

David Sink, SIOR
 Principal
 +1 912 662 8010
 david.sink@colliers.com

Sebastian Findlay, SIOR
 Principal
 +1 912 483 6160
 sebastian.findlay@colliers.com



Colliers | Savannah
 545 E York Street
 Savannah, GA 31401
 P: +1 912 233 7111
 colliers.com/savannah

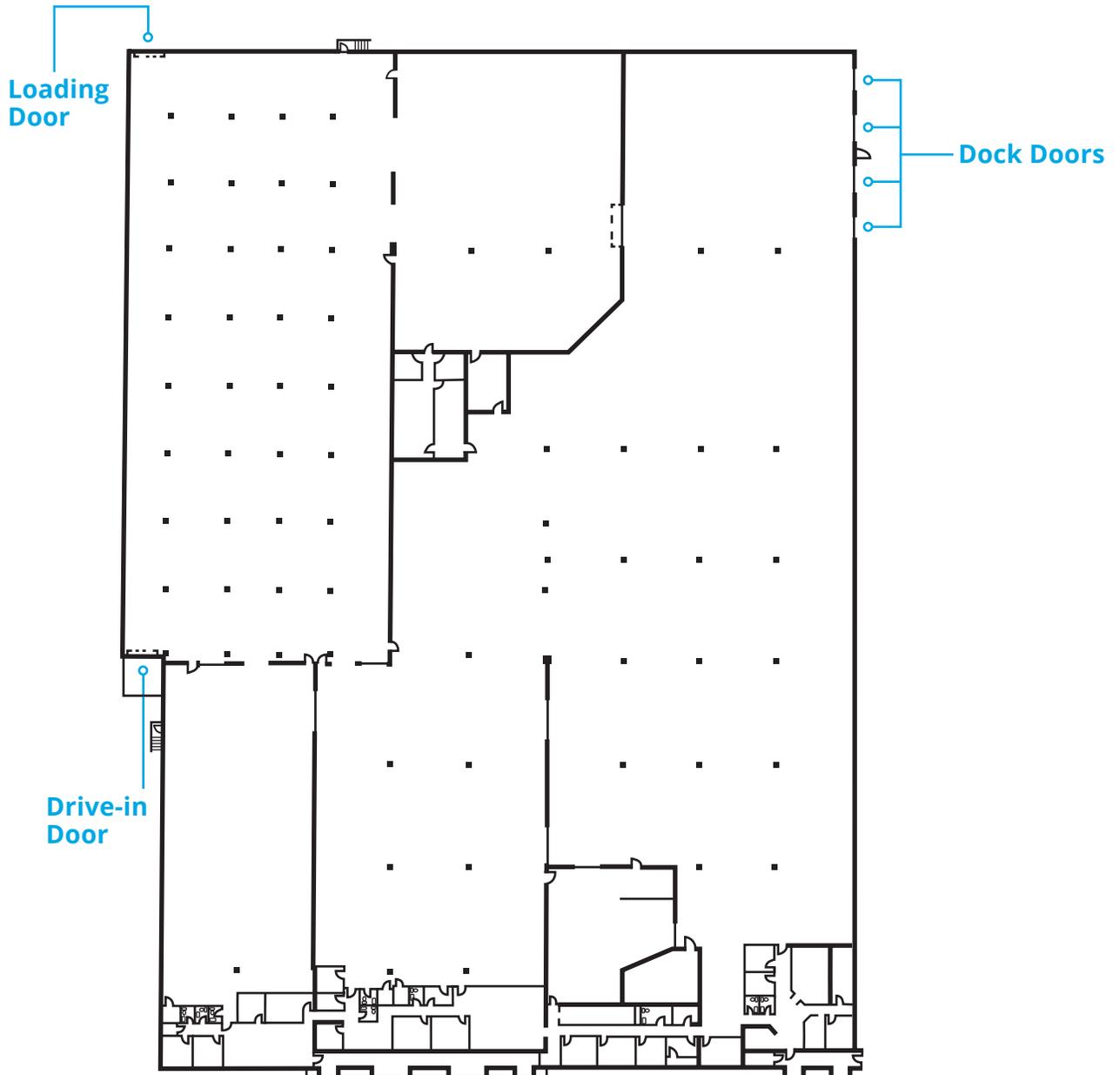
Strategically Positioned Savannah Manufacturing/Warehouse Space

📍 101 Coleman Boulevard | Savannah, GA 31408

Property Highlights:

- ±111,600 SF fully conditioned (cooled) manufacturing/warehouse space
- ±11,400 SF fully renovated office
- 3-phase power, fluorescent lighting & compressed air system
- 18'-24' ceiling height
- 4 dock high doors, 1 loading door & 1 drive-in door
- Conveniently located with immediate access to major roadways
- 1 mile from Interstate 95, 5.5 miles from Savannah/Hilton Head International Airport & 7.5 miles from the Georgia Ports Authority's main gate
- Available Now

Floor Plan



*Not to Scale

Space Configuration

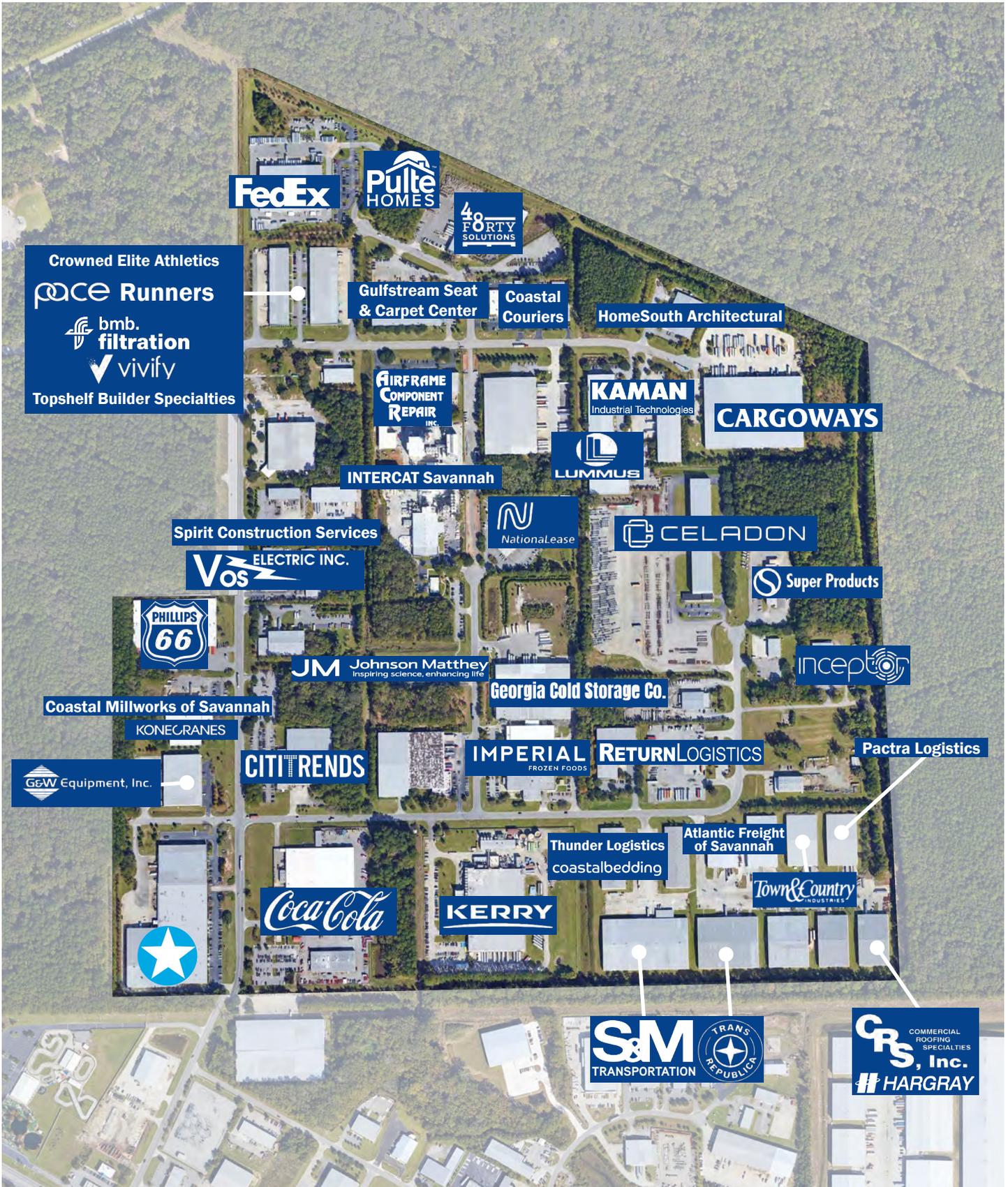
The suite is currently configured with internal demising walls with sections connected to each other by internal roll-up doors. This configuration is the result of the building expansions over the years for a previous tenant. The expansions were designed so that internal demising walls could be removed to open up the space. It is also possible to add additional dock doors next to the existing dock doors.



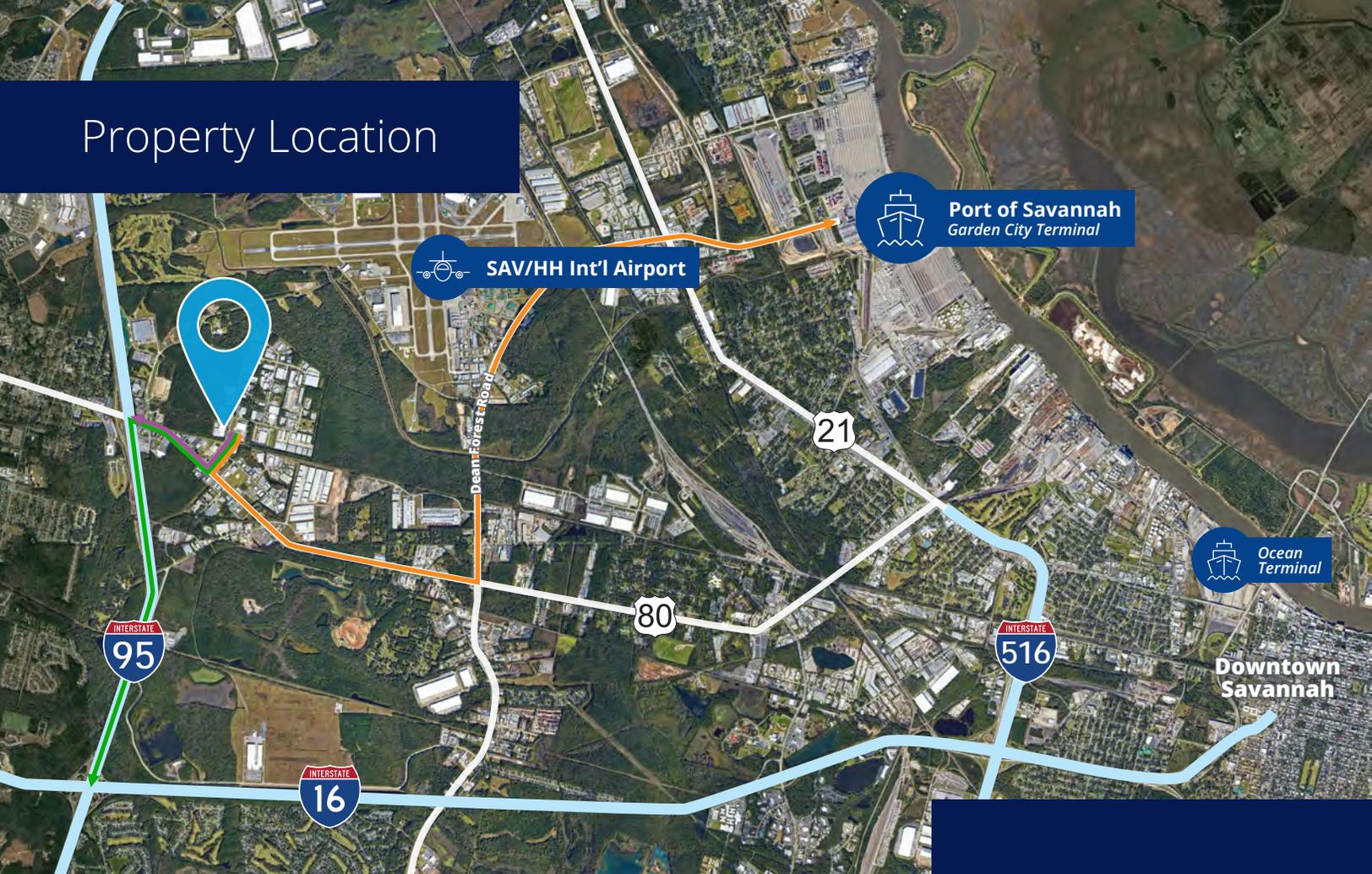
Interior Images



Neighboring Tenants



Property Location



Driving Distances to Key Locations

Highway 80	0.3 Miles	2 Minutes
Interstate 95	1.0 Miles	3 Minutes
Interstate 16	3.6 Miles	7 Minutes
SAV/HH Int'l Airport	5.5 Miles	9 Minutes
Port of Savannah	7.5 Miles	14 Minutes
Downtown Savannah	10.4 Miles	18 Minutes

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