



For Sale | Rare Owner/User Flex Opportunity with In-place Income

2744 Louisville Road, Savannah, GA 31415

- ±8,750 SF flex building on ±0.519 AC lot
- Partially owner-occupied (±4,490 SF) – ideal for an owner/user or investor
- Includes an income-producing tenant for immediate cash flow
 - Current tenant's lease expires May 2029, with one 5-year renewal option remaining
 - Tenant's space is a USDA food processing facility
- Major renovations completed in 2020 including: new roof, wiring, plumbing, and roof-mounted HVAC
- Zoned Heavy Industrial (I-H), City of Savannah
- Excellent connectivity: easy access to Interstate-16 and Interstate-95
- Close to the Port of Savannah, 2 miles from Ocean Terminal and 3.3 miles from Garden City Terminal

Sale Price:
\$1,400,000

Please Inquire for
Financial Details

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Accelerating success.

Aerial View



±0.519 AC LOT

±0.15 AC
Fenced Outdoor Storage

OWNER/USER PORTION
±4,490 SF

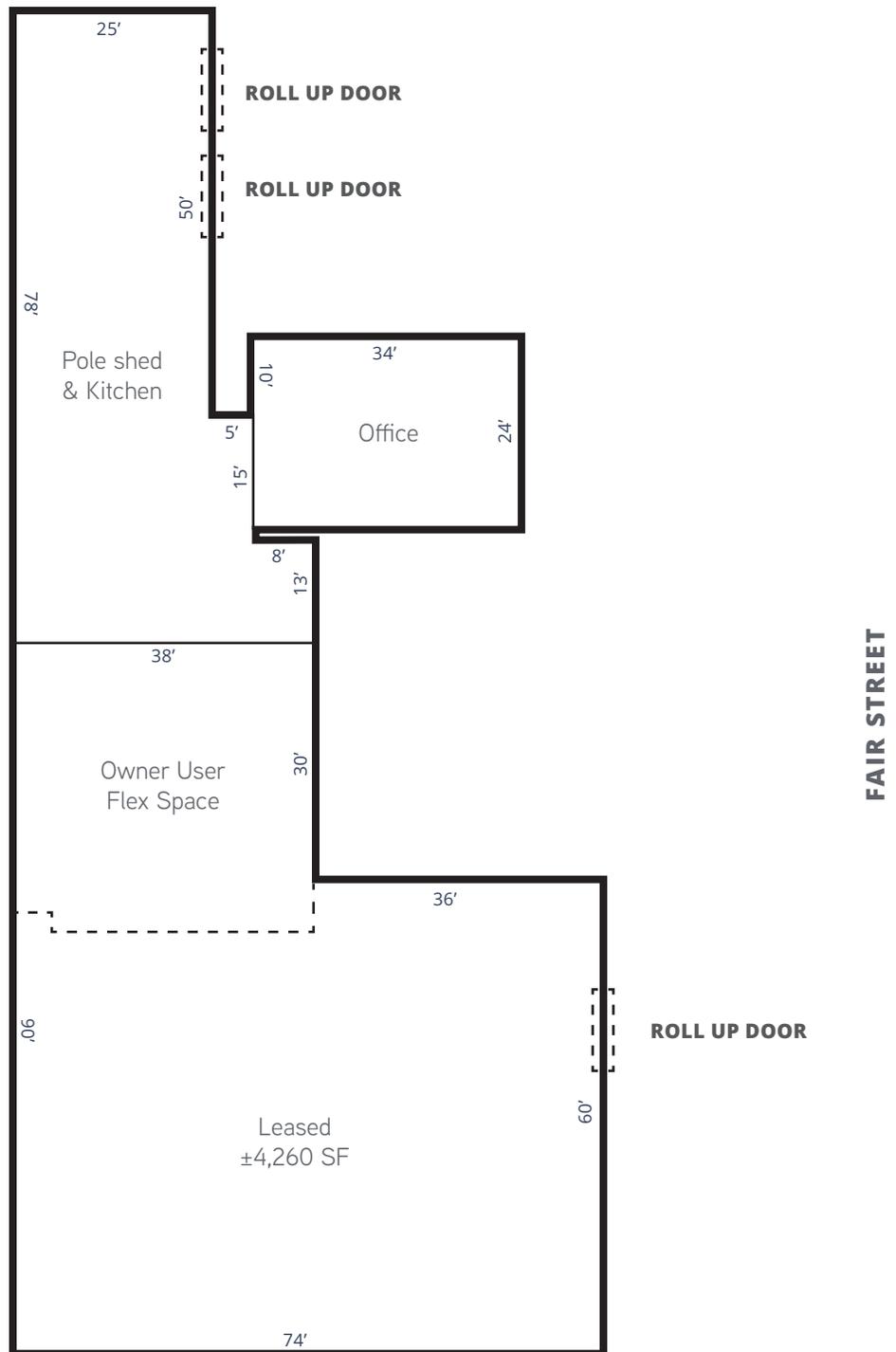
LEASED
±4,260 SF

FAIR STREET

LOUISVILLE ROAD

Floor Plan

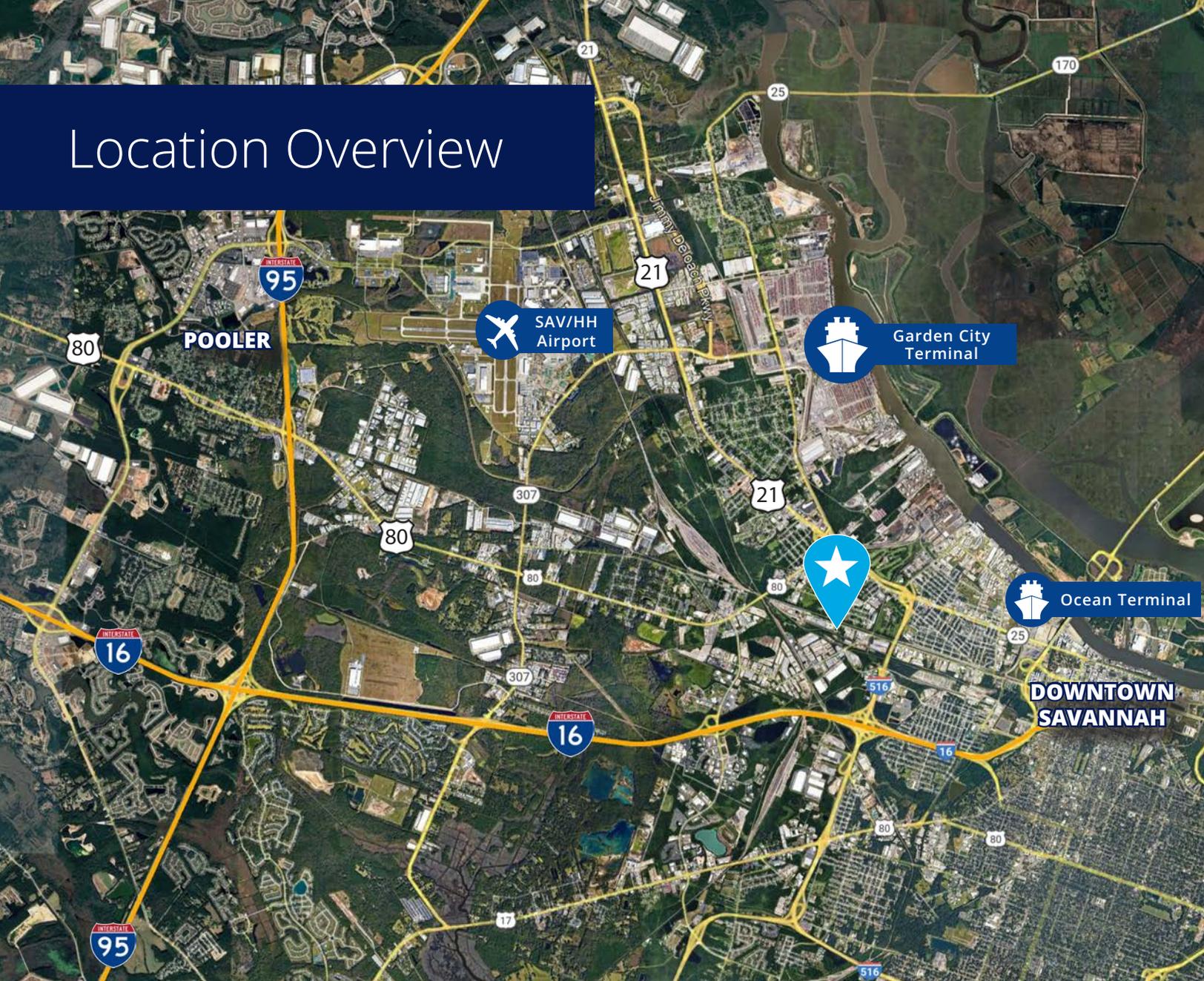
Floor plan is for illustrative purposes only. All dimensions are approximate and subject to verification.



Property Photos



Location Overview



Distances

Highway 80	0.9 Miles
Interstate-16	1.9 Miles
Ocean Terminal	2.0 Miles
Garden City Terminal	3.3 Miles
Interstate-95	6.8 Miles
Savannah/Hilton Head International Airport	8.2 Miles

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