



FOR SALE

# Warehouse with Land for Expansion

60 Mincey Boulevard, Port Wentworth, GA 31408

- ±21,161 SF warehouse available for sale
- Situated on ±2.0 acre lot
- Expansion area: ±0.50 useable acres (cleared & graded)
- Zoned Industrial (I-1) City of Port Wentworth
- Single owner user since construction, with low impact use
- **2.6 miles to the Port of Savannah**
- 4.1 miles to Interstate 95

## Building Specs

- 1 Dock high door (12' x 14')
- 1 Drive-in door (12' x 14')
- Column Spacing: 21'-3" x 67'
- 20' Clear height
- ±2,178 SF office (2 story)
- 3 Phase power
- Built in 1997

Sale Price:

Please Inquire

CONTACT US

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Principal

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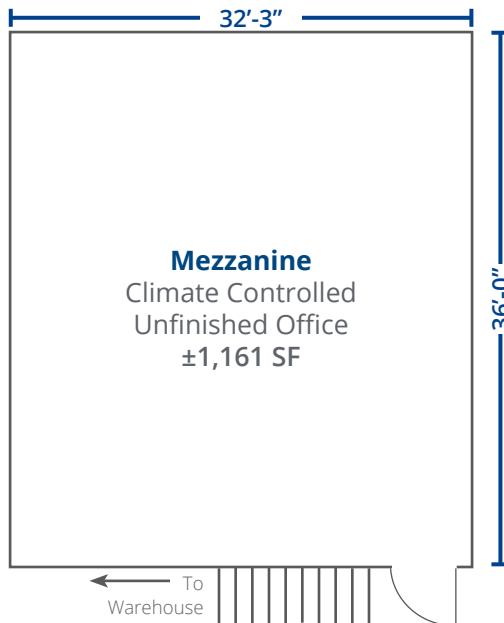
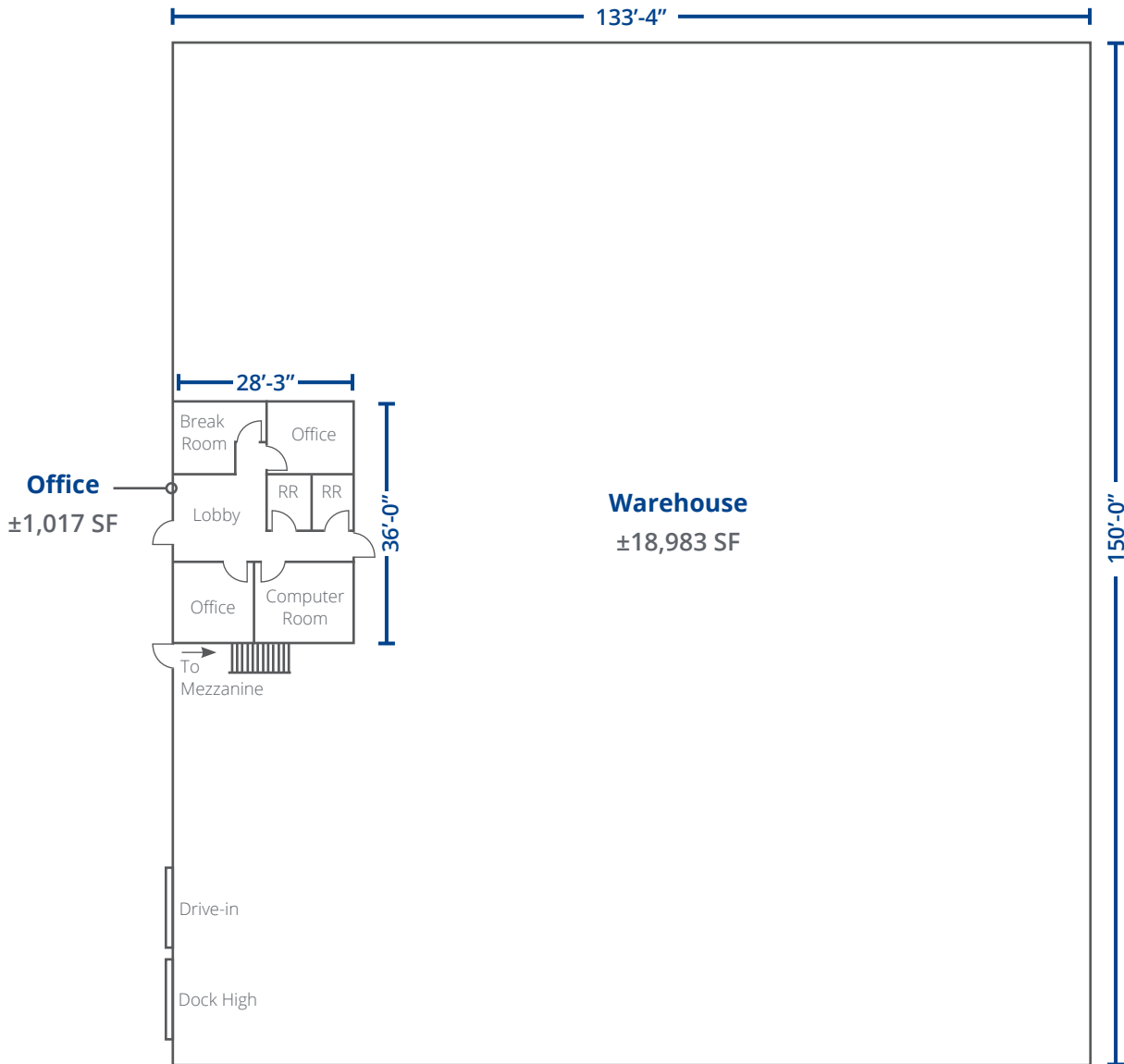
Main: +1 912 233 7111

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# Site Plan



# Floor Plan



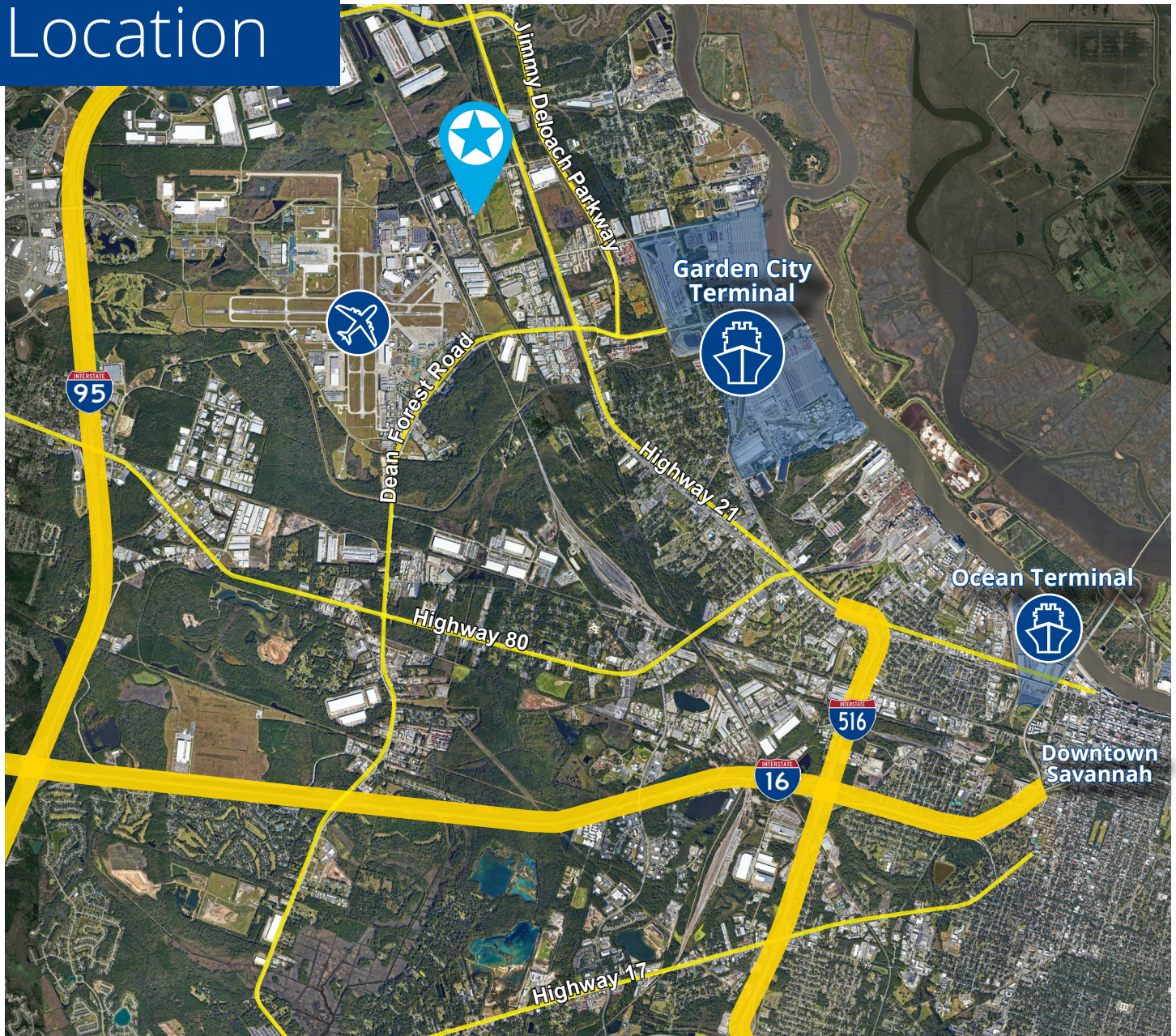


**Existing Warehouse** | ±21,161 SF



**Expansion Land** | Approximately ±0.50 Useable Acres

# Location



## Distances

Highway 21	0.8 Miles
Garden City Terminal	2.6 Miles
Savannah/Hilton Head Airport	2.9 Miles
Interstate 95	4.1 Miles
Interstate 16	6.0 Miles
Ocean Terminal	8.2 Miles

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