# COLEMAN BLVD

104 COLEMAN BLVD, SAVANNAH, GA 31408

# FOR SALE ±71,675 SF INDUSTRIAL & OFFICE FACILITY ON 9.23 ACRES

(±4.5 ACRES UNDEVELOPED)





30,937 SF WAREHOUSE SPACE



40,738 SF OFFICE SPACE

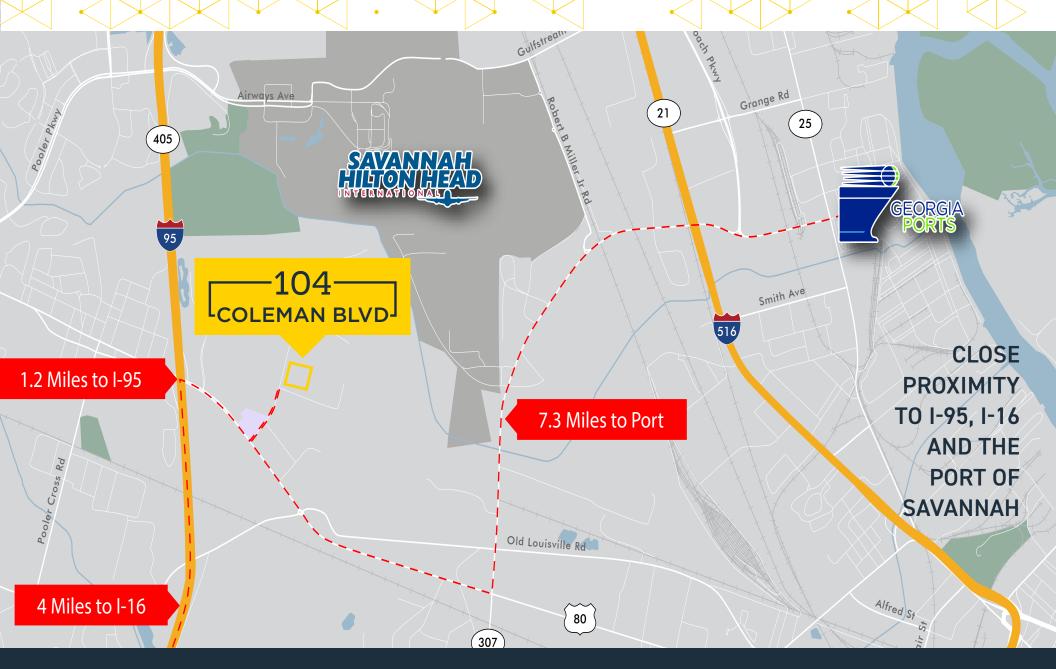


AAA NEAR PORT LOCATION



±4.5 ACRES UNDEVELOPED LAND, ZONED HEAVY INDUSTRIAL ZONED





### **SUPERIOR LOGISTICS LOCATION**

1.2 miles from I-95

5 miles from Savannah/Hilton Head International Airport 4 miles from I-16

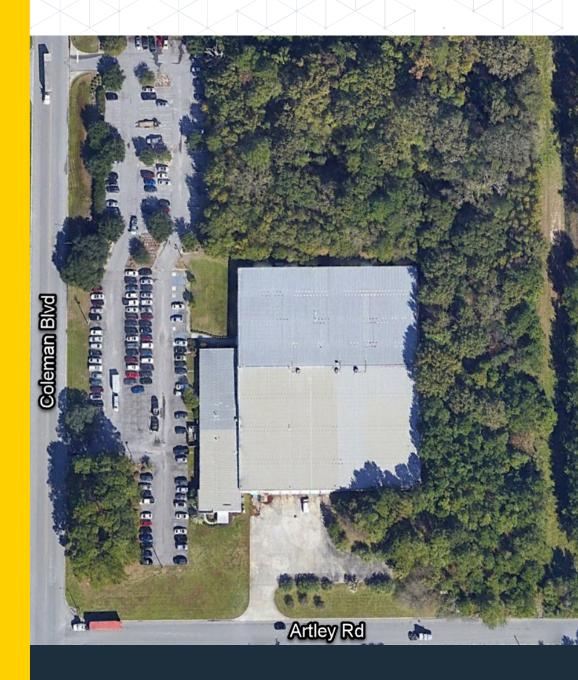
7.3 miles from the Port of Savannah Garden City Terminal



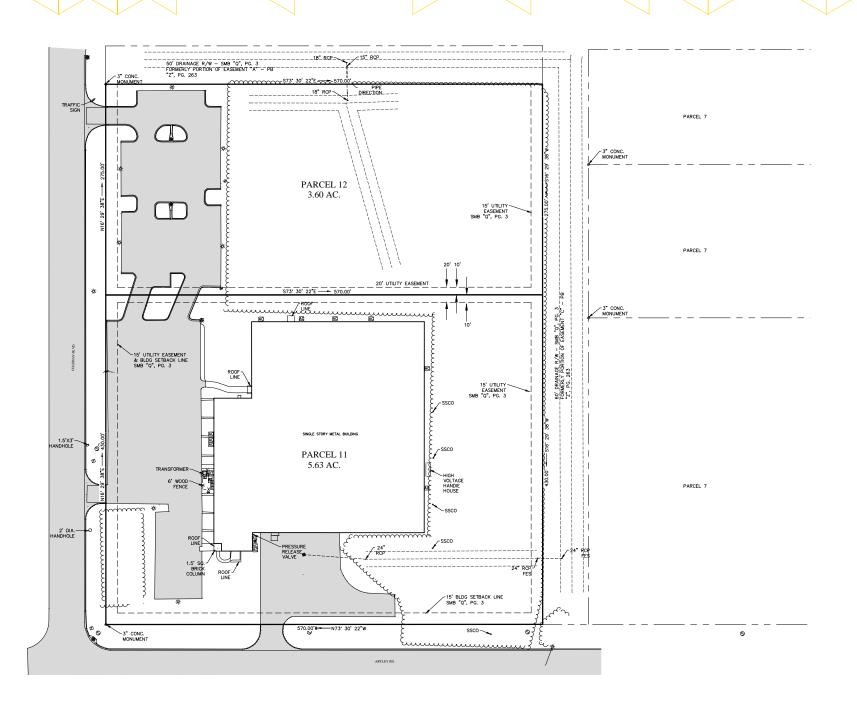
### **PROPERTY FEATURES**

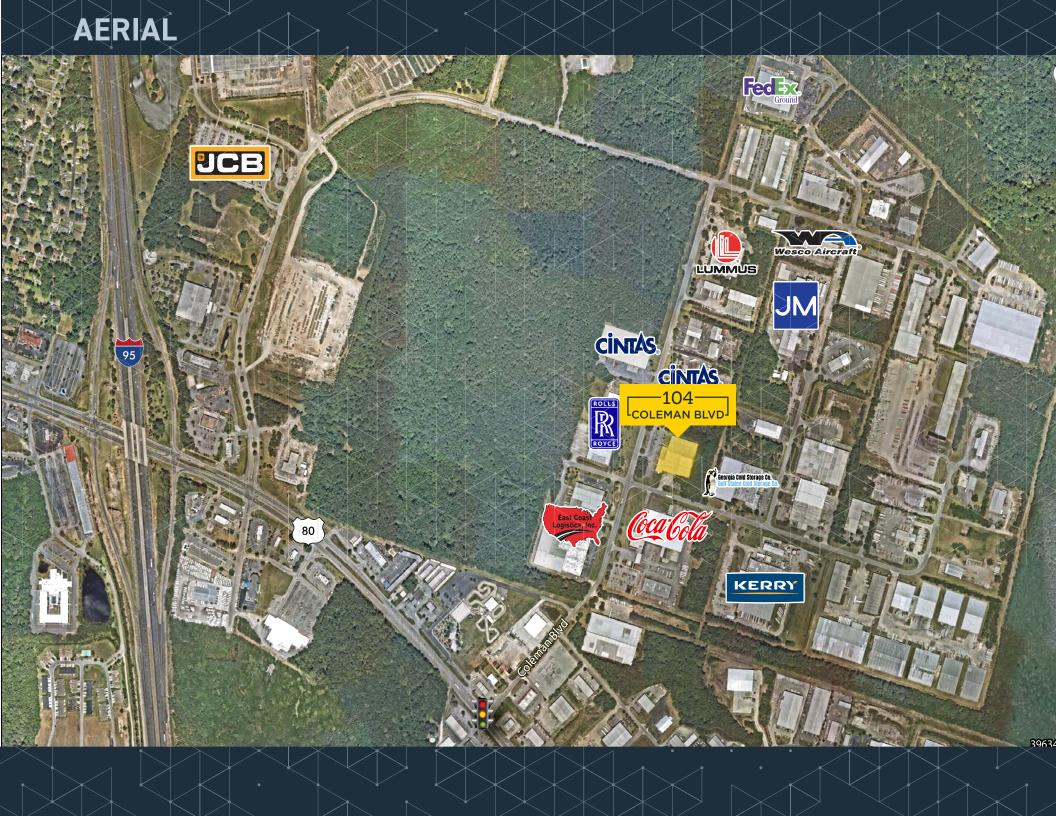
- + Price: Please Inquire
- Building Size: 71,675 SF
  Main Building 275' x 225' (61,875 SF)
  Office Appendage 200' x 49' (9,800 SF)
- + Total Office Space: 40,738 SF
- + Total Warehouse Space: 30,937 SF
- + Zoned Heavy Industrial
- + 9.23 Acres Total
- + ± 4.5 Undeveloped Acres
- + Flood Zone X Outside 500 Year
- + Built in 1986 & 1989
- + Renovated in 2007
- + Steel-Framed Structure
- + Brick Masonry & Metal Siding
- + Clear Height 24'
- + 150 Auto Parking Spaces
- + 7 Dock High Doors
- + Water & Sewer: City of Pooler
- + Electrical Provider: Georgia Power
- + Natural Gas: Atlanta Gas Light

# 104—COLEMAN BLVD-



## PROPERTY SURVEY





**BUILDING SIZE:** 

71,675 SF

**MAIN BUILDING** 

**275' X 225'** (61,875 SF)

OFFICE APPENDAGE

200' X 49'

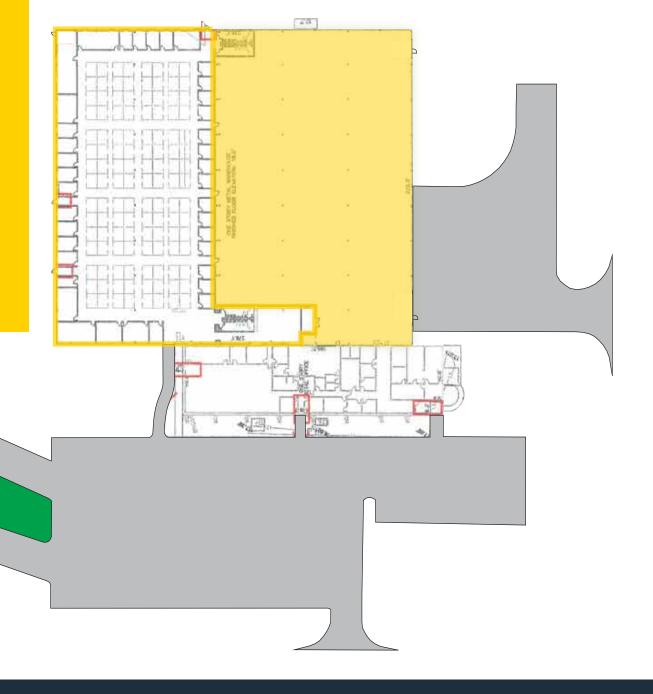
(9,800 SF)

**TOTAL OFFICE SPACE:** 

40,738 SF

**TOTAL WAREHOUSE SPACE:** 

30,937 SF





























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