

104 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



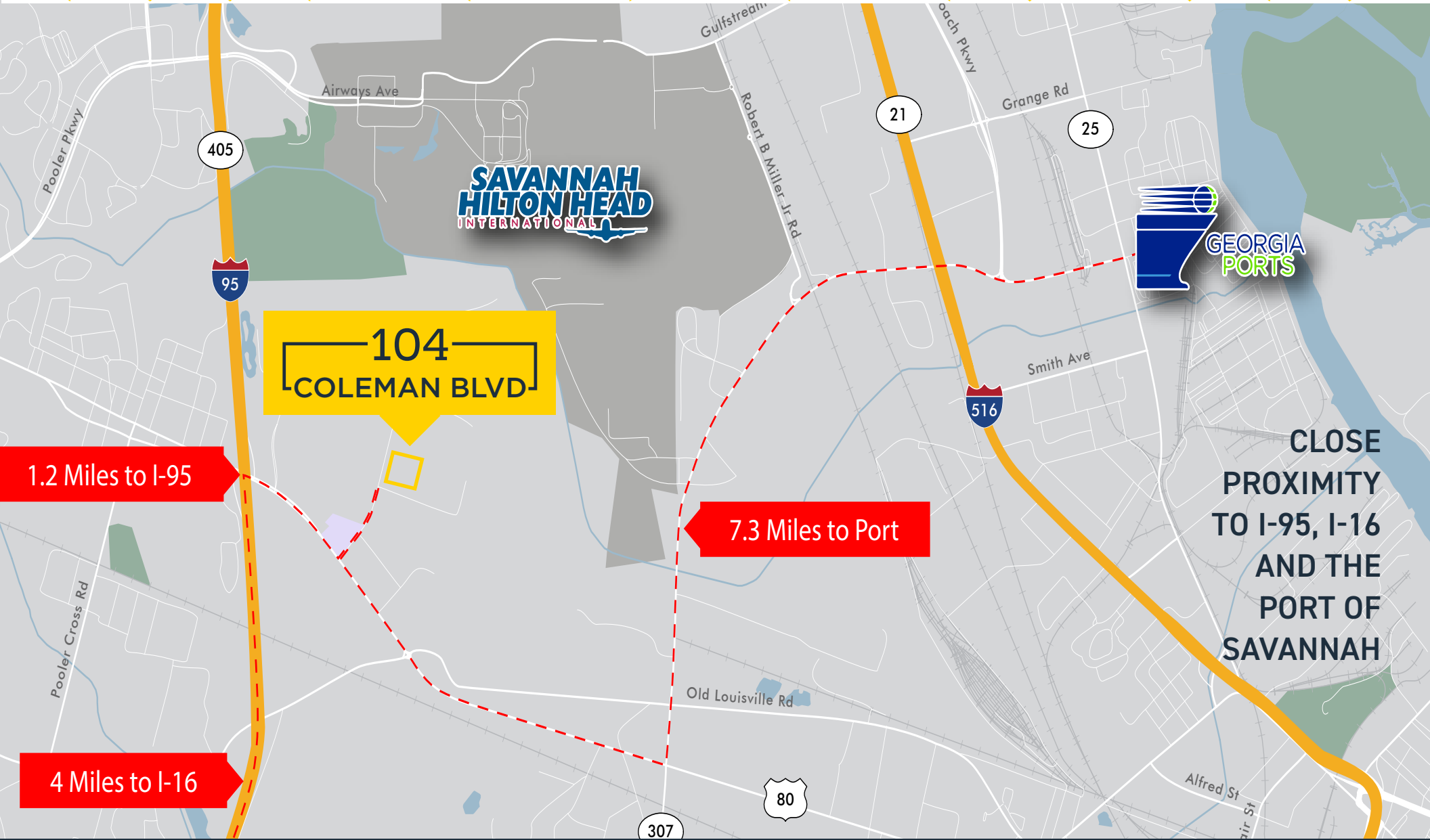
40,738 SF
OFFICE SPACE



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

AERIAL



GATE 5 - GEORGIA PORTS AUTHORITY



GATE 1 - GEORGIA PORTS AUTHORITY

SAVANNAH HILTON HEAD INTERNATIONAL

Gulfstream

104
COLEMAN BLVD

JCB



Savannah, GA
06/25/2021

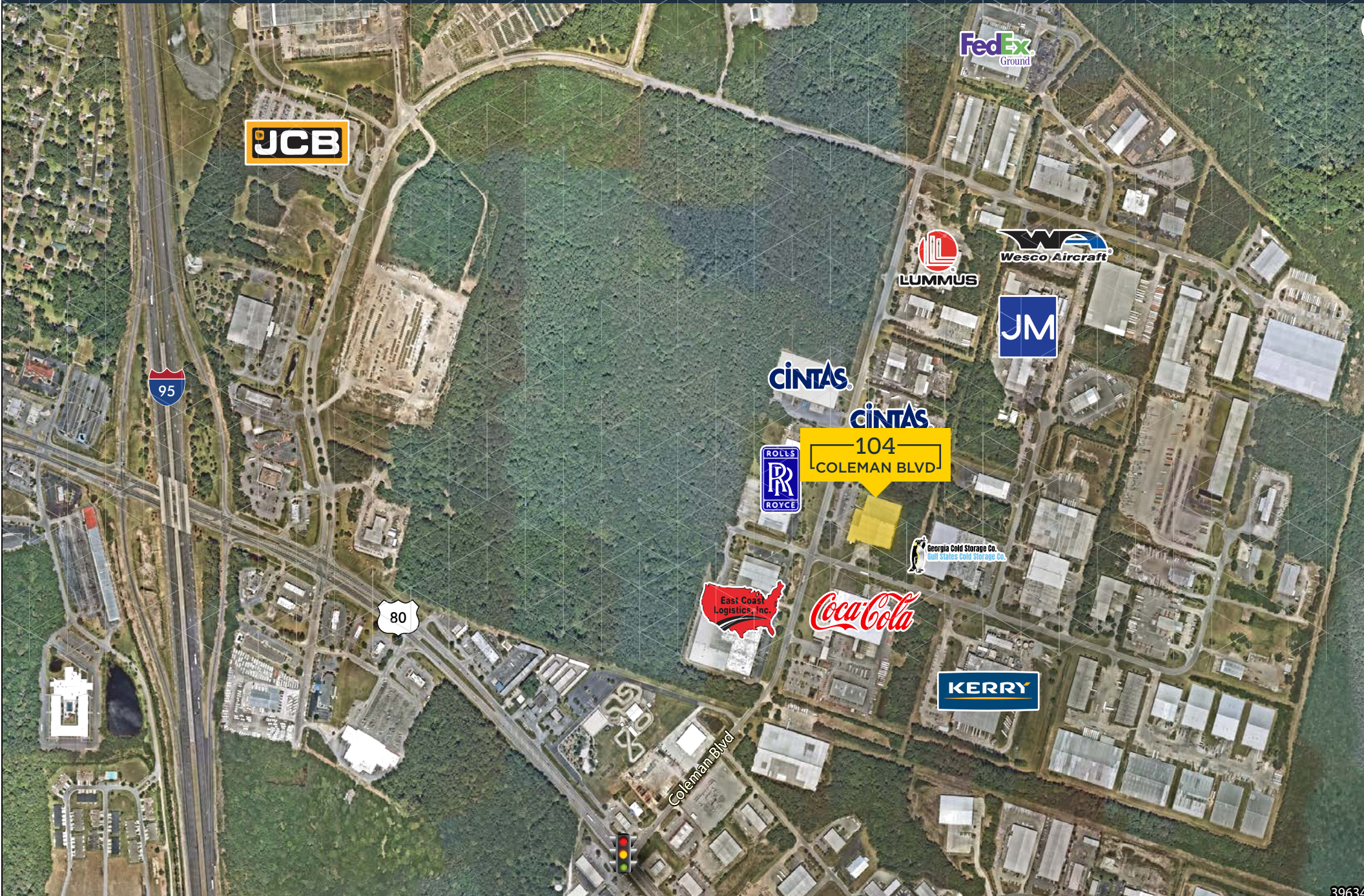
104
COLEMAN BLVD

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



AERIAL



BUILDING SIZE:

71,675 SF

MAIN BUILDING

275' X 225'
(61,875 SF)

OFFICE APPENDAGE

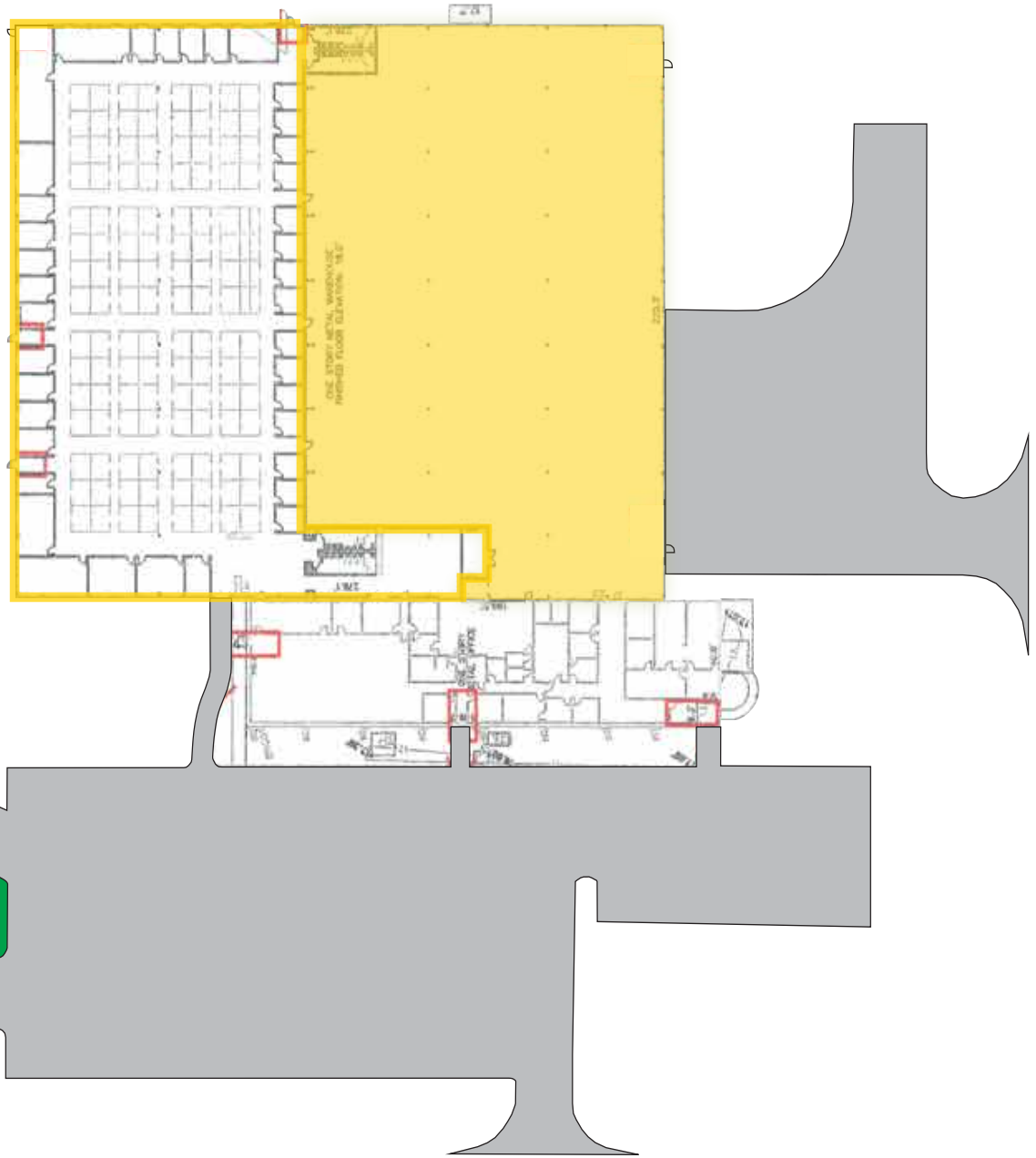
200' X 49'
(9,800 SF)

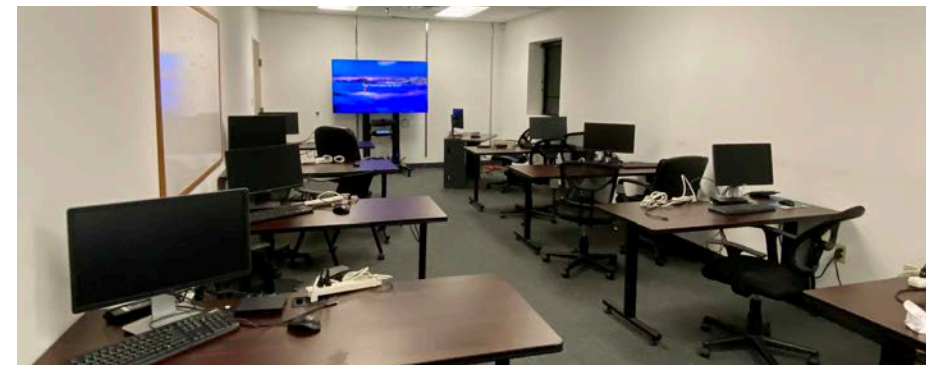
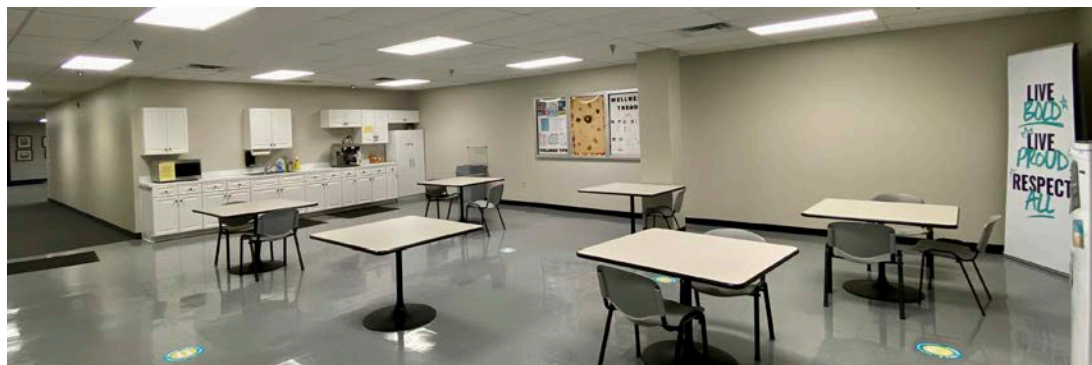
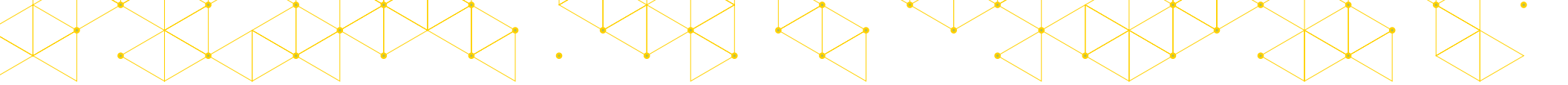
TOTAL OFFICE SPACE:

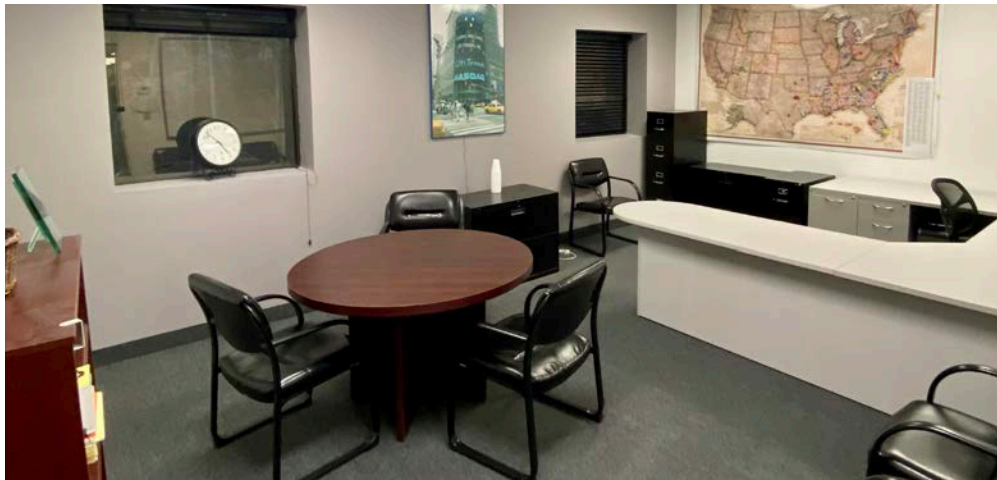
40,738 SF

TOTAL WAREHOUSE SPACE:

30,937 SF









104
COLEMAN BLVD



BILL SPARKS, SIOR

Executive Vice President

+1 912 659 1147

bill.sparks@cbre.com

PRESTON ANDREWS

First Vice President

+1 912 484 1510

preston.andrews@cbre.com.

CBRE, INC.

144 Habersham St

Savannah, GA 31401

+ 1 912 228 3528

