



WEST CHATHAM BUSINESS PARK

±15,450 SF INDUSTRIAL BUILDING FOR LEASE

26 W CHATHAM COURT
SAVANNAH, GA 31408

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1 PROPERTY INFORMATION

26 W Chatham Court
Savannah, GA 31408



Property Summary



OFFERING SUMMARY

Available: 2A Building	15,450 SF
Lease Rate 2A Building:	\$16.00 SF/yr (NNN)
Estimated CAM Building	\$3.26 SF/yr
Available: 2B Lot	0.62 Acre
Lease Rate 2B Lot	\$3,000/mo.
Zoning:	I-1

NOTE

The building may be leased independently or together with the lot.

Property Overview



PROPERTY OVERVIEW

SVN is pleased to present a ±15,450 square foot industrial building and adjoining ±0.62-acre storage lot for lease within the West Chatham Business Park. The building, constructed in 2012, includes ±6,000 square feet of office space across two floors and ±9,450 square feet of warehouse space with 24'-27' clear heights and [2] 10'x14' drive-in overhead doors. The 1st floor office area offers a large reception area, conference room, [4] private offices with private entry, a large open area for cubicles or storage, and [2] restrooms with a utility closet. The 2nd floor office area offers a spacious open area, [3] private offices, an IT closet, a break room, [2] utility closets and a restroom. The adjoining Lot 2-B, a ±0.62-acre cleared and rough-graded parcel is ideal for exterior storage. The building may be leased independently or together with the lot. Both parcels are Zoned I-1, which supports a variety of commercial and industrial uses. Shown by appointment only - please do not disturb the occupant.

LOCATION OVERVIEW

West Chatham Business Park's location at the intersection of US Highway 80 and Chatham Parkway provides quick access to I-16 and I-95, home to the Mitsubishi Power Systems and Amazon megasite. Several major employers such as Gulfstream, JCB, Colonial Oil, International Paper and the Air National Guard are located nearby. It is only 2 miles from the Georgia Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah.

Property Highlights



PROPERTY HIGHLIGHTS

- West Chatham Business Park | $\pm 15,450$ SF Industrial Building for Lease
- $\pm 9,450$ SF Warehouse: 24-27' Clear Heights; [2] 10'x14' Drive-in Doors
- $\pm 6,000$ SF 2-Story Office: Mostly Open w/Reception, Conference, 7 Offices, Break Room, [2] Restrooms
- Adjoining ± 0.62 -Acre Graded Lot Also Available for Lease; Zoned I-1
- At Chatham Pkwy & US Hwy 80 Near I-16; 2 Miles to GPA
- Minutes to Sav/HH Airport or Downtown Savannah

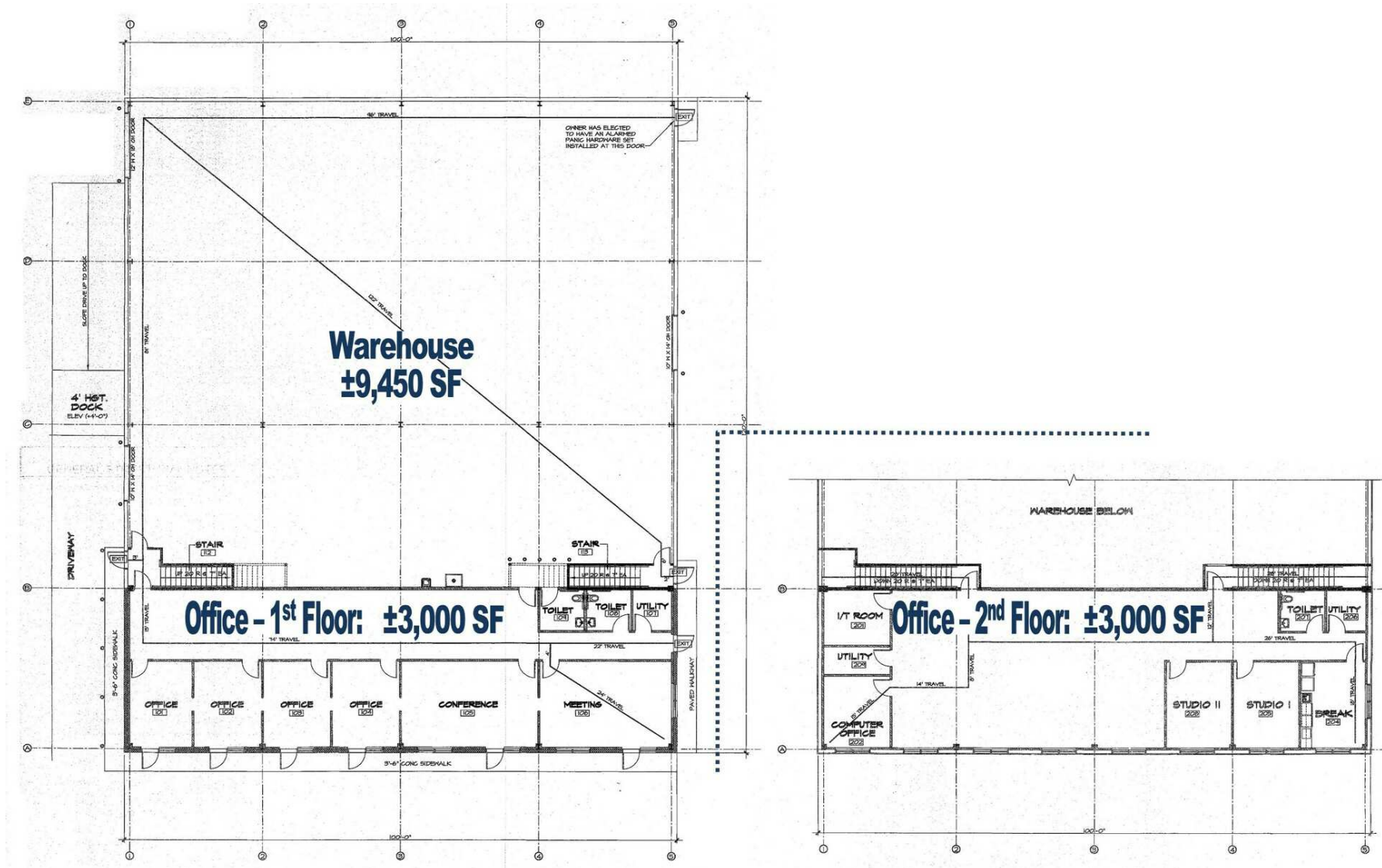




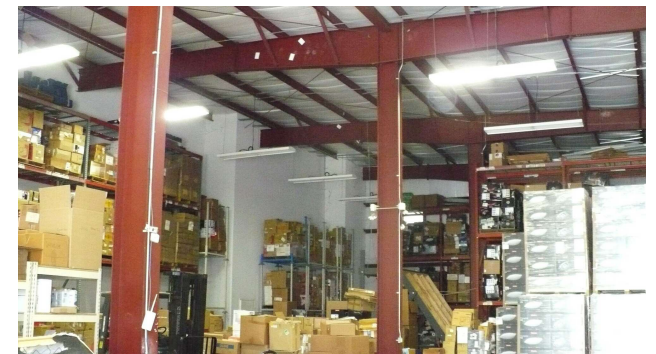
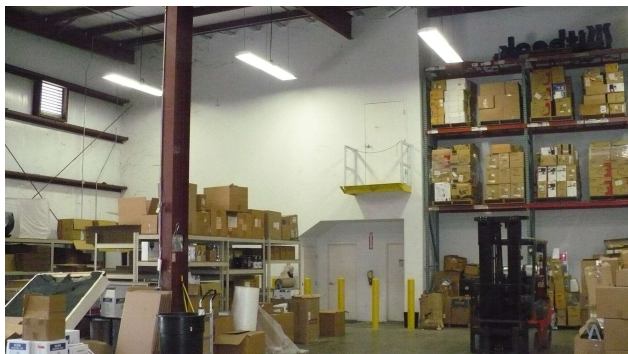
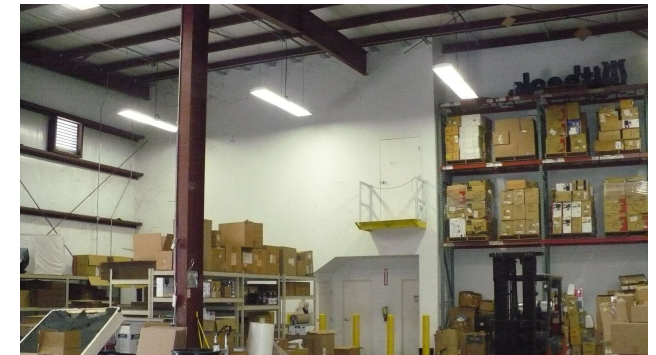




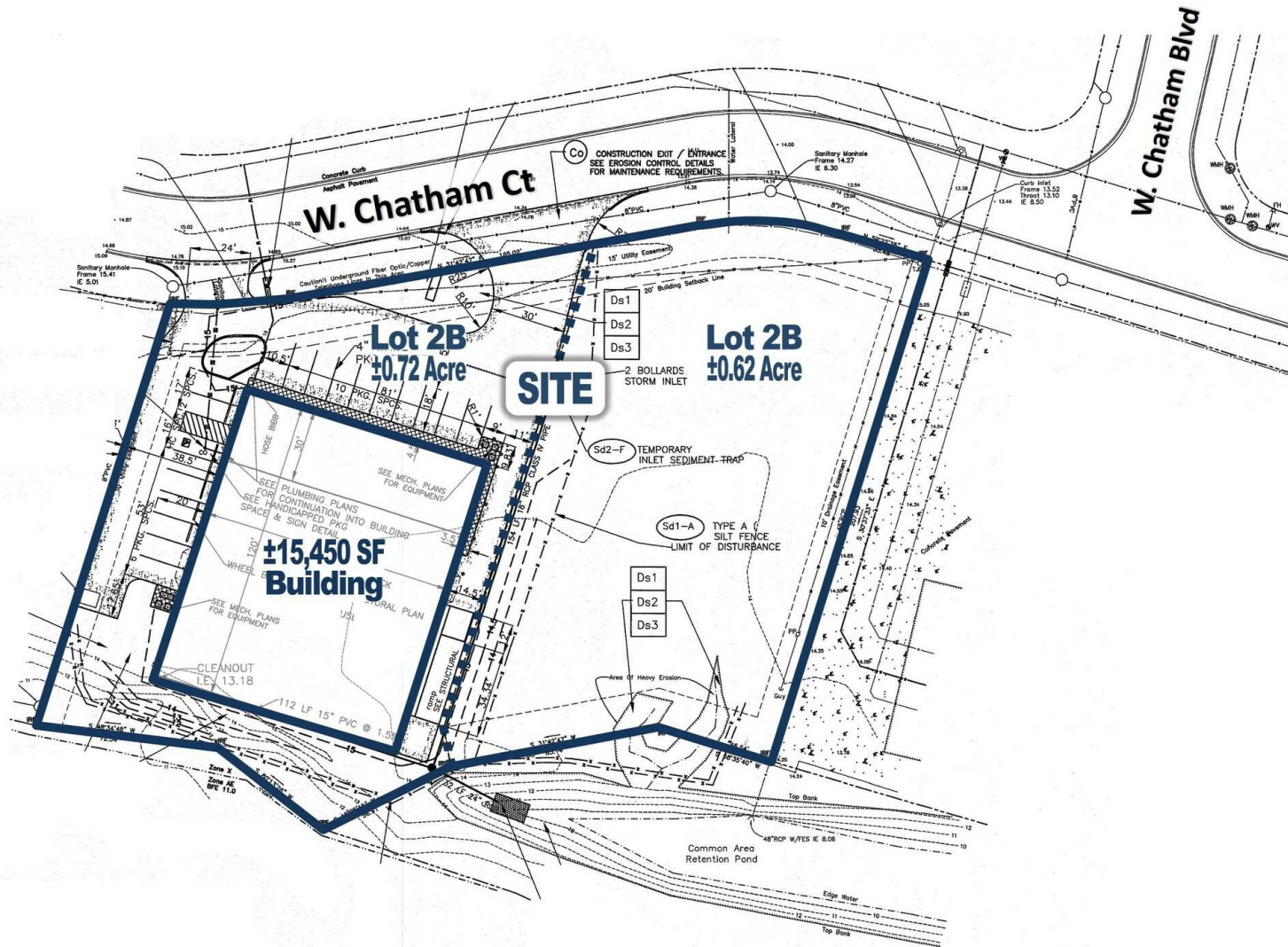
Floor Plan | Building

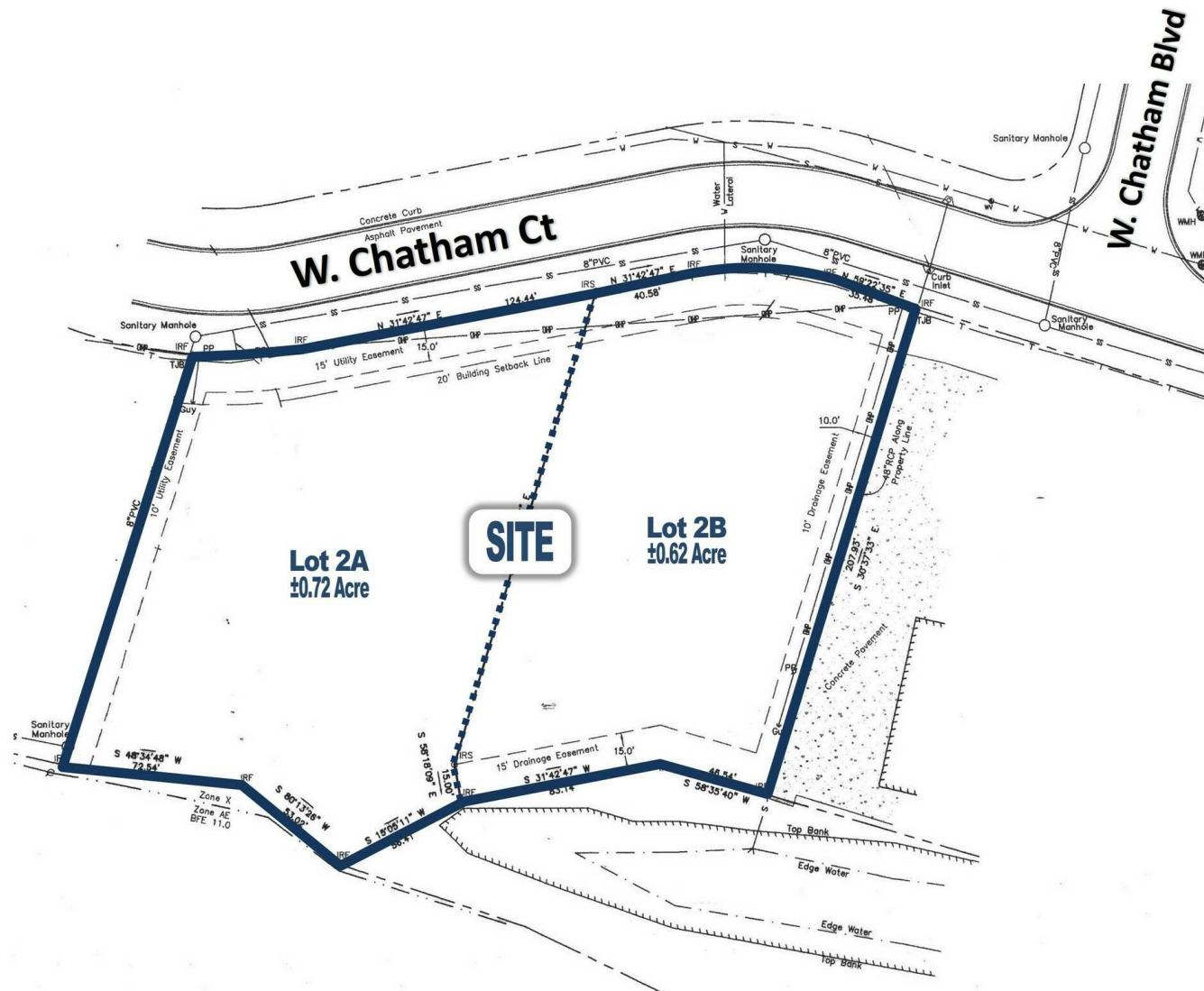


Interior Photos

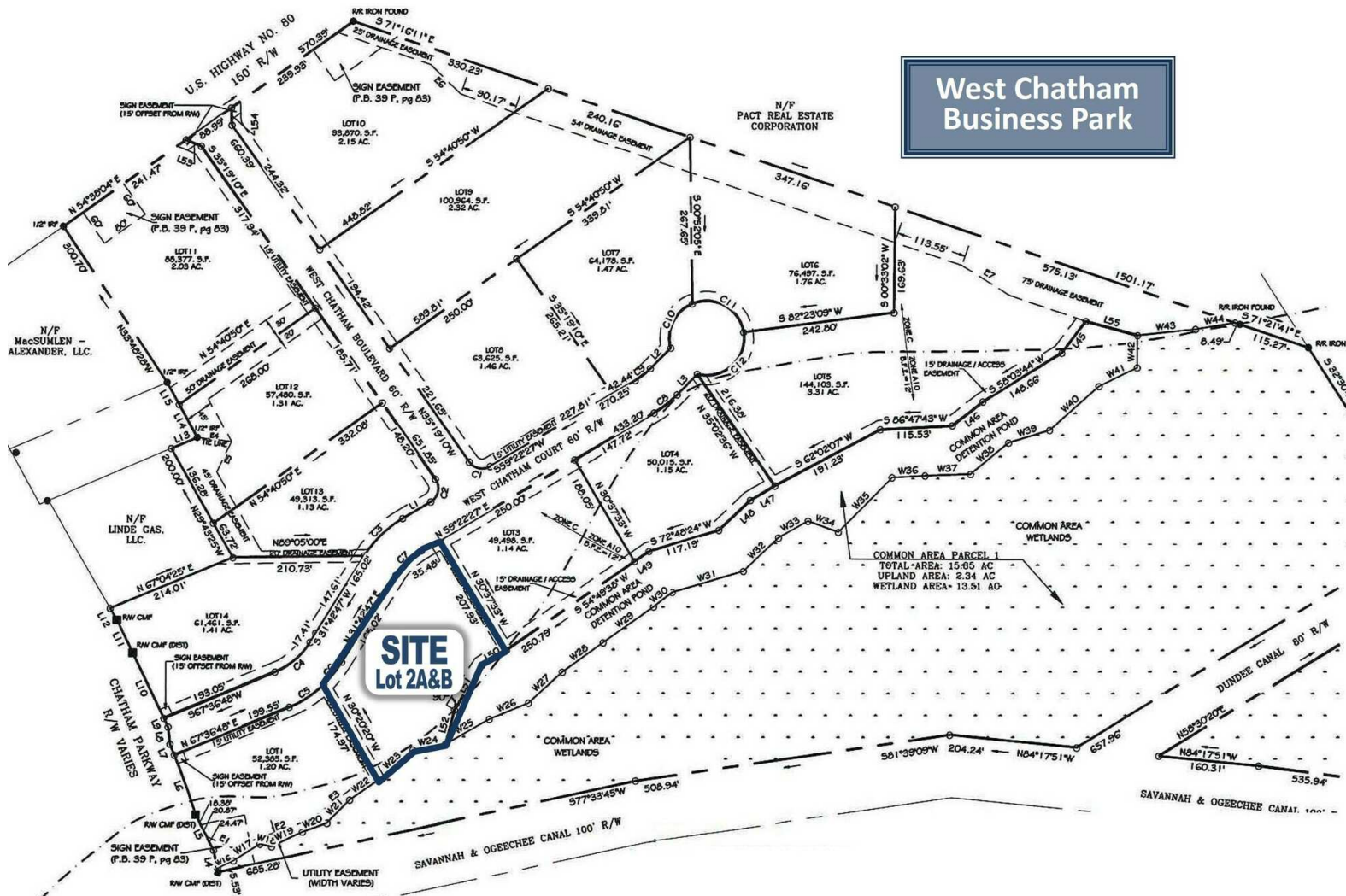


Site Plan





Plat / West Chatham Business Park





2 LOCATION INFORMATION

26 W Chatham Court
Savannah, GA 31408



Aerial | View East



Aerial | View South



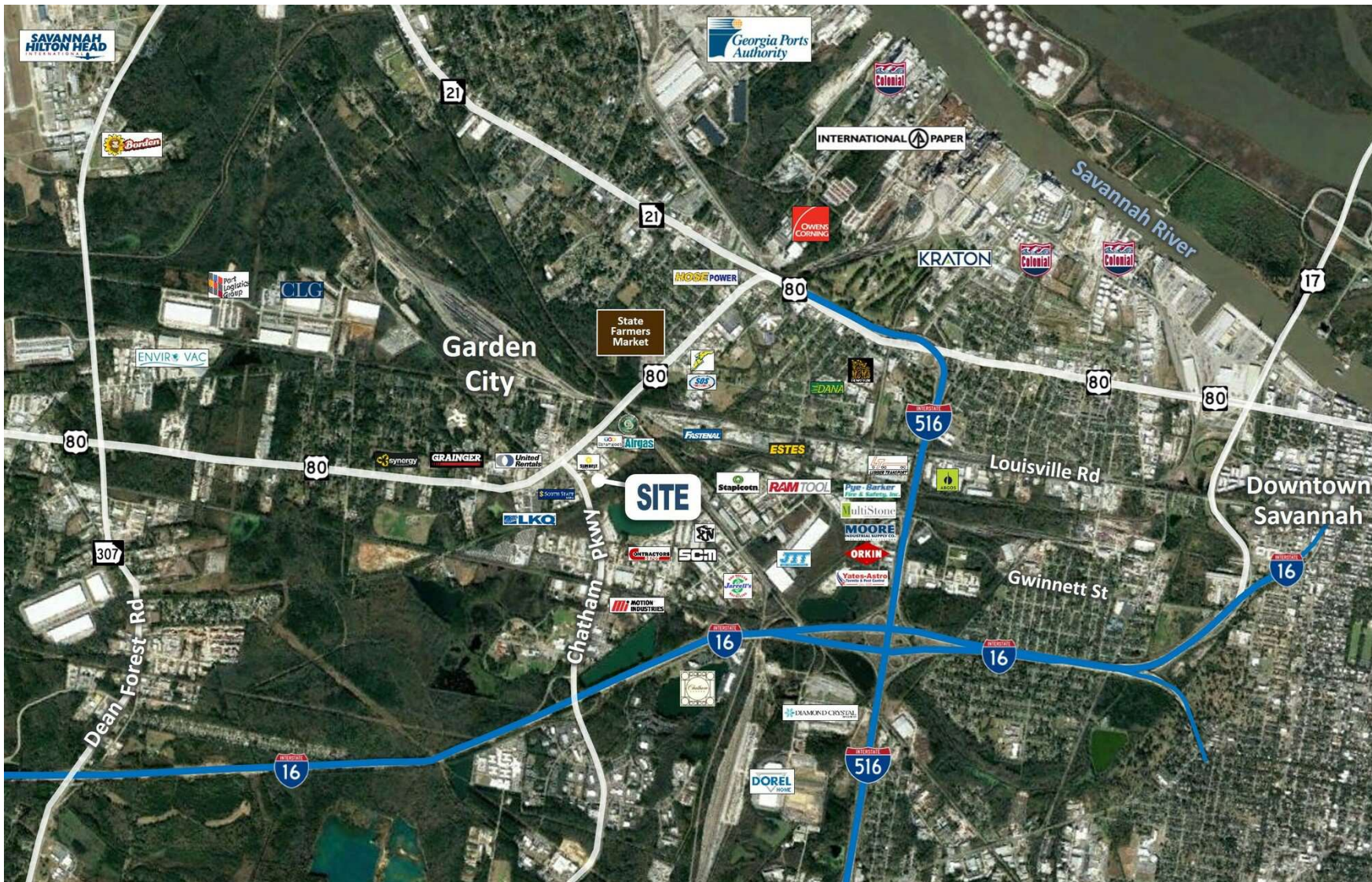
Aerial | View West



Aerial Map | West Chatham Business Park



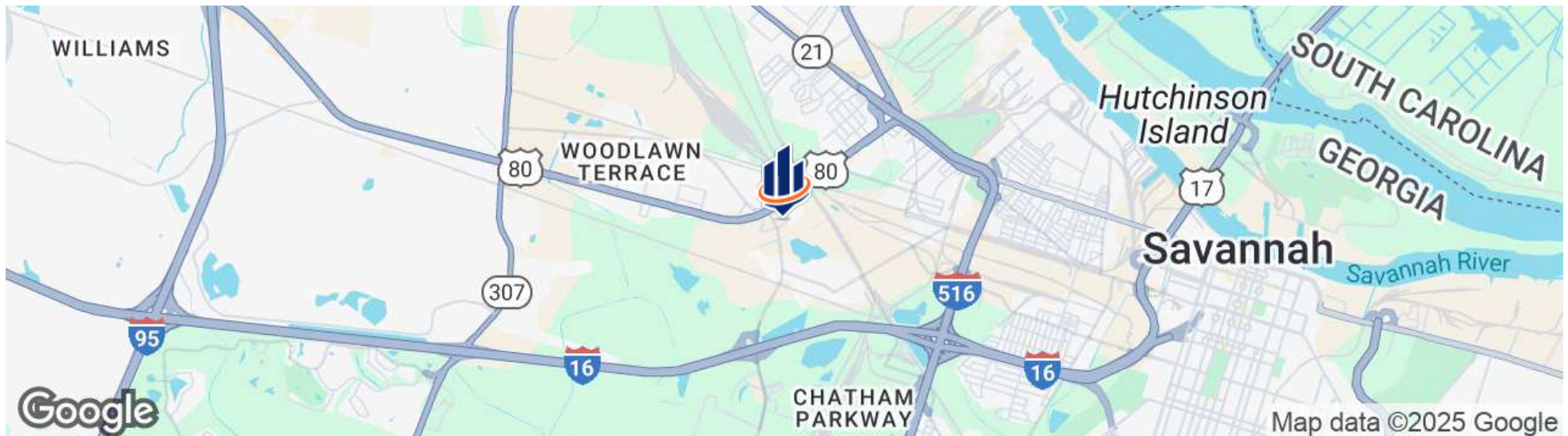
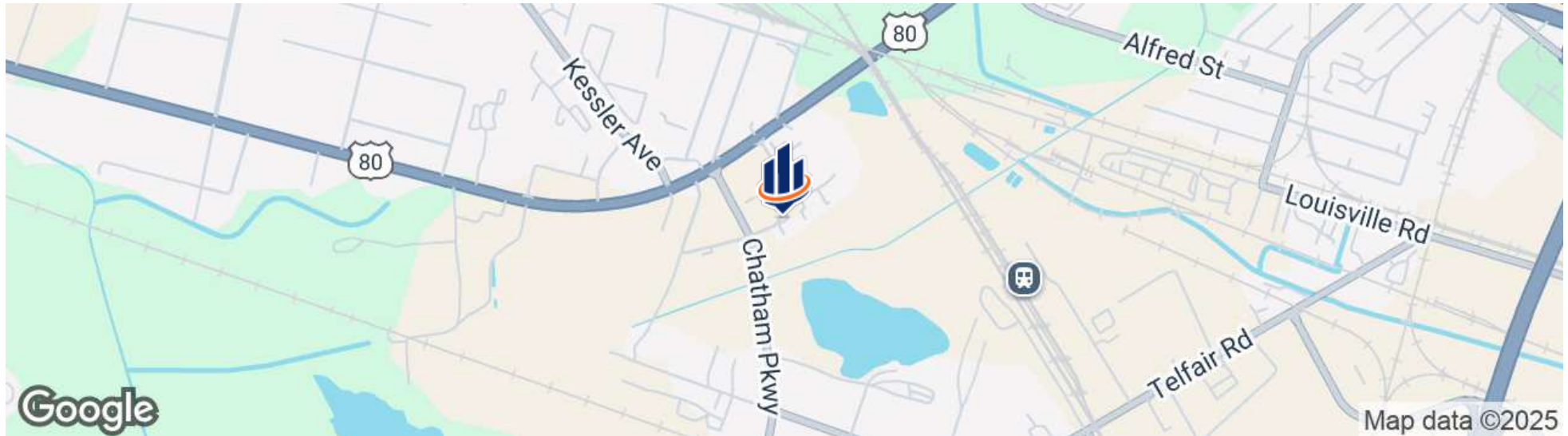
Aerial Map / Local



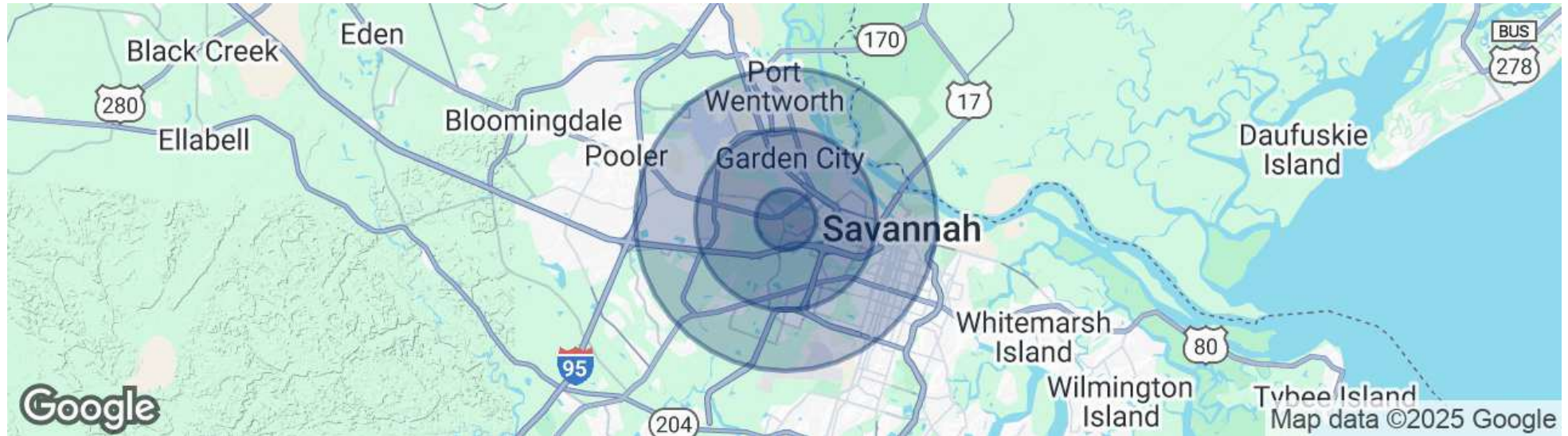
Aerial Map | Regional



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,935	24,736	77,119
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,209	9,495	30,382
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$70,352	\$61,183	\$73,410
Average House Value	\$270,502	\$254,714	\$403,843

* Demographic data derived from 2020 ACS - US Census

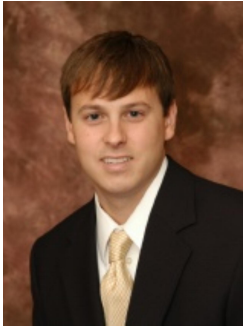


3 ADVISOR BIO & CONTACT

26 W Chatham Court
Savannah, GA 31408



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

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