



 **JLL** SEE A BRIGHTER WAY

For Sublease

146,144 SF Warehouse/Distribution
Space

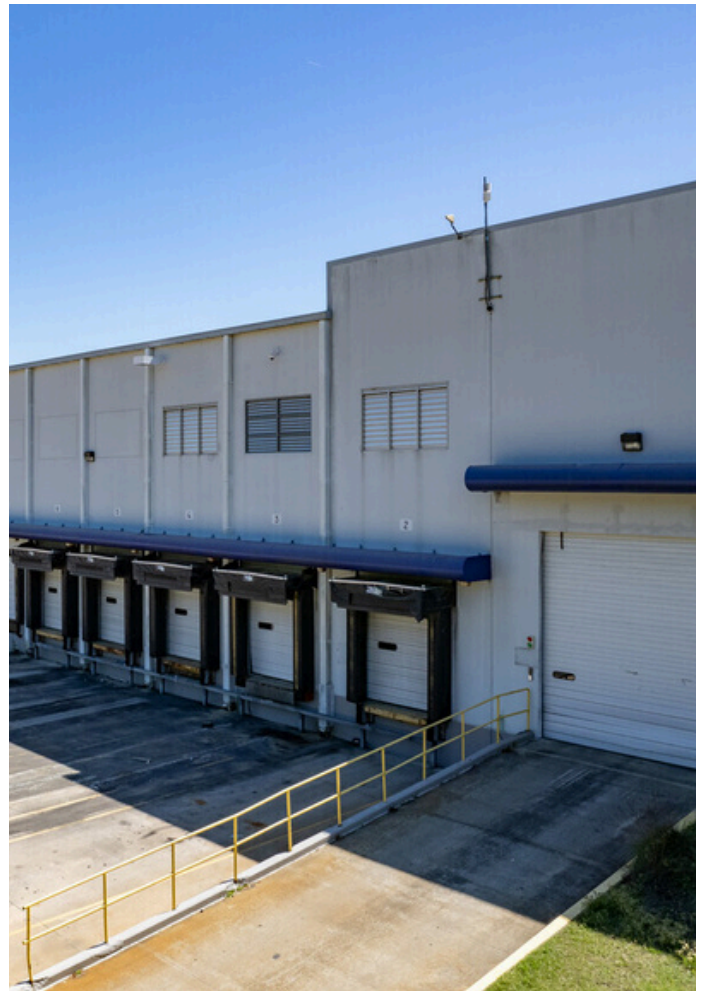
Available Immediately

jll.com

595 Northport Pkwy Savannah, GA 31407

Property specifications

- 146,144 SF warehouse space available
- ±2,500 SF office
- 36' clear height
- 52'x50' column spacing
- 31 dock doors
- 1 drive-in door
- 35 trailer parking spaces
- 140 auto parking spaces
- 200' truck court
- T5 lighting
- 5 HVLS fans
- (5) 35,000 lb. hydraulic levelers



Key Demographics

Number of households

2-miles	5-miles	10-miles
2,055	10,247	43,607

Estimated population

2-miles	5-miles	10-miles
5,239	26,434	120,028

Average household income

2-miles	5-miles	10-miles
\$112,528	\$107,508	\$88,965

Estimated consumer spending

2-miles	5-miles	10-miles
\$65M	\$346.8M	\$1.4B

Estimated employment

2-miles	5-miles	10-miles
1,619	12,257	75,608

Estimated businesses

2-miles	5-miles	10-miles
175	741	6,322

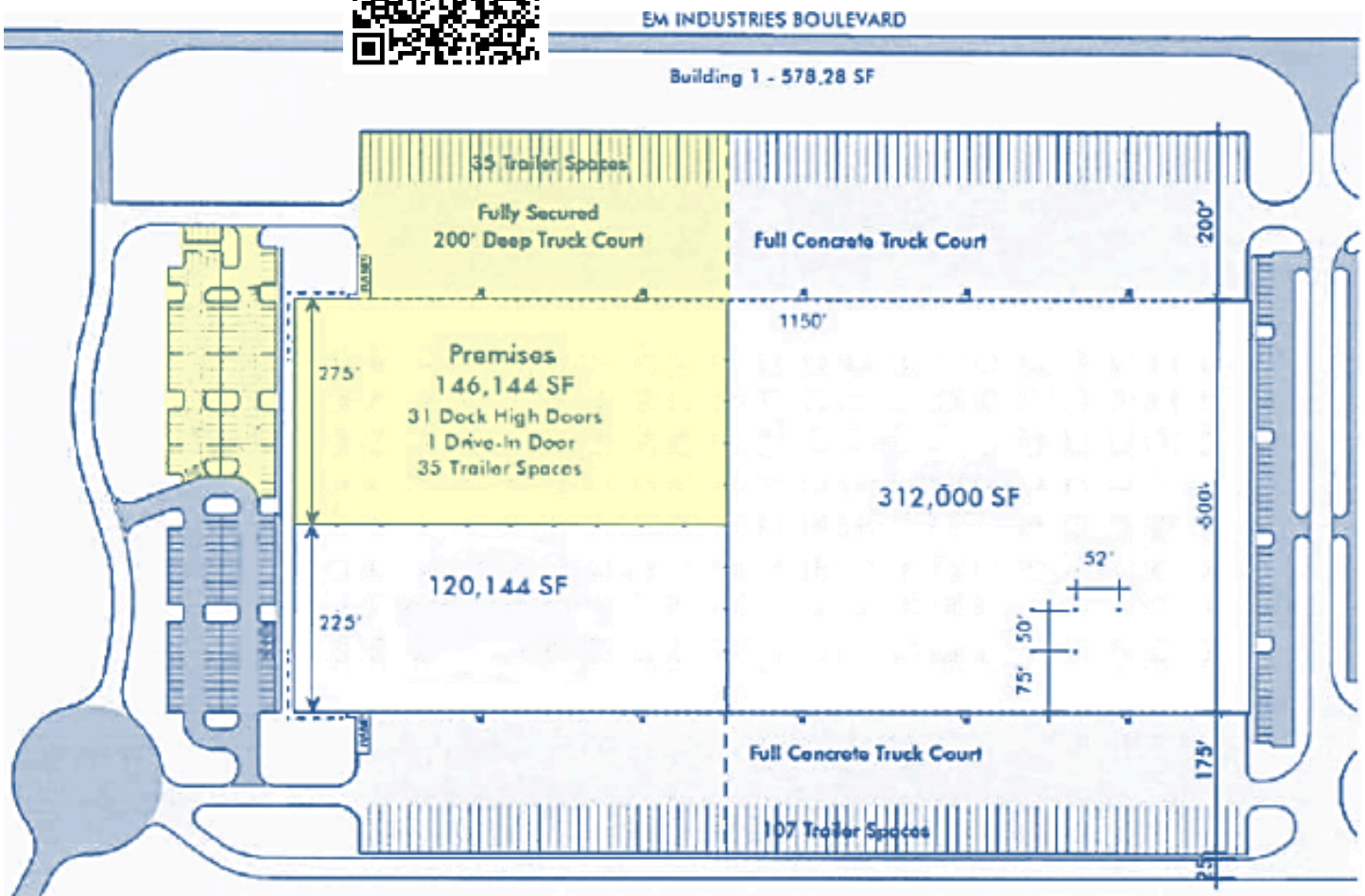
595 Northport Pkwy Savannah, GA 31407

Advantages

- I-1 zoning
- Class A warehouse/distribution center
- Savannah ranks in the bottom third of U.S. market inventory volumes while achieving the 4th largest annual absorption nationally in 2023
- Robust and rapidly growing market economy

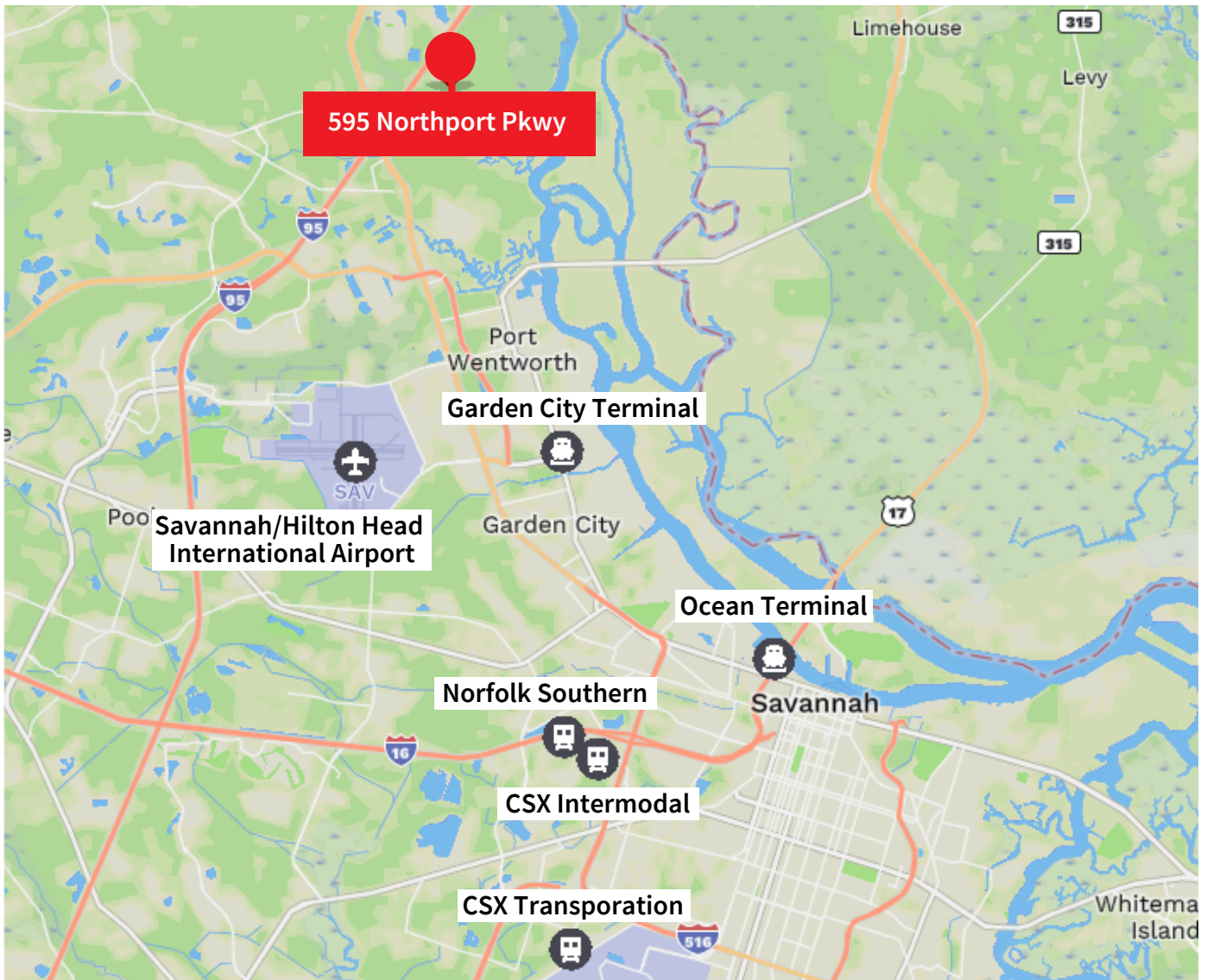


Office Plan →



Key Distances

- 3 miles to Interstate 95
- 12 miles to Interstate 16
- 7.6 miles to Georgia Ports - Garden City Terminal
- 11.7 miles to Georgia Ports - Ocean Terminal
- 7.1 miles to Savannah/Hilton Head International Airport
- 12 miles Norfolk Southern
- 12 miles to CSX Intermodal
- 13.9 miles to CSX Transportation
- 14 miles to Downtown Savannah



Tom Cromartie, SIOR
Tom.Cromartie@jll.com
770 540 5904

Austin Kriz, SIOR
Austin.Kriz@jll.com
404 995 2238

Rachel Roberts
Rachel.Roberts1@jll.com
404 495 8716