



# 2511 & 2589 WEST BAY STREET

ENTITLED LIGHT INDUSTRIAL  
FLEX SPACE & ADJACENT LOT

**FOR LEASE**



# OFFERING SUMMARY- FOR LEASE



<b>FOR LEASE:</b>	\$24.50 PSF MG lease structure
<b>TOTAL SIZE, 2 PARCELS:</b>	1.19 Acres Total structure: 6,858 Office: 2,200 Warehouse: 4,658
<b>ZONING:</b>	I-L
<b>LEASE TERM</b>	Negotiable
<b>PIN:</b>	20025 05004 & 20025 04003
<b>USES:</b>	Office, Warehouse, Industrial, Logistics

## PROPERTY OVERVIEW

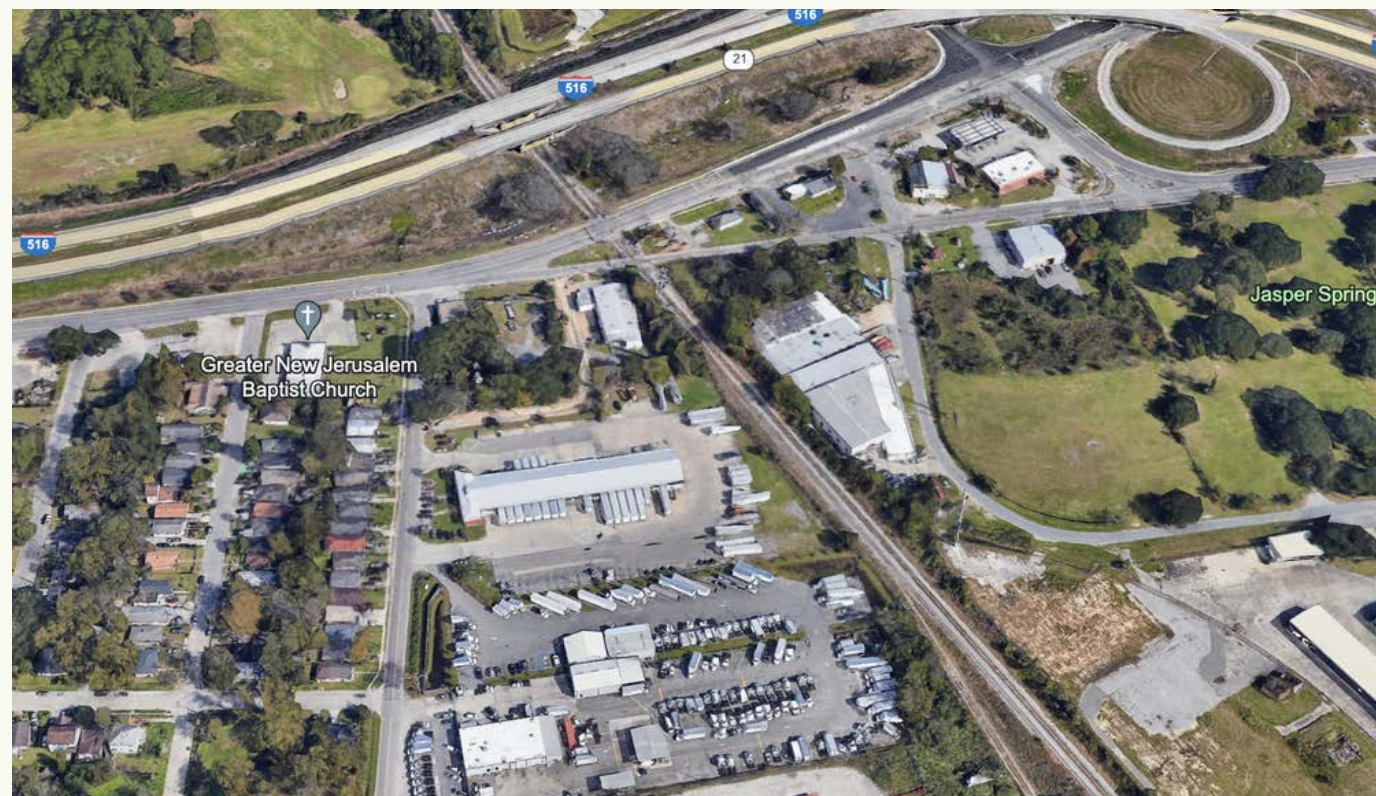
2511 W Bay Street & 2589 W Bay Street are conveniently located in Savannah, GA, just minutes from all major logistic corridors in the area. This flexible property sits on a total of 1.19 acres of light industrial-zoned land and is centrally located less than 3.1 miles from the Port of Savannah.

2511 W Bay Street is a total of .55 acres with a 6,858 sq ft flex space unit on site. The structure consists of 2,200 sq ft of upscale furnished office space, which contains a large reception area, a conference room, six separate offices, a kitchen, and two restrooms. Additionally, a second-story +/- 1,200 sq ft finished mixed-use unit is available for various purposes. This unit is not included in the 6,858 sq ft total square footage figure.

The warehouse is 4,658 sq ft, with two loading docks, three roll-up doors, a ceiling clear height of 17 ft., and a shower. 2589 W Bay Street is a .64 acre fenced-in parcel ideally used for ample vehicle parking. This unique property is easily accessible to I-16, Highway 21, Highway 80, and I-95.

## LOCATION OVERVIEW

This light-industrial land is located on the northwest side of Savannah, GA, just outside of the Historic District. It is perfectly positioned with easy access to the area's major roadways and corridors, as well as the Georgia Ports Authority. The area is bustling with logistics businesses, and traffic is situated right outside of Garden City. It serves as the hub of Savannah's logistics community and is currently undergoing rapid growth in line with the industry's constantly expanding nature.





# PROPERTY STRUCTURE OVERVIEW

**1.19**

acres

**6,858**

sq. ft. structure size

**2,200**

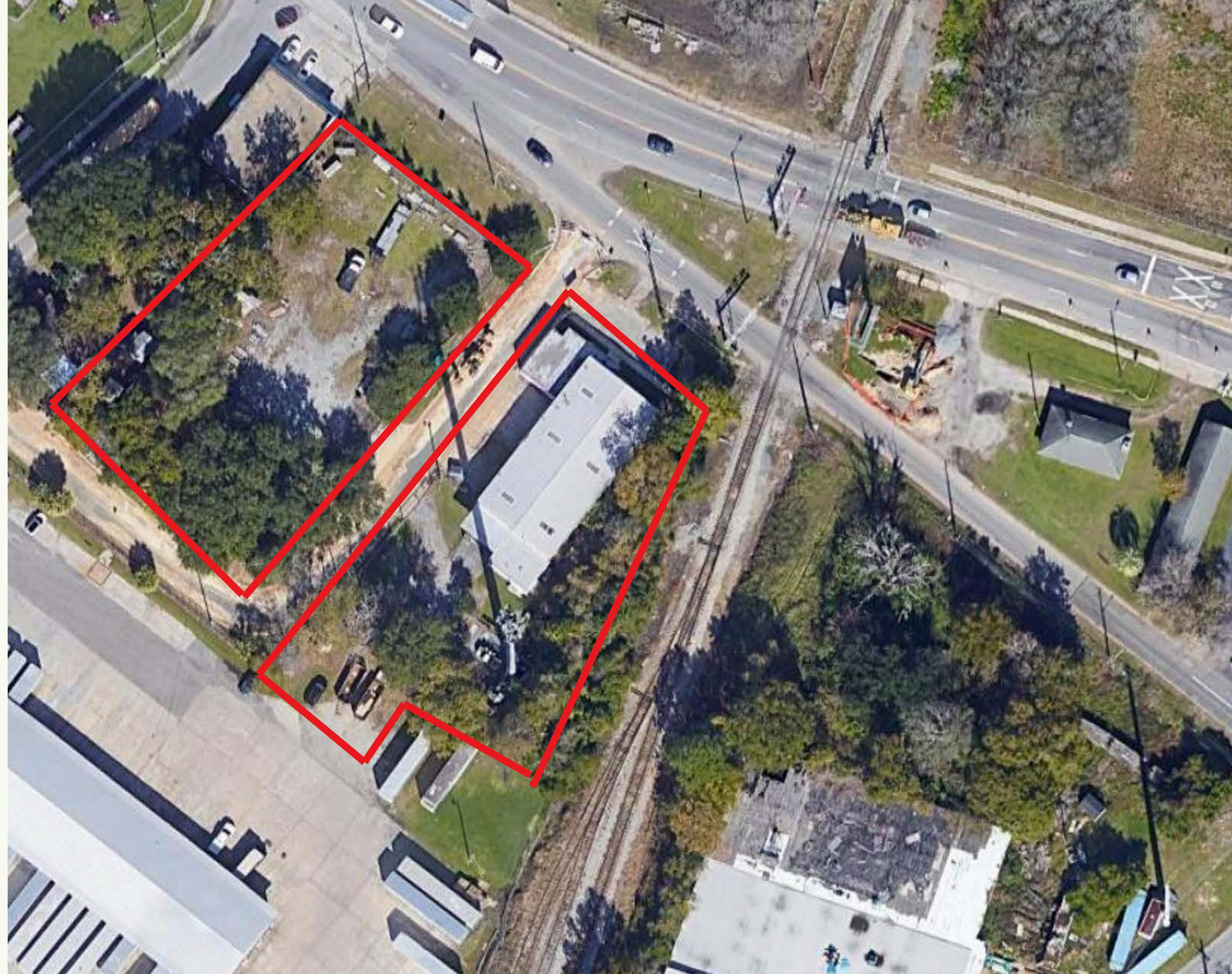
sq ft office space

**4,658**

sq ft warehouse

**+/- 1,200**

sq ft mixed-use 2nd floor unit





# ROUTES MAP

## PREMIER LOGISTICS LOCATION

*Located within the fastest-growing logistics hub in the Southeast*

3.4 miles to Georgia Ports Authority

2.2 miles to Interstate 16

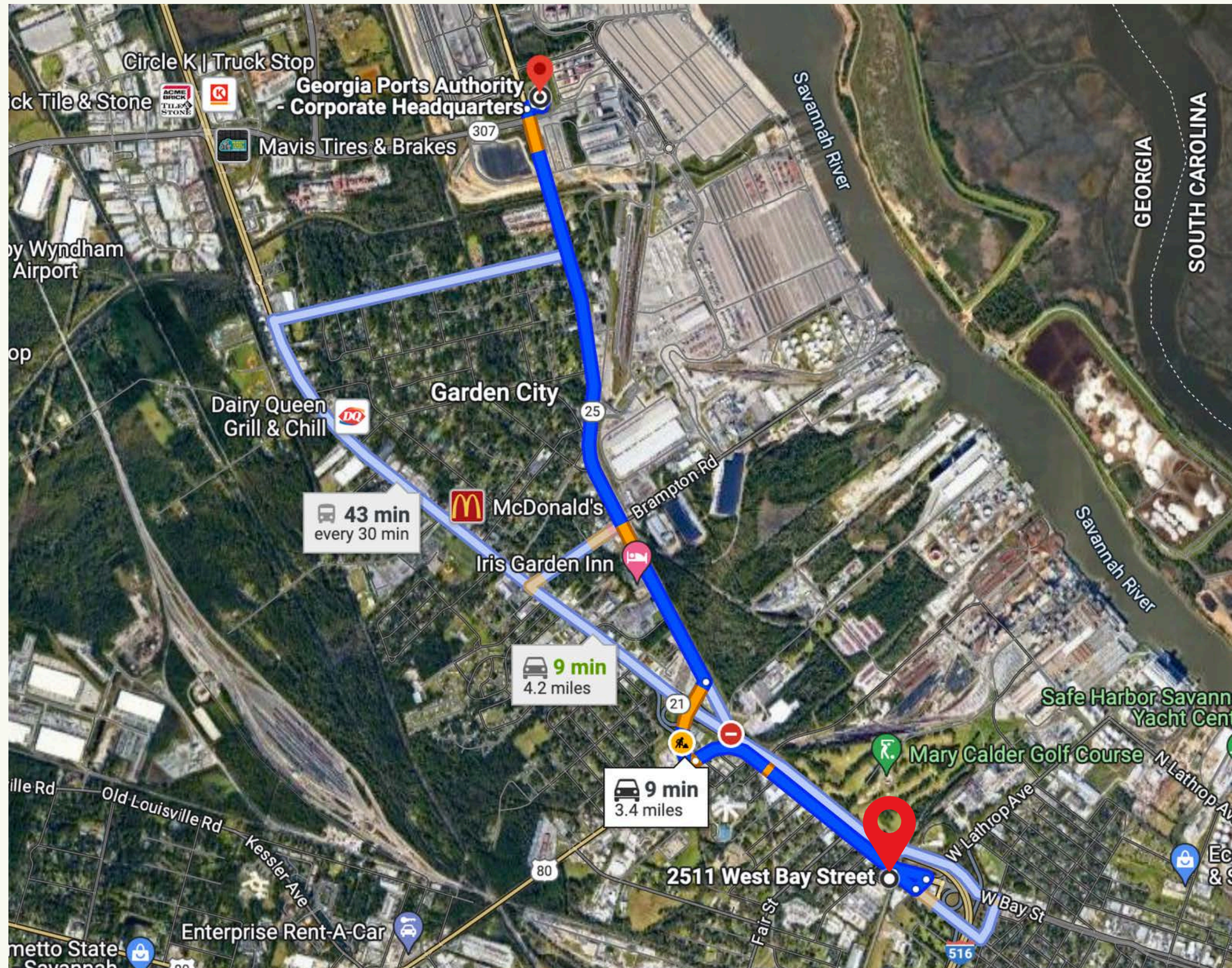
9.3 miles to Interstate 95

1.5 miles from Colonial Terminal

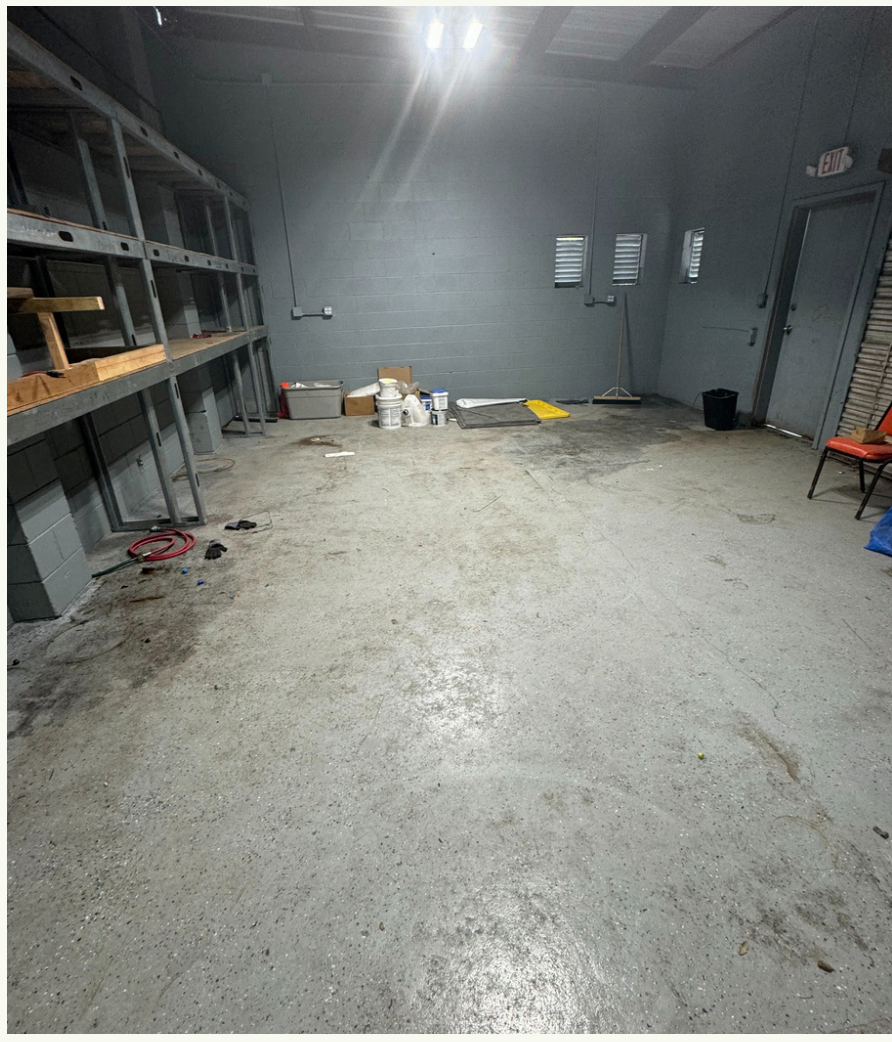
2.2 miles to CSX Rail Terminal

4.6 miles to the Norfolk Rail Terminal

3.1 miles from the Port of Savannah







EXTERIOR & WAREHOUSE  
IMAGES





INTERIOR IMAGES

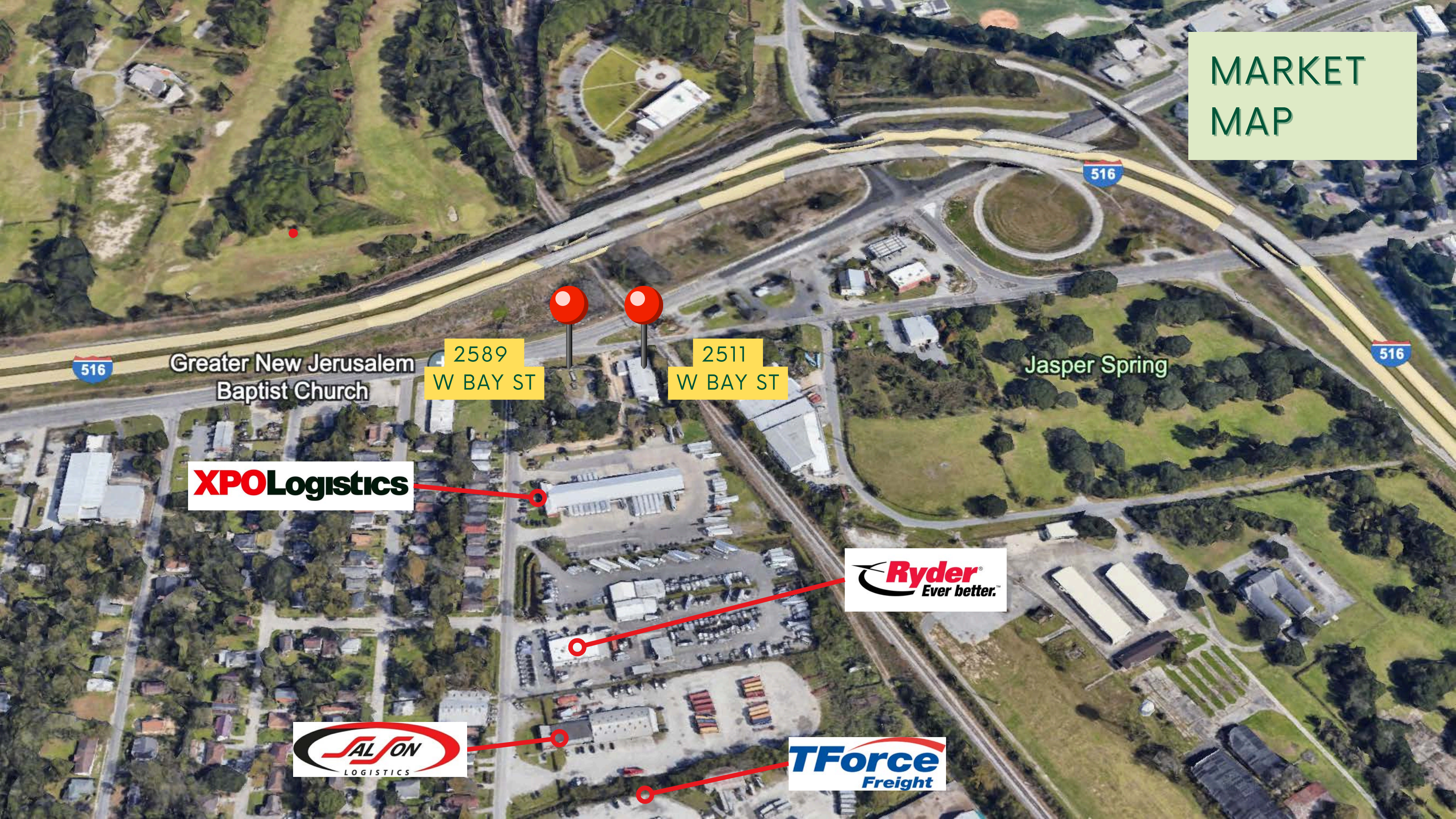




MIXED-USE IMAGES



# MARKET MAP



516

Greater New Jerusalem Baptist Church

2589 W BAY ST

2511 W BAY ST

516

Jasper Spring

516

**XPO**Logistics

**Ryder**  
Ever better.™

**ALSON**  
LOGISTICS

**TForce**  
Freight



# GEORGIA PORTS AT A GLANCE



4<sup>th</sup>

Largest Port in the country

3<sup>rd</sup>

Busiest container gateway in the nation



The Garden City Terminal is the largest single container terminal in North America



Railway network to every major destination east of the Mississippi via **TWO** Class I railroads, Norfolk Southern and CSX Transportation



The most extensive surface transportation network in the U.S. including I-16 and I-95, for easy access to the entire East Coast.



GPA moved 33.4M tons of cargo, 5.8M 20-foot equivalent containers and more than 600,000 auto and machinery units in the span of one year via its waterways.



Projected capacity increase of 60% (3.5 million TEU's) by 2025



3M sq. ft. of warehouse space within 30 miles of the Port. Includes 1.4M sq. ft. of covered storage



The largest concentration of retail import distribution centers on the East Coast.



# PORT OF SAVANNAH ECONOMIC IMPACT

## LOCALLY

561,087  
in supporting jobs

\$33B  
in Income

\$3.8M  
in state & local  
taxes

\$140B  
in sales

\$59B  
in state GDP

## NATIONALLY

11.4%  
of national loaded  
international containers

12%  
of US containerized  
exports

21.7%  
of US East Coast  
containerized trade

\$7.4B  
in federal taxes





# AREA DAY TIME EMPLOYMENT DEMOGRAPHICS

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Trade Transportation &amp; Utilities</b>	2,108	62,193	125,091
<b>Professional &amp; Business Services</b>	1,161	7,428	12,840
<b>Public Administration</b>	968	7,901	9,236
<b>Manufacturing</b>	1,606	4,415	7,139
<b>Education &amp; Health Services</b>	737	16,818	34,806
<b>Financial Activities</b>	635	3,887	8,922
<b>Construction</b>	600	3,903	7,590
<b>Leisure &amp; Hospitality</b>	468	11,274	22,366
<b>Other Services</b>	483	3,883	8,420





# REACH OUT FOR MORE

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Development  
Brokerage  
Management