

Under Renovation - Available to Suit Q1 2026



FOR LEASE OR FOR SALE

34,000-69,000 SF Warehouse/Office On 3.81 Acres

550 TELFAIR ROAD

SAVANNAH, GEORGIA 31415

HUNTER DUNAGAN

Associate

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PLANNED IMPROVEMENTS

SITWORK

- New Paving, Curbing, & Packing
- Improved Access with Security Gate
- Fenced, Lit, & Secure Truck Court

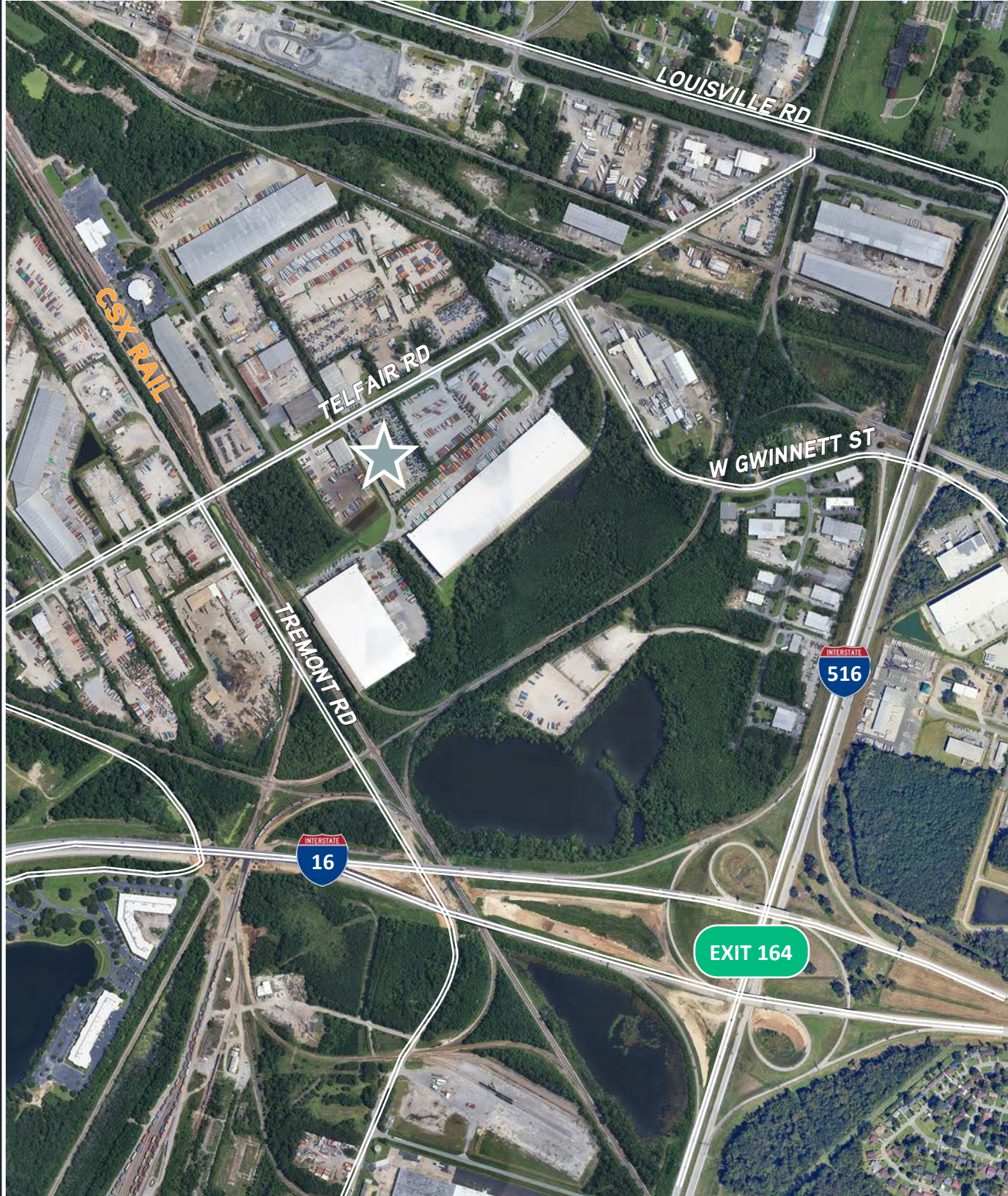
BUILDING

- LED Lighting
- Fresh Paint
- Interior Improvements to Structure
- New Roof System
- New Spec Office per Tenants Needs
- Increased Loading

PROPERTY INFO + SPECS

INFO + SPECS

ADDRESS:	550 Telfair Road
CITY:	Savannah, GA 31415
MUNICIPALITY:	Chatham County
BUILDING SF:	34,500-69,000
LOT SIZE:	3.81 Acres
ZONING:	I-H — Heavy Industrial
LOADING:	Eight (8) Dock Doors One (1) Drive in Door *Ability to add additional doors
BUILDING HEIGHT:	18'-20'
MATERIAL:	Metal
COLUMN SPACING:	60' x 24'
TRUCK COURT DEPTH:	115'
LIGHTING:	LED (New)
SPRINKLER SYSTEM:	Wet
YEAR BUILT:	1973/2025
AVAILABLE:	Q1 2026



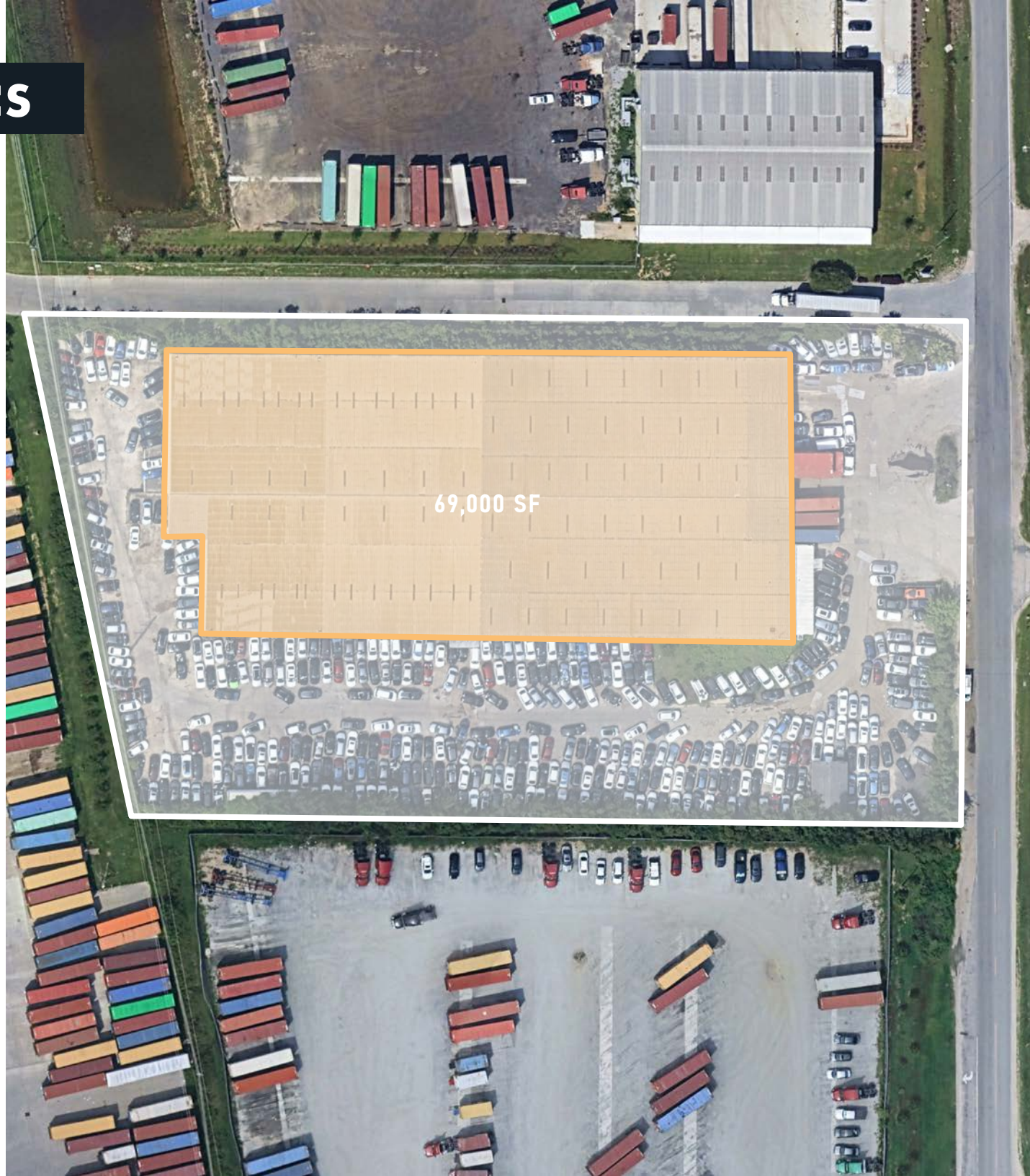
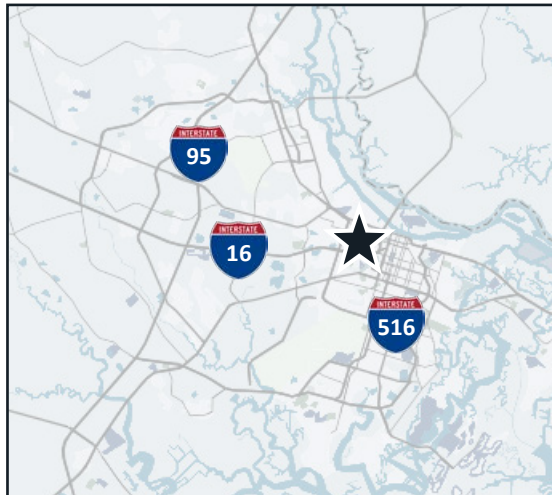
PROPERTY SPECS

69,000 SF of prime industrial space sitting on 3.81 Acres near I-16, I-95, and the Port of Savannah. Ideal for distribution or storage. Contact us for details!

69,000 SF OF INDUSTRIAL
WAREHOUSE SPACE

3.81 ACRES OF HEAVY INDUSTRIAL
ZONED LAND

AVAILABLE Q1 2026



DIVISION PLAN

SUITE A:

SF: ~34,500

DOCK DOORS: Estimated 6 positions

DRIVE IN DOORS: One existing ramp
(ability to add more)

OFFICE SPACE: Estimated 1,000 SF (to
suit)

PERSONNEL PARKING: Estimated 6

CLEAR HEIGHT: 18'-20'

SUITE B:

SF: ~34,500

DOCK DOORS: Estimated 4 position

DRIVE IN DOORS: One existing ramp
(ability to add more)

OFFICE SPACE: Estimated 1,000 SF (to
suit)

PERSONNEL PARKING: Estimated 6

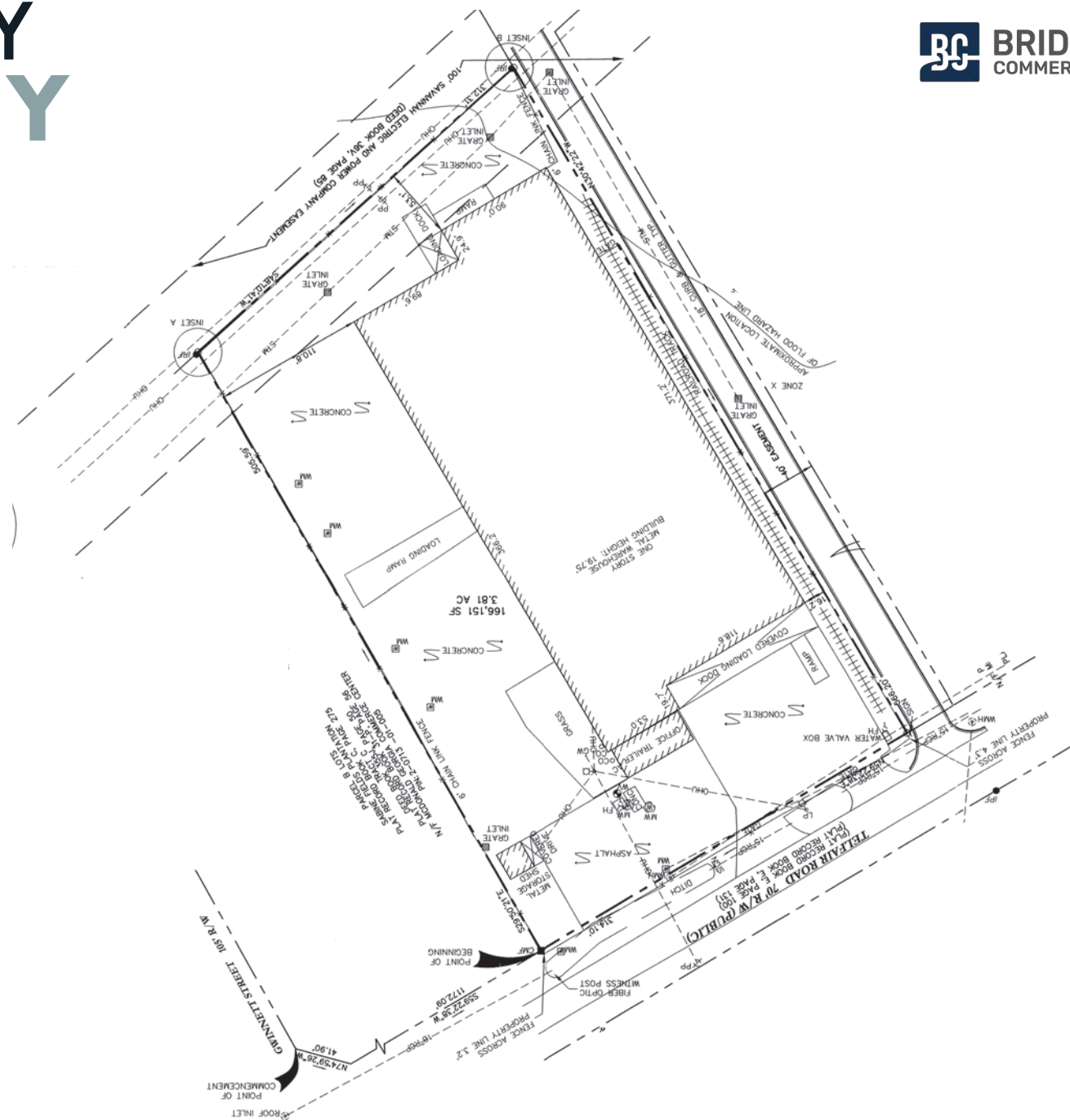
CLEAR HEIGHT: 18'-20'



ADDITIONAL PHOTOS



PROPERTY SURVEY



LOCATOR MAP




SAV INTL
AIRPORT



SOUTH CAROLINA
GEORGIA

DISTANCE TO:

GARDEN CITY TERMINAL	5 Miles
OCEAN TERMINAL	1.5 Miles
I-16	1.5 Miles
I-516	0.5 Miles
HILTON HEAD ISLAND, SC	30 Miles
BRUNSWICK, GA	78 Miles
MACON, GA	166 Miles
ATLANTA, GA	248 Miles
JACKSONVILLE, FL	139 Miles



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