



10S FOR LEASE
SAVANNAH, GA 31415

440

TELFAR RD

**10,893 SF WAREHOUSE ON 5.13 ACRES AVAILABLE FOR LEASE
(OWNER CAN SUBDIVIDE)**

HUNTER DUNAGAN

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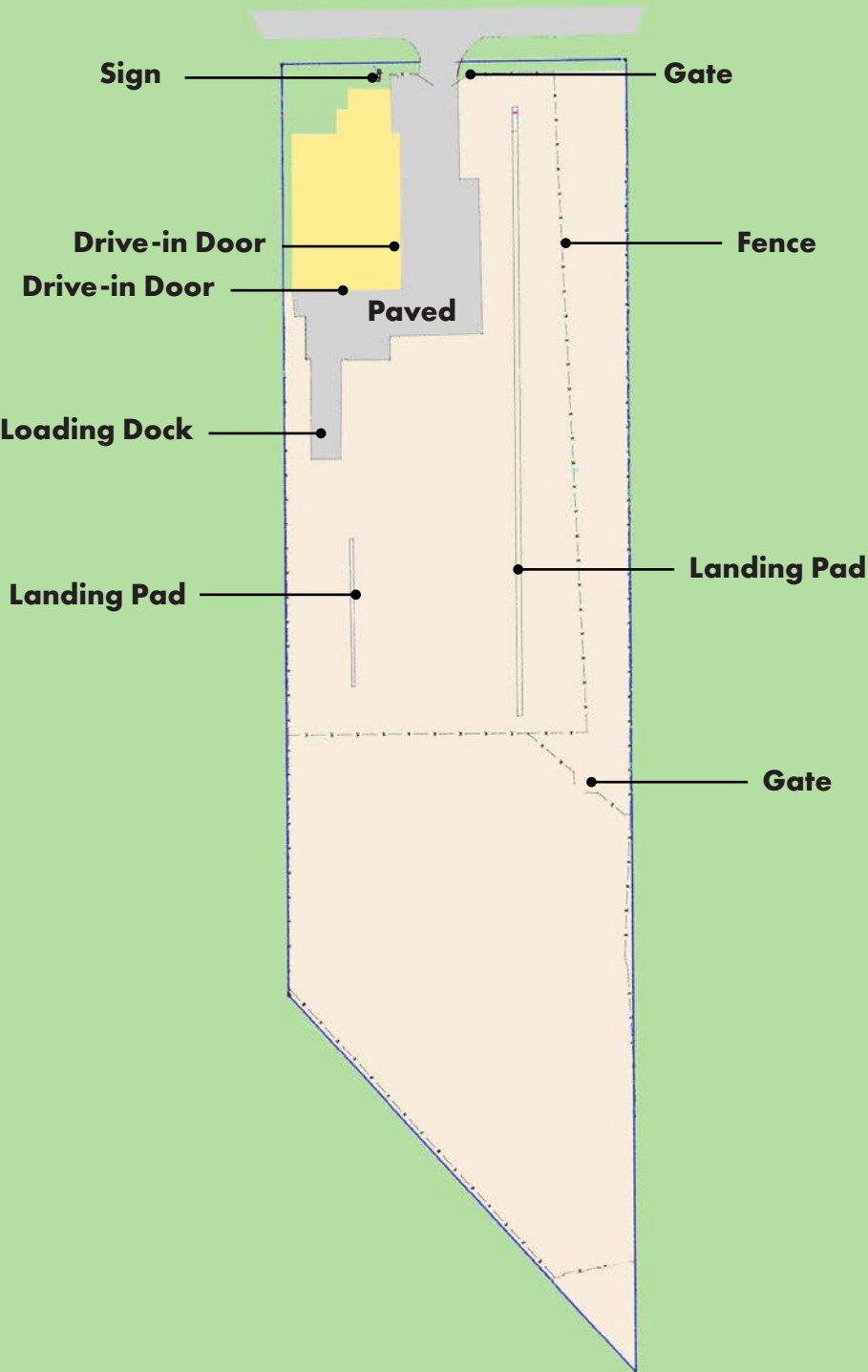
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POTENTIAL USES

- Truck and chassis service, trailer sales and leasing, Equipment Rental and Repair, Mechanical contractors, utility contractors, pipe distributors, building material suppliers, heavy machinery, marine repair, and corporate service supply

ADDRESS: 440 Telfair Rd
Garden City, GA 31415

SITE SIZE: ± 5.13 Acres

TOTAL BUILDING SIZE: ±10,893 SF

OFFICE SIZE: ±1,233 SF (Renovated in 2022)

POWER: 3 Phase Power

DRIVE IN DOORS: Two (2) (12' x 16')

ZONING: Heavy Industrial (I-2)

LOADING: External Loading Dock and Ramp

SECURITY: Fully fenced with full exterior lighting and gated access

**CONCRETE LANDING
PADS:** Yes

STACKING ALLOWED: Yes

EXTERIOR PHOTOS



INTERIOR PHOTOS



440 TELFAIR RD - UNIT A



UNIT A

SITE SIZE:	2.5 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
DRIVE IN DOOR:	Two (2) (12 X 16)
DOCK:	Concrete Loading Pad
SURFACE:	Concrete Building with Ribbon Graveled Yard

440 TELFAIR RD - UNIT B



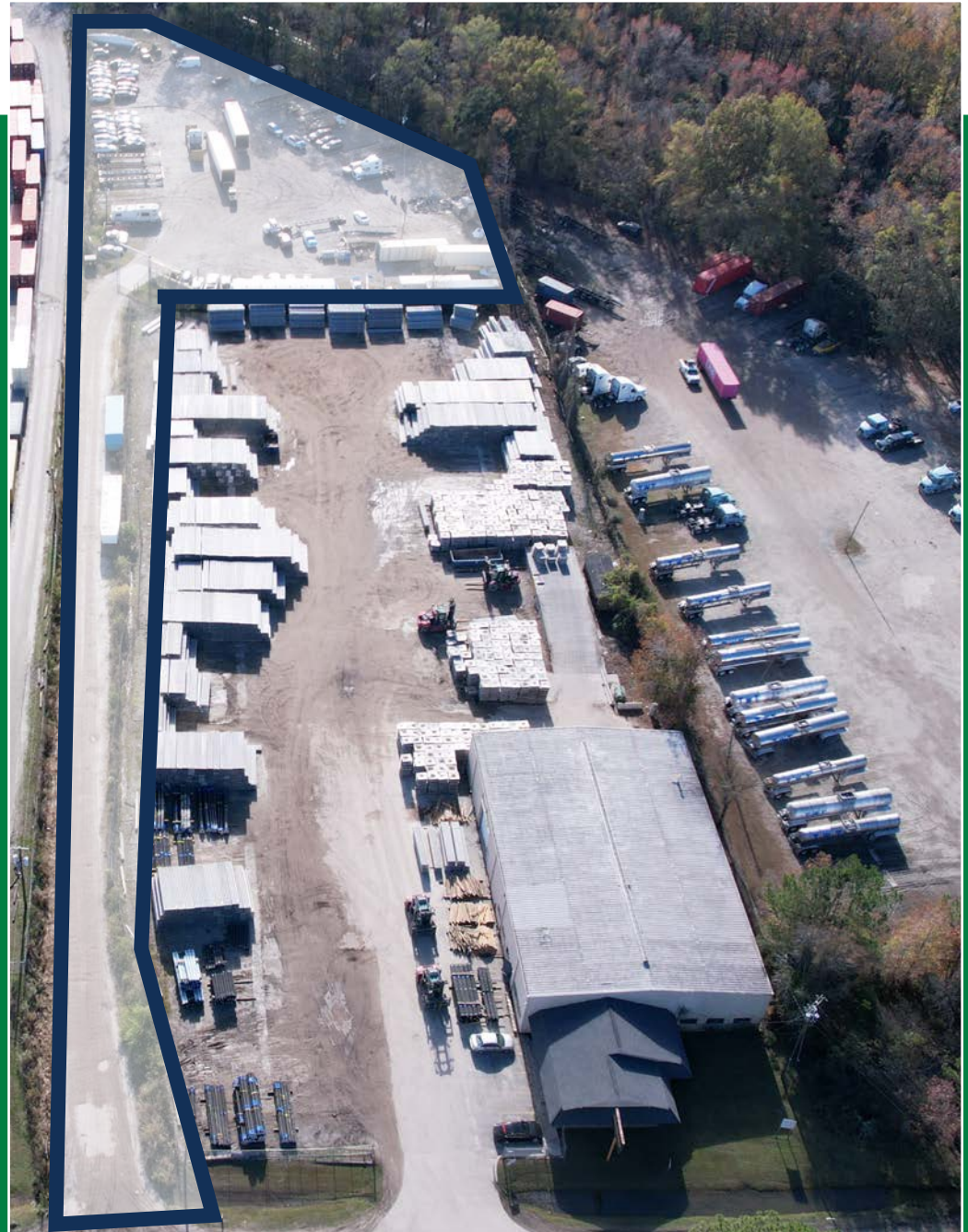
UNIT B

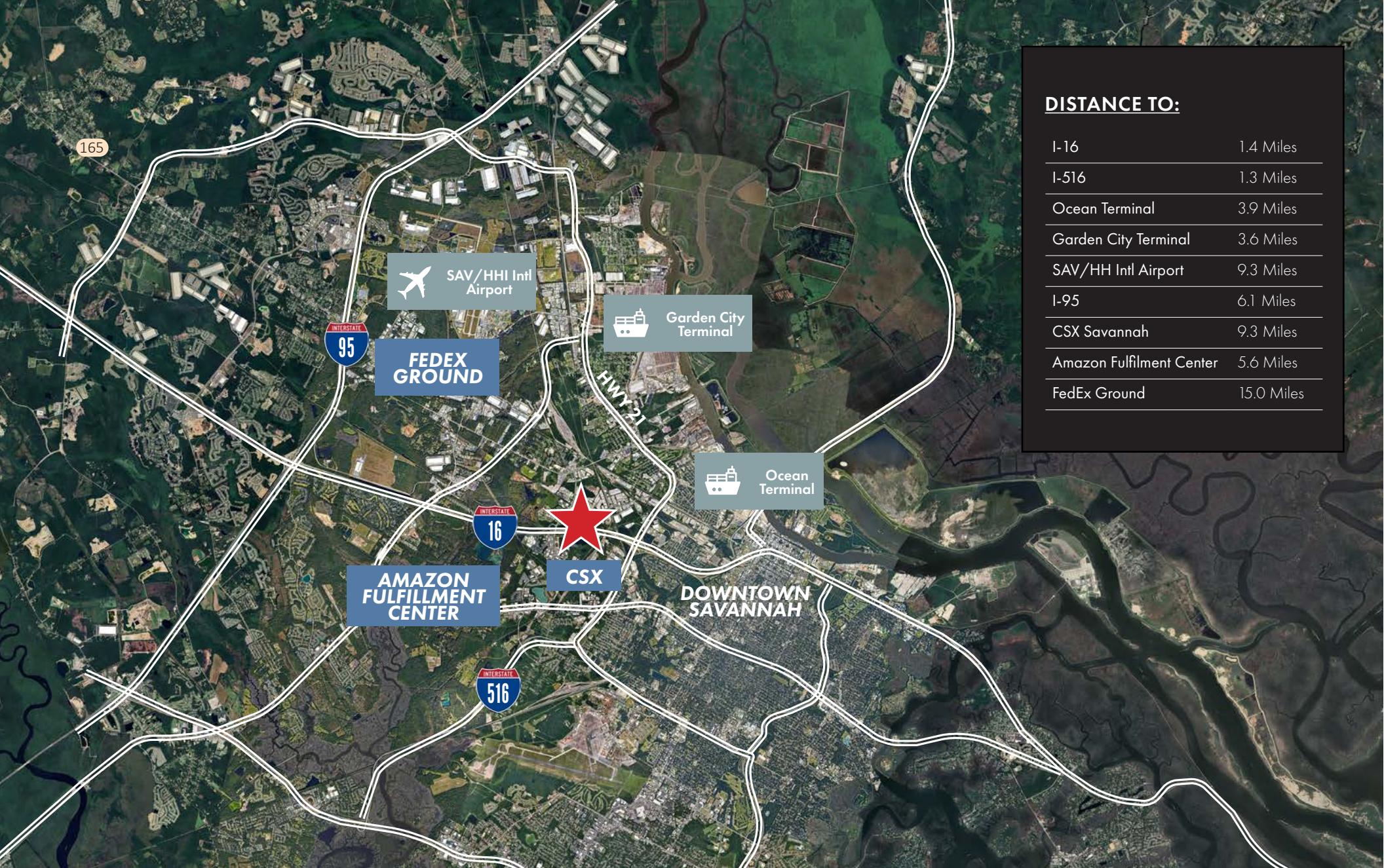
SITE SIZE: ± 2.6 Acres

SITE CONDITION: Stabilized, rocked yard

SECURITY: Fully fenced and gated with controlled access

* ALL THE NECESSARY HOOKUPS FOR A MOBILE OFFICE/TRAILER EXIST AND ARE FUNCTIONAL.





DISTANCE TO:

I-16	1.4 Miles
I-516	1.3 Miles
Ocean Terminal	3.9 Miles
Garden City Terminal	3.6 Miles
SAV/HH Intl Airport	9.3 Miles
I-95	6.1 Miles
CSX Savannah	9.3 Miles
Amazon Fulfillment Center	5.6 Miles
FedEx Ground	15.0 Miles

LOCATION OVERVIEW

Immediate access to Highway and Port Connectivity



Old Dominion
Freight Line

Advanced Commercial Roofing

Industrial Technical Services Inc

Colonial Chemical Solutions Inc

Cycle Up Logistics

Optix LLC

White Cap

Knight
Transportation

Kelly Pipe Co LLC

IMC

Trans Atlantic Shipping LLC

LKQ Savannah

Contractors Depot

JIT Warehouse

B&C Luxury Auto

Savannah Tank and
Equipment Corporation

Grainger Honda

Total Quality Logistics

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