

**41 Artley Rd, Savannah, GA 31408**

**Zachary Zakas**  
Partner  
Elmwood & Company  
912.417.0009  
zachary.zakas@elmwood.co

**Andrew Balch**  
Associate  
Elmwood & Company  
704.996.7924  
andrew.balch@elmwood.co

**Elmwood  
& Company**



AVAILABLE FOR  
**LEASE**  
±17,500 SF

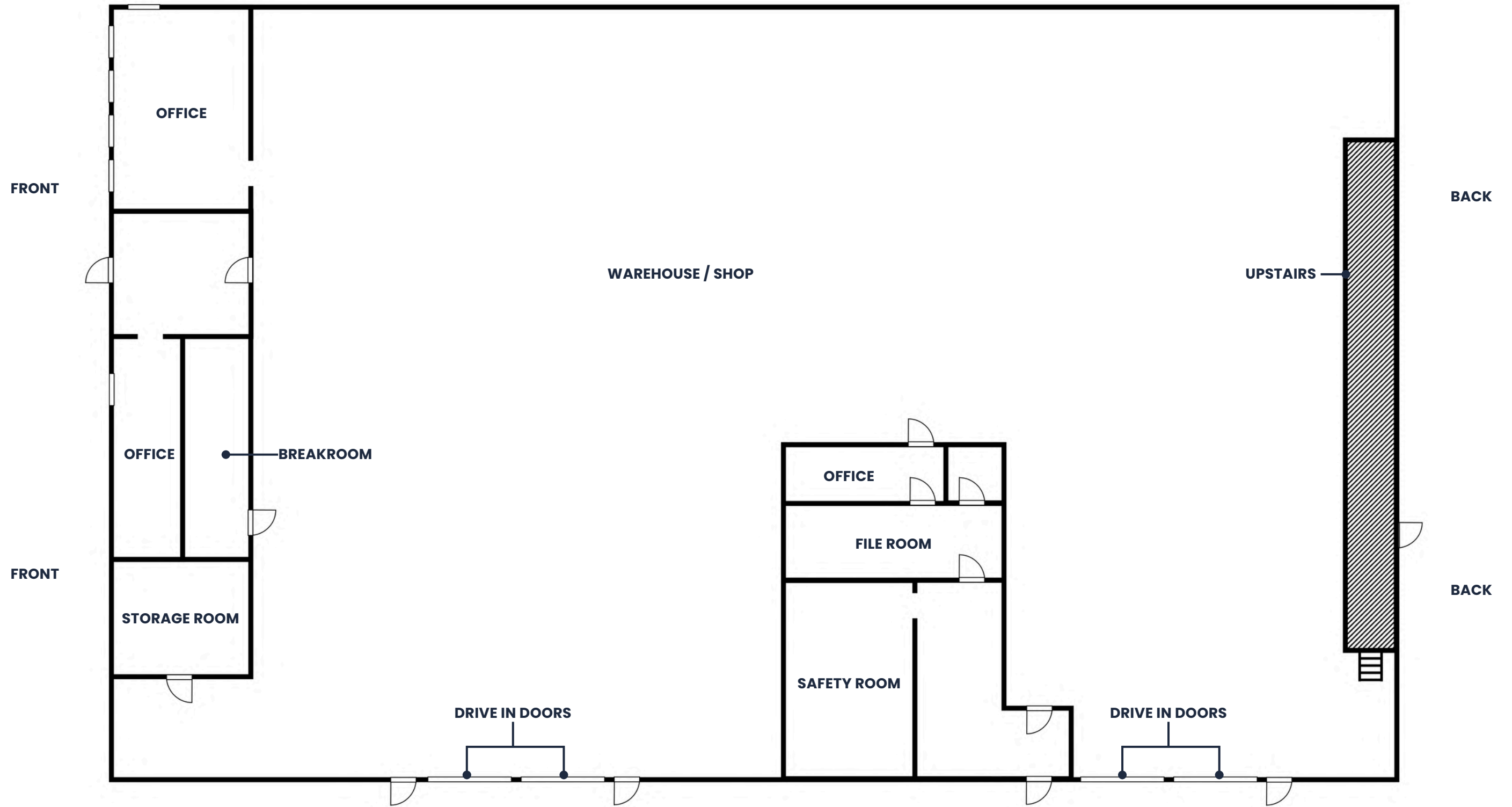
**Heavy Industrial Service  
Facility & Outdoor Storage**

# PROPERTY DETAILS

<b>ADDRESS</b>	41 ARTLEY RD
<b>CITY, STATE, ZIP</b>	SAVANNAH, GA 31408
<b>COUNTY</b>	CHATHAM COUNTY
<b>LEASE TYPE</b>	NNN
<b>ZONING</b>	I-H HEAVY INDUSTRIAL
<b>RENOVATED</b>	2025
<b>BUILDING SIZE</b>	±17,500 SQUARE FEET
<b>LAND SIZE</b>	±3.71 ACRES
<b>DRIVE INS</b>	4 (THREE -14', ONE 12')
<b>BUILDING HEIGHT</b>	20'
<b>YARD</b>	GRAVELED YARD W/ LIGHTING
<b>POWER</b>	3 PHASE POWER
<b>SECURITY</b>	FULLY FENCED WITH GATED ACCESS, BARBED WIRE
<b>EXISTING BUILD OUT</b>	OFFICE SPACE, CONFERENCE ROOMS, WORK ROOMS, MULTIPLE BATHROOMS, LOUNGE



# FLOOR PLAN



# PROPERTY PHOTOS



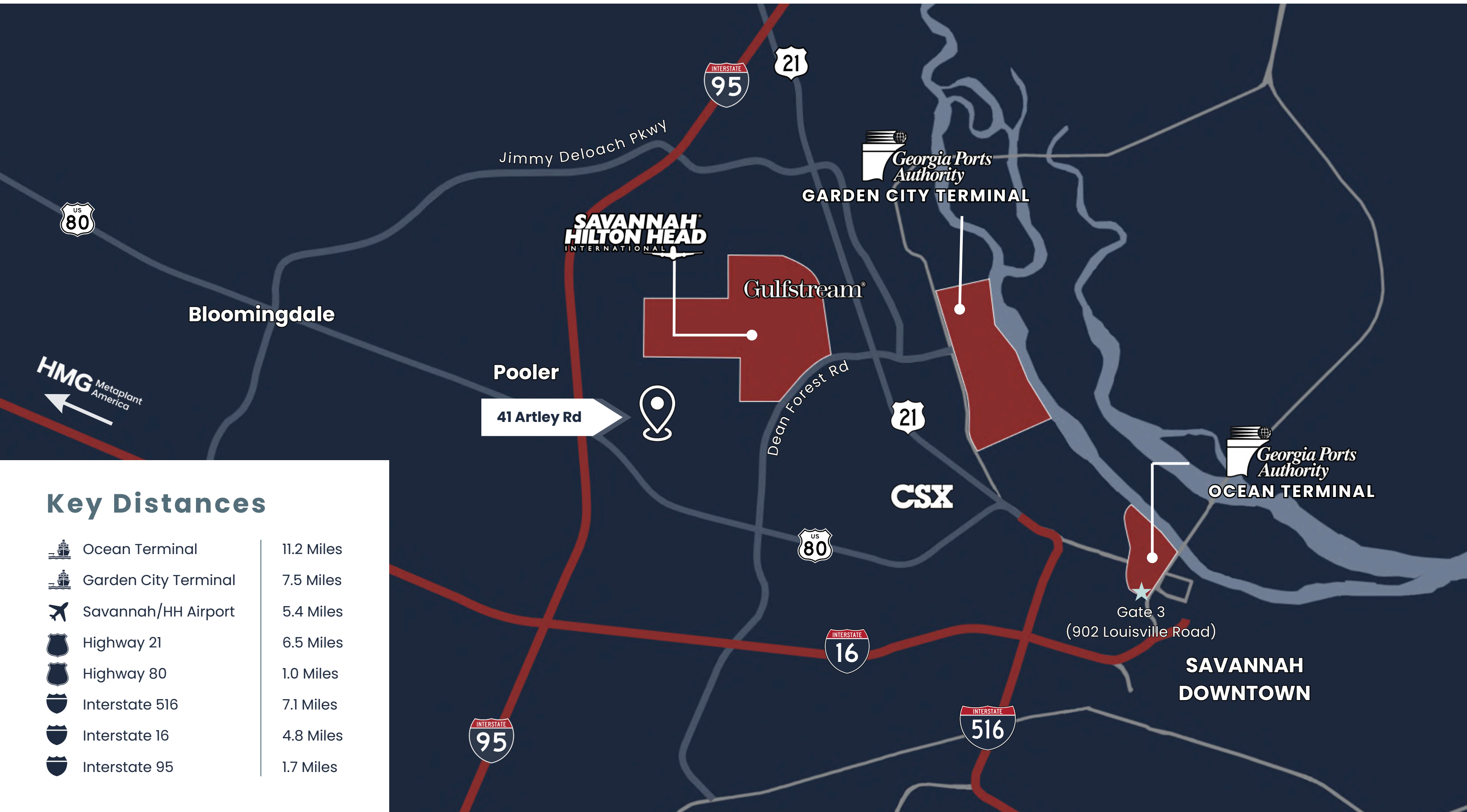
# PROPERTY PHOTOS










# LOCATION OVERVIEW





## Key Distances

 Ocean Terminal	11.2 Miles
 Garden City Terminal	7.5 Miles
 Savannah/HH Airport	5.4 Miles
 Highway 21	6.5 Miles
 Highway 80	1.0 Miles
 Interstate 516	7.1 Miles
 Interstate 16	4.8 Miles
 Interstate 95	1.7 Miles

# 41 Artley Rd

Savannah, GA 31408

## CONTACT

### Zachary Zakas

Partner

Elmwood & Company

912.417.0009

[zachary.zakas@elmwood.co](mailto:zachary.zakas@elmwood.co)

### Andrew Balch

Associate

Elmwood & Company

704.996.7924

[andrew.balch@elmwood.co](mailto:andrew.balch@elmwood.co)

**Confidentiality & Disclaimer:** This marketing flyer has been prepared by Elmwood & Company LLC for informational purposes only and does not constitute an offer to lease or a solicitation to lease the property described herein (the "Property"). The information contained herein has been obtained from sources believed to be reliable; however, Elmwood & Company LLC, its affiliates, and their respective agents, employees, and representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation of fact. All property information, including but not limited to property descriptions, site plans, dimensions, renderings, photographs, zoning references, financial information, and availability, is provided for illustrative purposes only and is subject to errors, omissions, changes in price or terms, prior lease or withdrawal without notice. Any projections, opinions, assumptions, or estimates contained herein are provided for example only and may not represent current or future performance of the Property. Prospective tenants and other interested parties are encouraged to conduct their own independent investigations and due diligence regarding the Property, including but not limited to verification of all physical, financial, legal, and zoning information. Elmwood & Company LLC expressly disclaims any and all liability for any loss or damage arising from reliance upon the information contained herein.

**41** ARTLEY ROAD  
INDUSTRIAL  
FACILITY

Elmwood  
& Company