



**NEW CONSTRUCTION
WAREHOUSE/FLEX SPACE**

\$22.00/SF + NNN (\$2.20/SF)

CLASS A

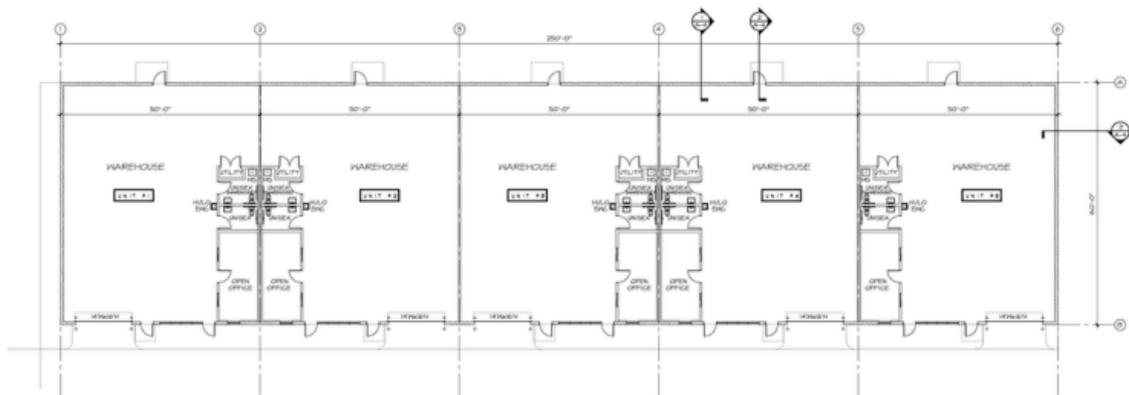
**FOR LEASE
5 UNITS EACH 3,000 SF**

**2900 OLD AUGUSTA RD S,
RINCON, GA 31326**



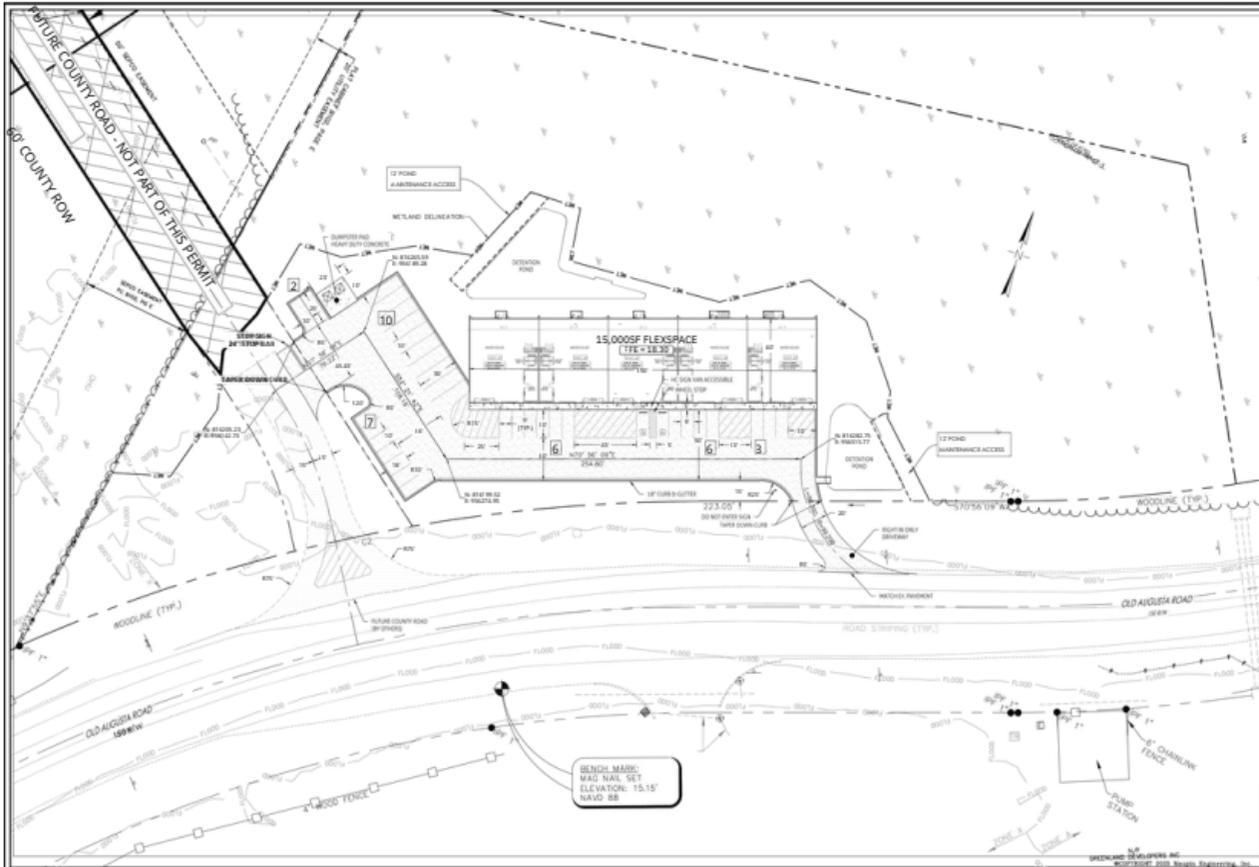
FRONT/SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



FLOOR PLAN (FIRST FLOOR AREA - 8,000 SF (250'x40'))

SCALE: 3/8" = 1'-0"



CLASS A - NEW CONSTRUCTION WAREHOUSE/FLEX SPACE

BRAND-NEW CLASS A WAREHOUSE/FLEX SPACE AVAILABLE FOR LEASE. THIS MODERN FACILITY OFFERS IDENTICAL FIVE (5) UNITS, EACH 3,000 SF OF WAREHOUSE/FLEX SPACE, DESIGNED FOR A VARIETY OF INDUSTRIAL OR COMMERCIAL USES.

EACH UNIT FEATURES:

- 3,000 SF OF WAREHOUSE/FLEX SPACE
- 260 SF OFFICE SPACE
- 1 DRIVE-IN DOOR (14' X 16')
- 25 FT CEILING HEIGHT
- THREE-PHASE ELECTRICITY
- GAS
- SPRINKLER SYSTEM
- UNISEX BATHROOM

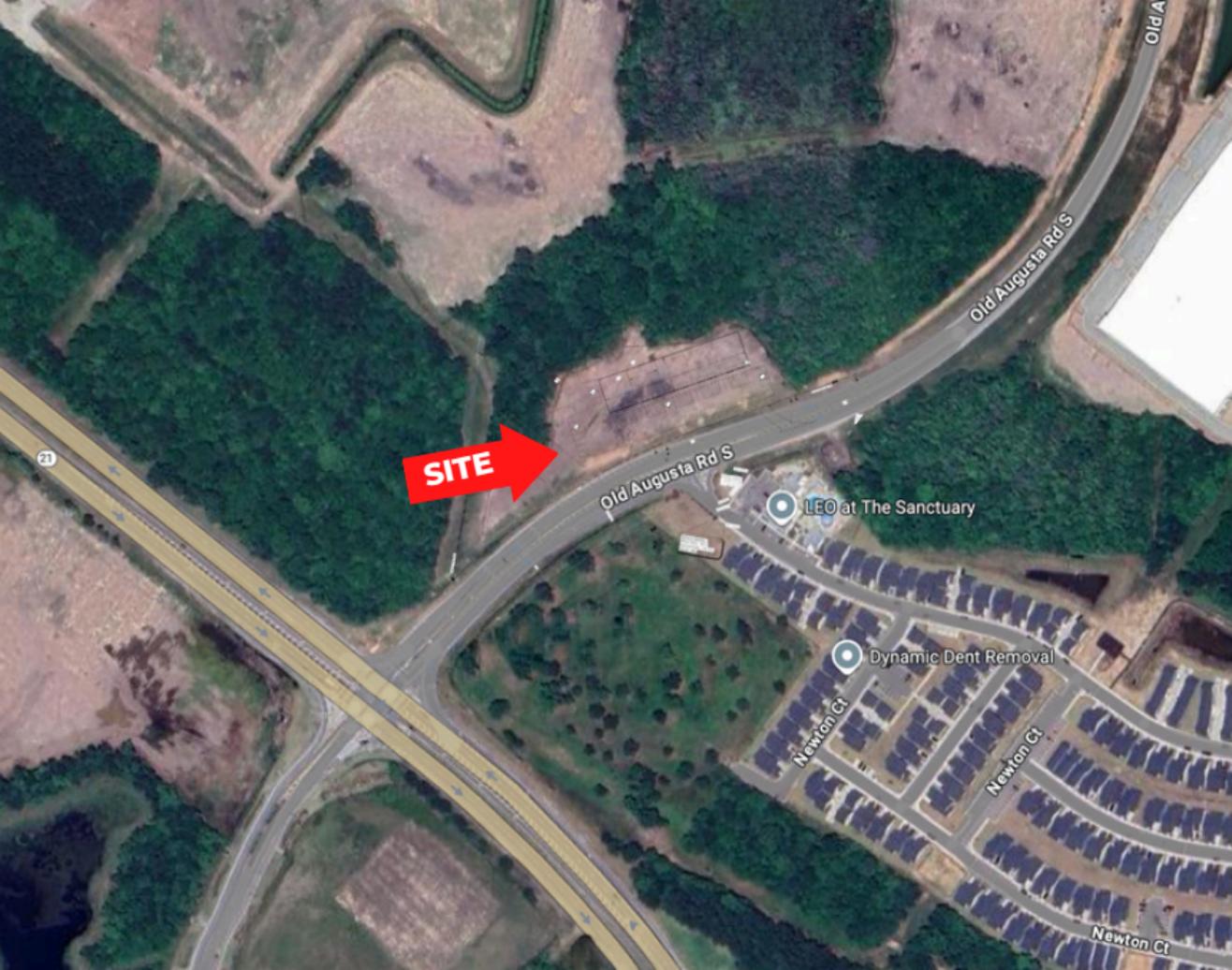
CONVENIENTLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION HUBS, IT'S JUST 10 MILES FROM THE PORT OF SAVANNAH AND SAVANNAH AIRPORT, PROVIDING EXCELLENT PROXIMITY FOR LOGISTICS AND DISTRIBUTION OPERATIONS.

CONTACT US TODAY FOR MORE DETAILS!









SITE

Old Augusta Rd S

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Old A

LEO at The Sanctuary

Dynamic Dent Removal

Newton Ct

Newton Ct

Newton Ct

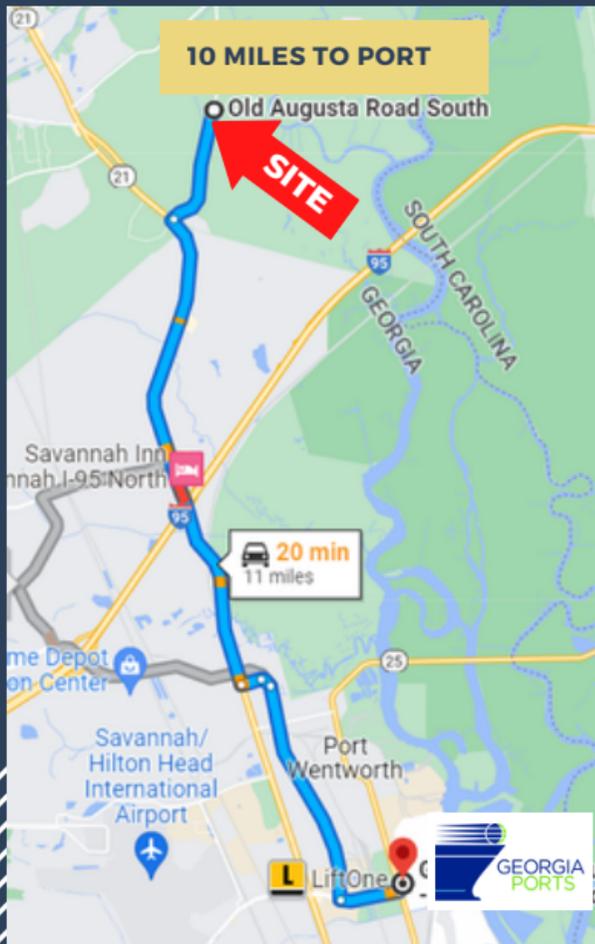
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SITE

AREA MAP





SUPERIOR LOCATION

10

MILES TO
SAVANNAH AIRPORT

10

MILES TO
PORT OF SAVANNAH

5

MILES TO
INTERSTATE 95

15

MILES TO
INTERSTATE 16

CONTACT US



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OLEGM@USATRT.COM



(917) 656-1682

