

FOR LEASE | 37,500 SF WAREHOUSE SPACE

Artley Industrial Park

25-27 Artley Road, Savannah, GA

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PARK OVERVIEW

Front-Load Warehouses For Lease – SPA Industrial Park 19,650 – 110,000 SF Front-Load Buildings

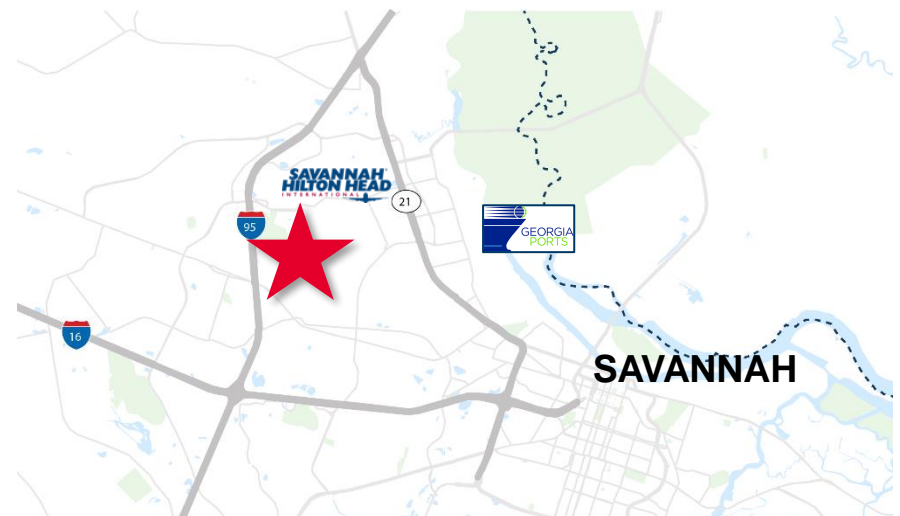
WAREHOUSE DETAIL

- Flexible lease terms with multiple options available ranging from 19,650 - 110,000 SF, *see page 3 for current availabilities*
- Available options typically ready for immediate occupancy with recently upgraded LED Lighting, 2-6 dock height doors per unit with edge of dock levelers, office area and drive-in ramps in place
- Extremely functional and well-maintained metal warehouses
- 20' eave height and 25' center height



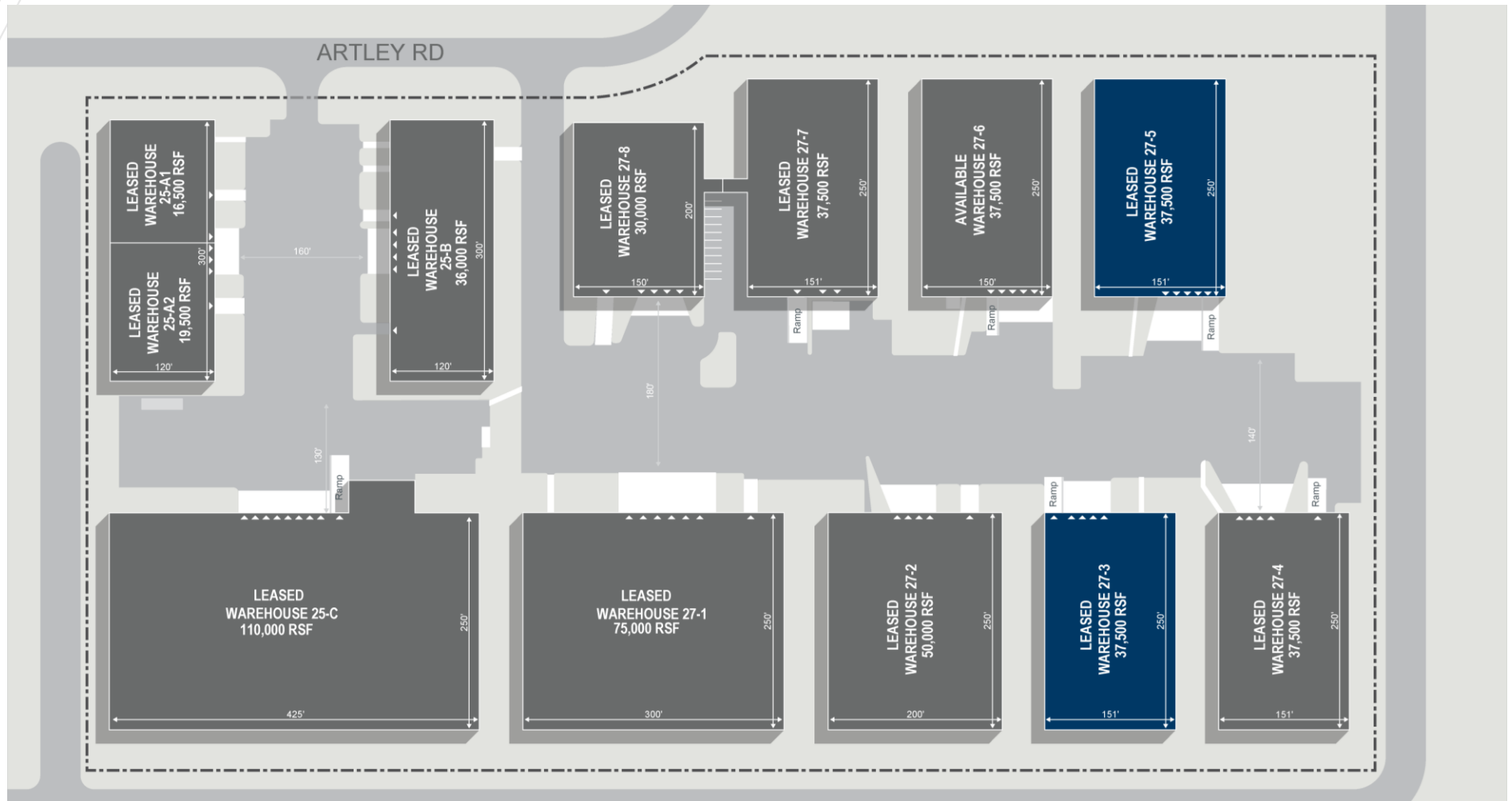
LOCATION HIGHLIGHTS

- Located in SPA Industrial Park – one of Savannah's most well-established industrial parks and less than 8 miles from the GA Ports Authority Garden City Terminal
- Excellent access to Interstates 95 and 16 as well as Highway 80 and Jimmy Deloach Parkway
- SPA Industrial Park is adjacent to JCB Equipment's North American Manufacturing Headquarters, Coca-Cola, CitiTrends, Kerry Foods, and many others
- Located within Foreign Trade Zone 104



CURRENT AVAILABILITY

BUILDING	TOTAL SF AVAILABLE	OFFICE SF	CENTER HEIGHT	DRIVE-IN / DOCK HIGH DOORS	DATE AVAILABLE	LEASE RATE (NNN)
27-3	37,500 SF	Build-to-Suit	20' to 28'	1 / 4	Immediate	\$11.50
27-5	37,500 SF	Build-to-Suit	20' to 28'	1 / 4	December 1, 2024	\$11.50



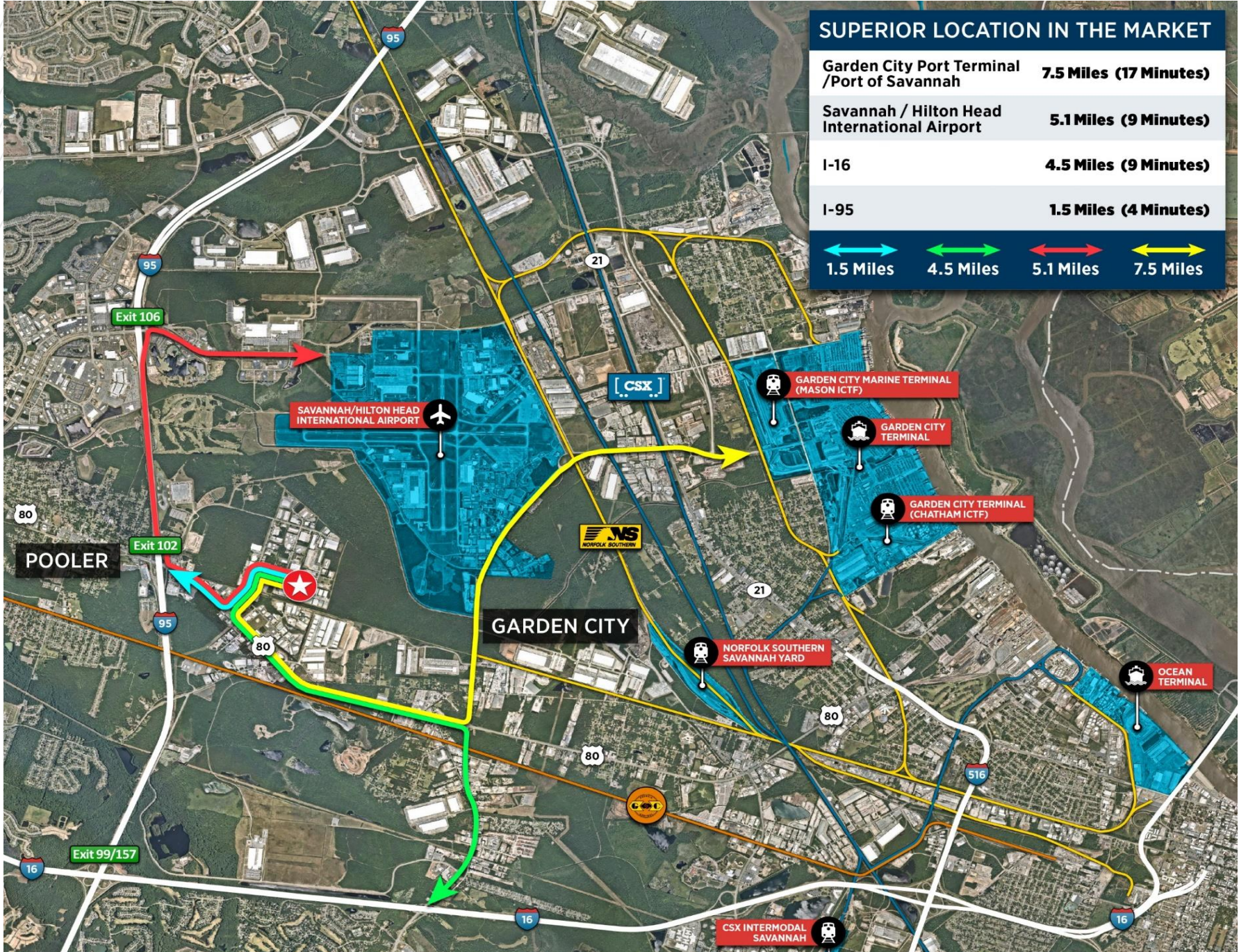
**SAVANNAH
HILTON HEAD**
INTERNATIONAL



7.5 MILES TO GA PORTS AUTHORITY



LOCAL MAP





FOR INFORMATION:

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