

FOR LEASE | 37,500 – 50,000 SF WAREHOUSE SPACE

# Artley Industrial Park

25-27 Artley Road, Savannah, GA

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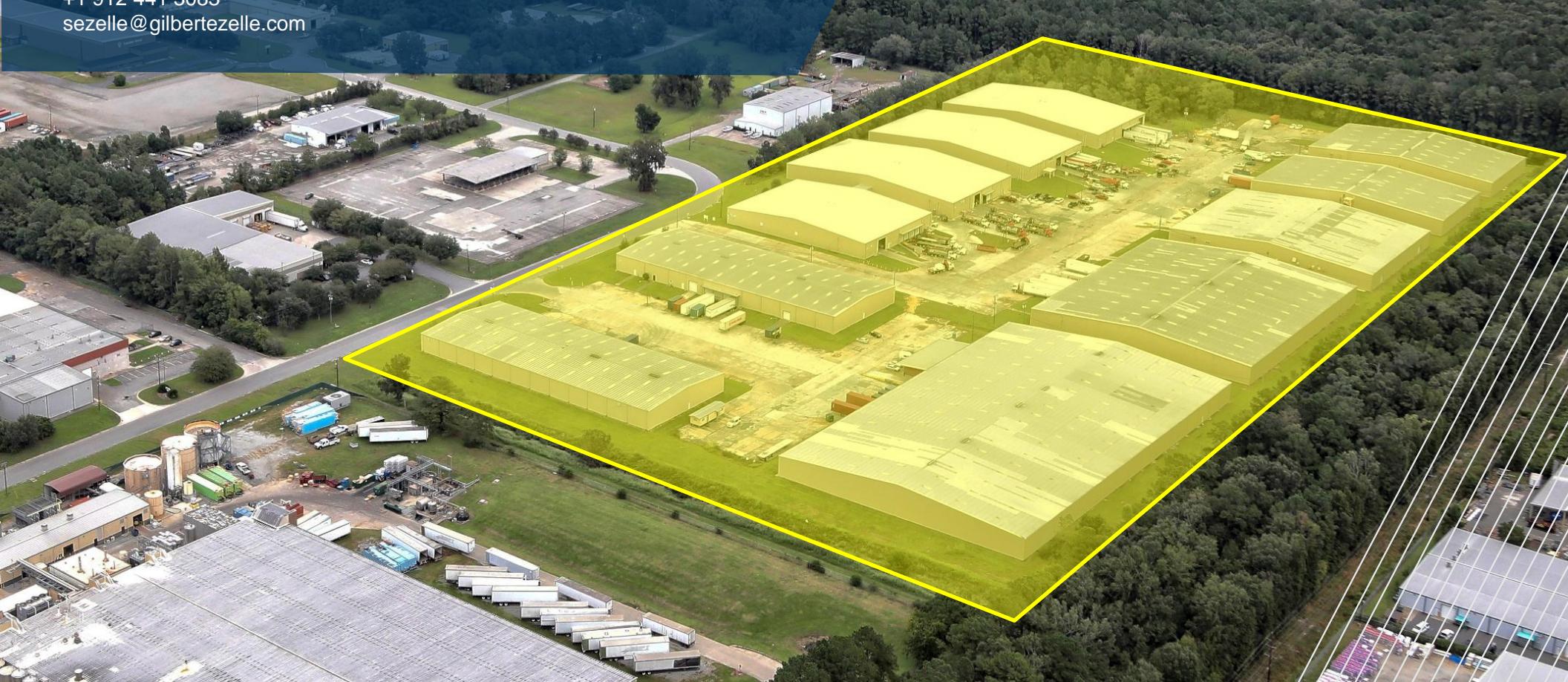


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EZELLE**



THOR EQUITIES



# PARK OVERVIEW

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

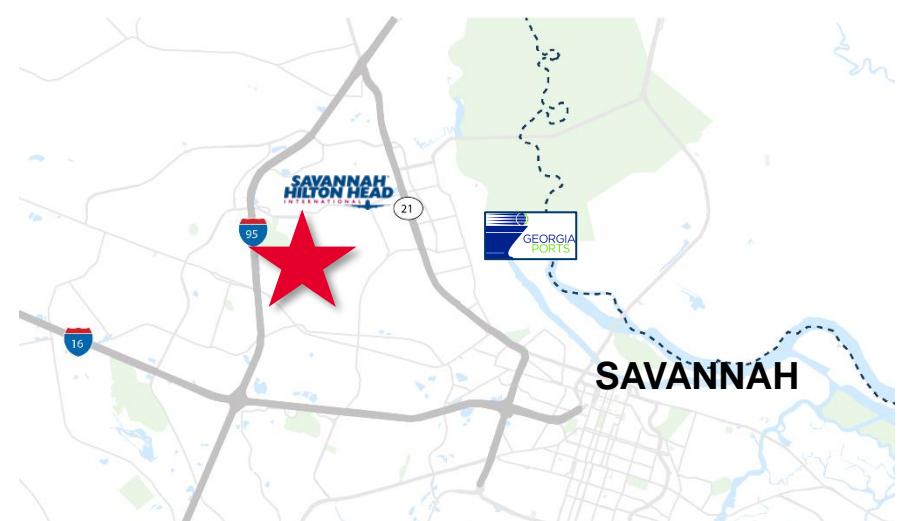
### WAREHOUSE DETAIL

- 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



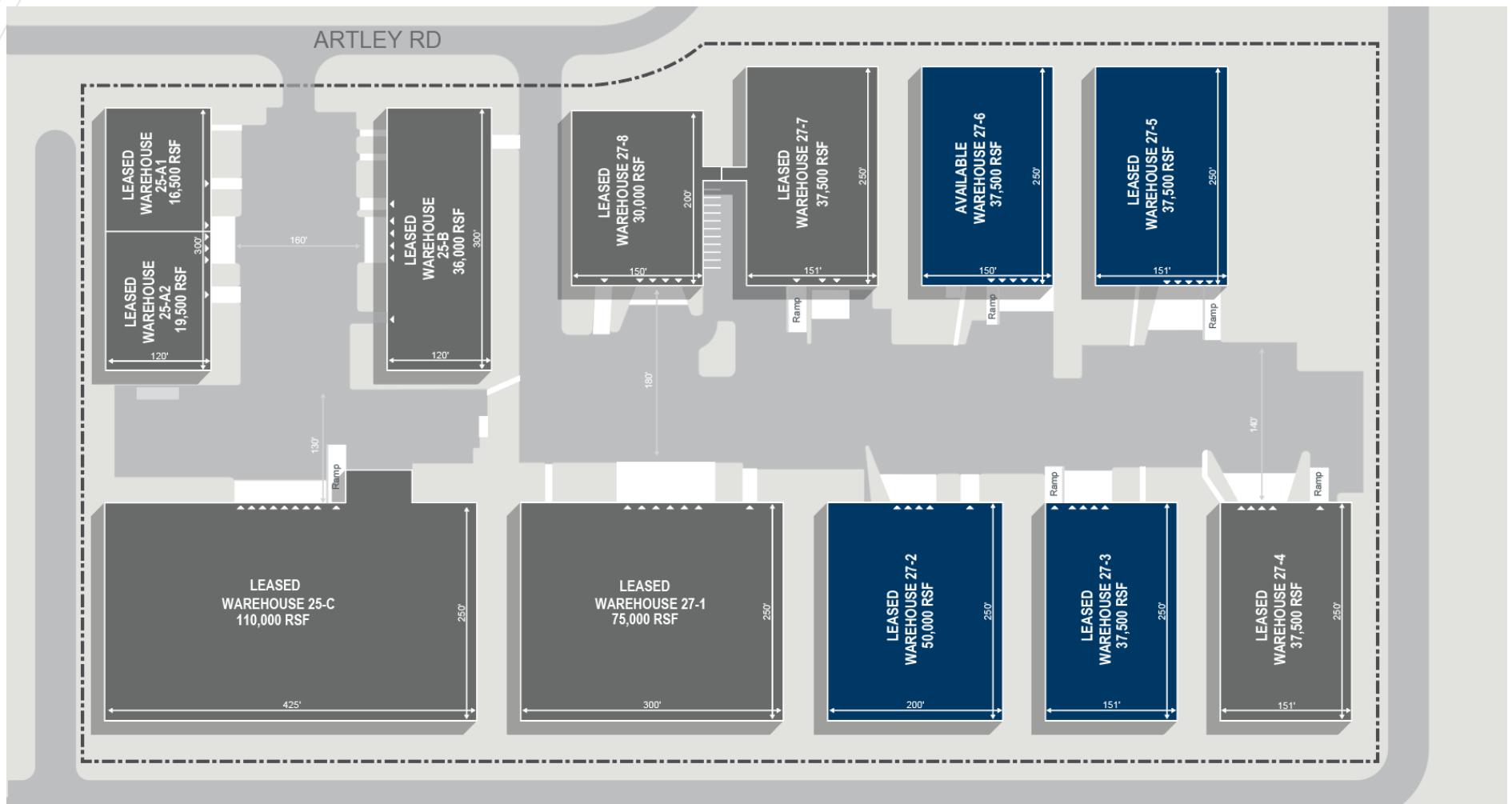
### LOCATION HIGHLIGHTS

- 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



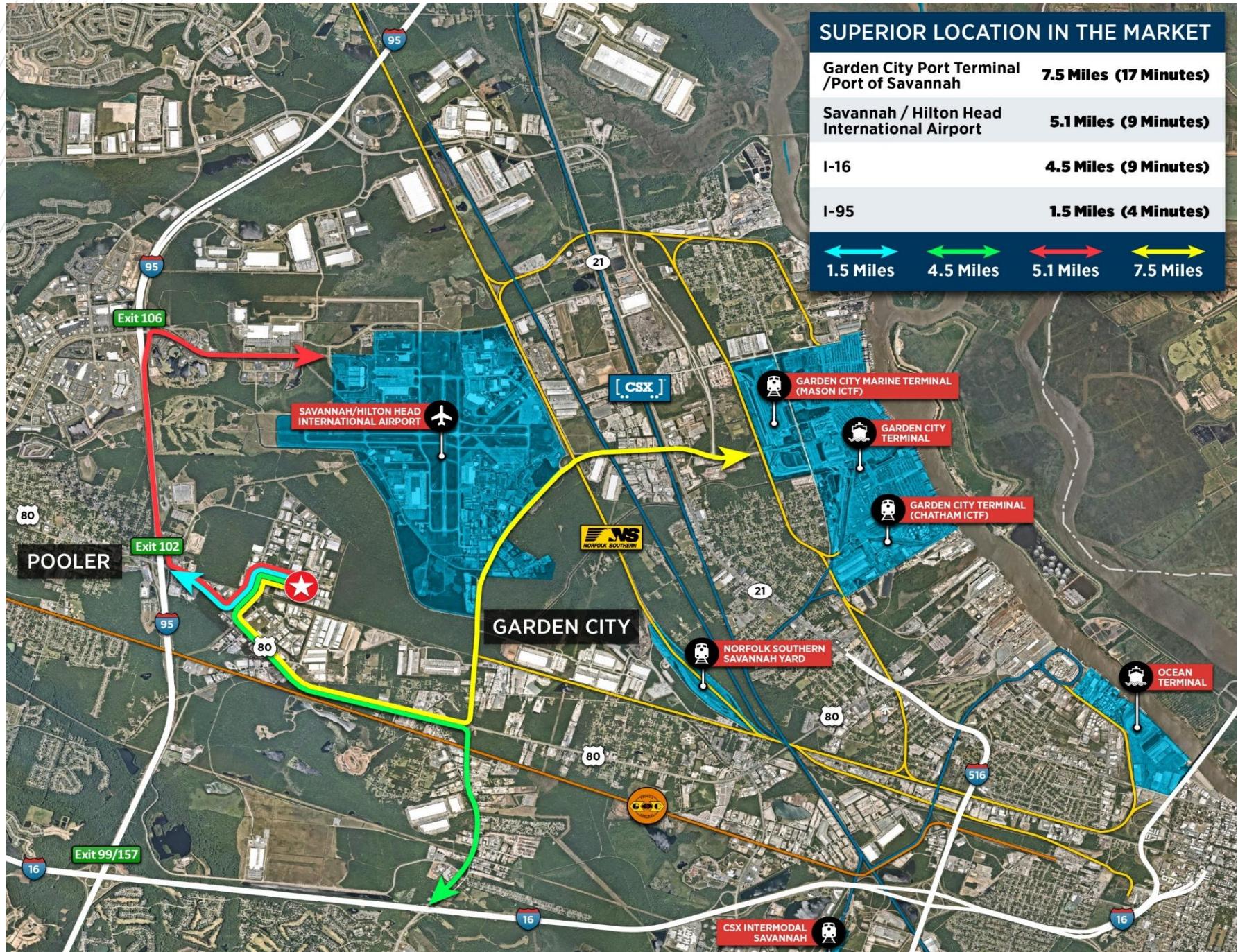
# CURRENT AVAILABILITY

Building	Total SF Available	Office SF	Center Height	Drive-In / Dock High Doors	Date Available	Lease Rate (NNN)
27-2	50,000 SF	Build-to-Suit	20' to 28'	1 / 4	Immediate	\$10.75
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	Immediate	\$11.50
27-6	37,500 SF	Build-to-Suit	20' to 28'	1 / 4	Immediate	\$11.50





# LOCAL MAP



FOR INFORMATION:

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