

# 2 NEW STATE OF ART INDUSTRIAL WAREHOUSES FOR LEASE FROM 71,100 SF - 235,200 SF 4 STAR WAREHOUSES ON A 30 ACRE LOT

**FOR LEASE  
AVAILABLE NOW**

115 A-B & 117 B PARKWAY DRIVE, RINCON, GEORGIA 31326



WITHIN 7 MILES TO  
PORT SAVANNAH



62 LOADING DOCKS WITH  
DOCK LEVELERS



30 ACRE  
LOT SIZE



BRAND NEW CLASS 4  
CONSTRUCTION

**WATCH VIDEO**



# HIGHLIGHTS

THIS PREMIER 30-ACRE, BRAND-NEW INDUSTRIAL DEVELOPMENT FEATURES TWO STATE-OF-THE-ART BUILDINGS TOTALING 316,800 SF.

## **BUILDING 115 A-B**

THIS FLEXIBLE SPACE CAN BE LEASED AS A PORTION OF THE BUILDING OR AS THE ENTIRE BUILDING. FOR EXAMPLE, THE FOLLOWING CONFIGURATIONS ARE AVAILABLE:

- **BUILDING 115 A:** 80,100 SF AVAILABLE, FEATURING 16 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.
- **BUILDING 115 B:** 71,100 SF AVAILABLE, FEATURING 15 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.

BOTH SECTIONS CAN BE LEASED TOGETHER AS A SINGLE BUILDING TOTALING 151,200 SF. EACH SECTION INCLUDES A 3,075 SF OFFICE SPACE LOCATED AT EITHER END OF THE BUILDING, PROVIDING CONVENIENT ADMINISTRATIVE OR OPERATIONAL FUNCTIONALITY.

## **BUILDING 117B**

84,000 SF AVAILABLE, FEATURING 11 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

**DURABLE CONSTRUCTION:** BUILDINGS 115 AND 117 ARE CONSTRUCTED WITH FIBER-REINFORCED CONCRETE 4,500 PSI SLABS ENGINEERED FOR LONG-TERM DURABILITY.

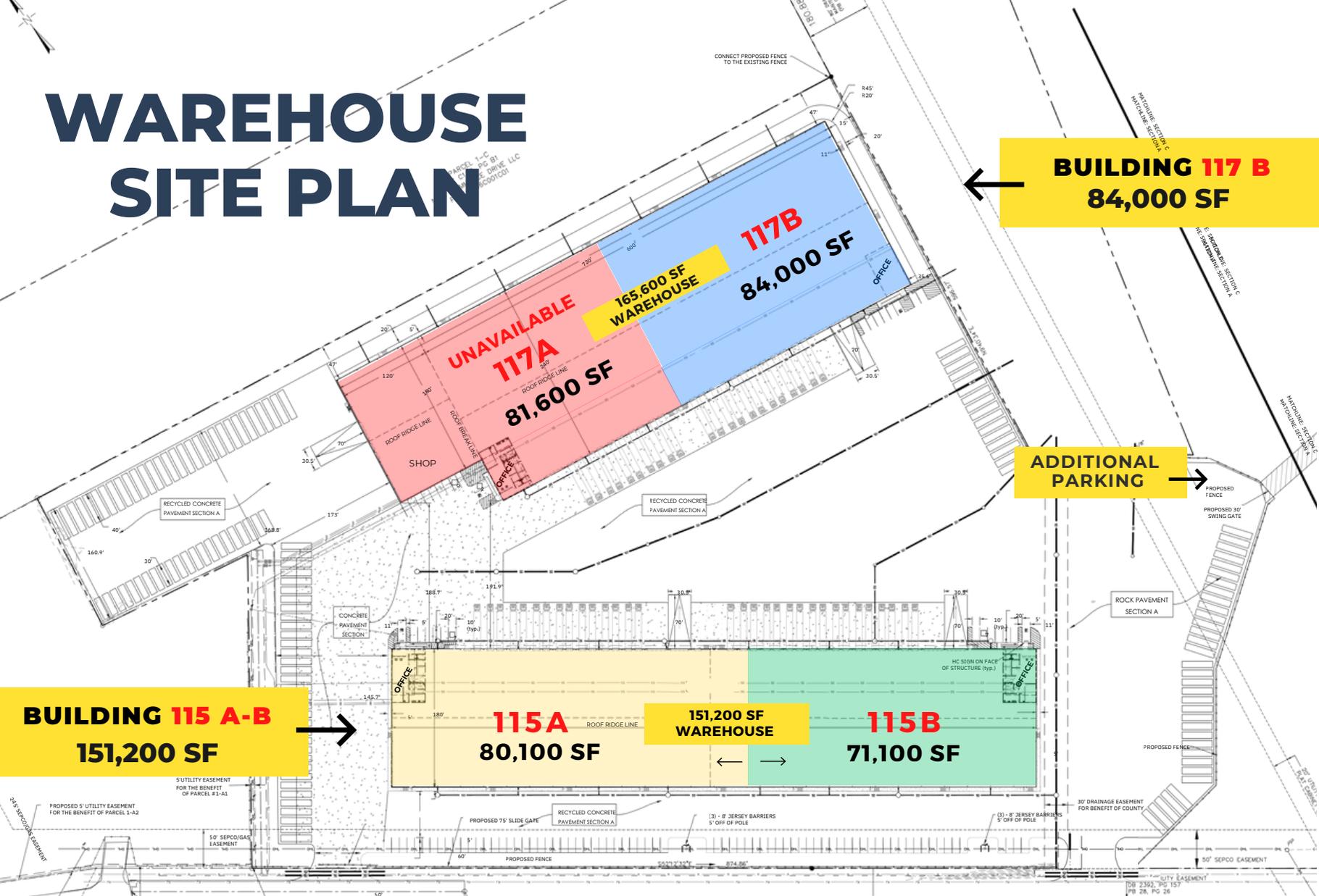
## **TRAILER PARKING**

TRAILER PARKING IS AVAILABLE FOR LEASE FROM 4 TO 7 ACRES. THE FULL 7-ACRE AREA ADJACENT TO THE BUILDINGS CAN ACCOMMODATE UP TO 360 TRAILERS AND IS ZONED FOR HEAVY INDUSTRIAL USE.

## **STRATEGIC LOCATION:**

THE PROPERTY IS LOCATED IN THE EFFINGHAM INDUSTRIAL PARK ALONG HIGHWAY 21 AT THE SAVANNAH-RINCON BORDER. JUST 7 MILES FROM THE PORT OF SAVANNAH, THIS HEAVY INDUSTRIAL SITE OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES—REPRESENTING A RARE OPPORTUNITY TO SECURE MODERN WAREHOUSE SPACE IN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS.

# WAREHOUSE SITE PLAN



**BUILDING 117 B**  
**84,000 SF**

**ADDITIONAL PARKING**

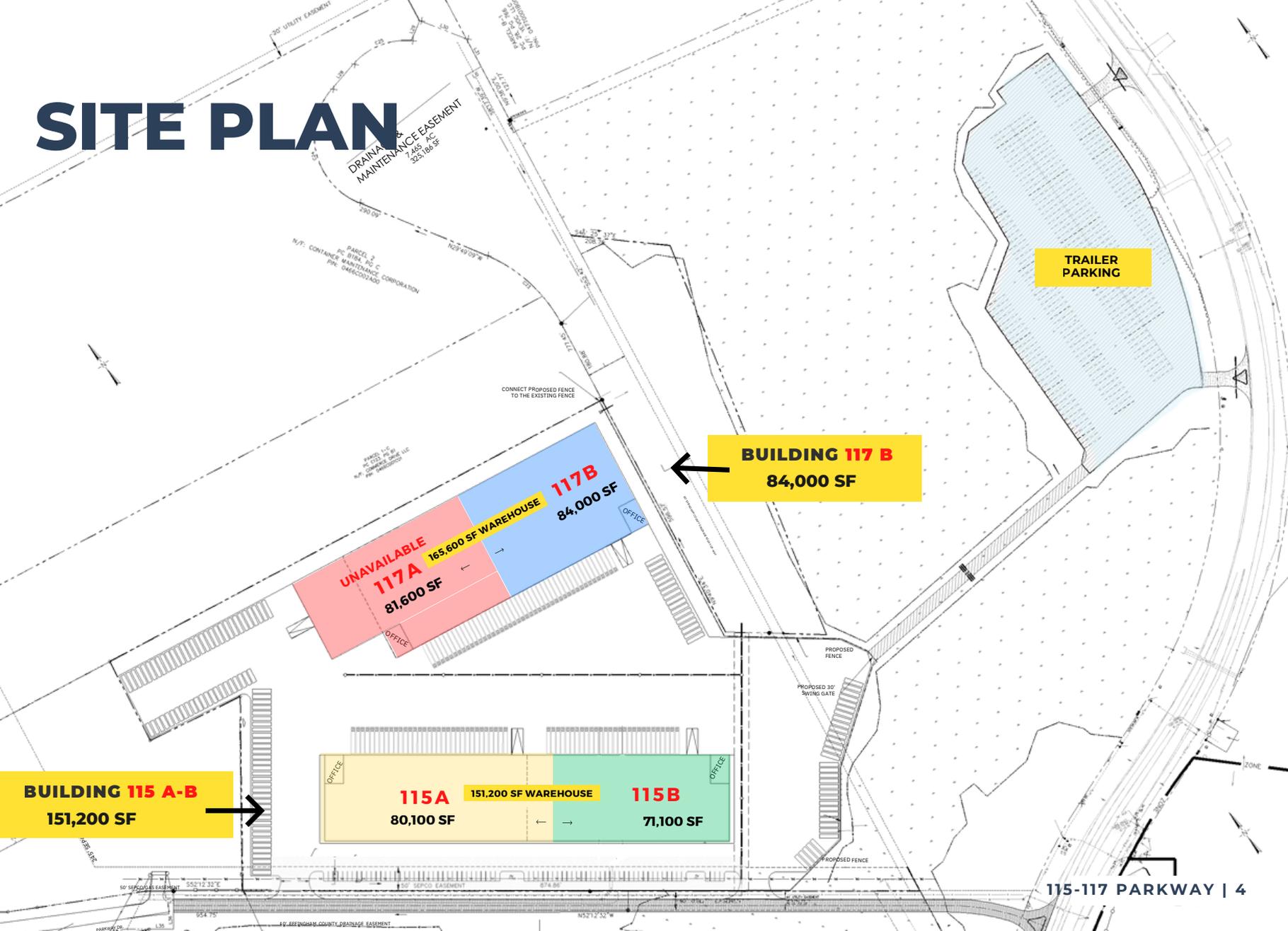
**BUILDING 115 A-B**  
**151,200 SF**

**151,200 SF**  
**WAREHOUSE**

**115A**  
**80,100 SF**

**115B**  
**71,100 SF**

# SITE PLAN



TRAILER PARKING

**BUILDING 117 B**  
84,000 SF

UNAVAILABLE  
**117A**  
81,600 SF

165,600 SF WAREHOUSE  
**117B**  
84,000 SF

**BUILDING 115 A-B**  
151,200 SF

OFFICE

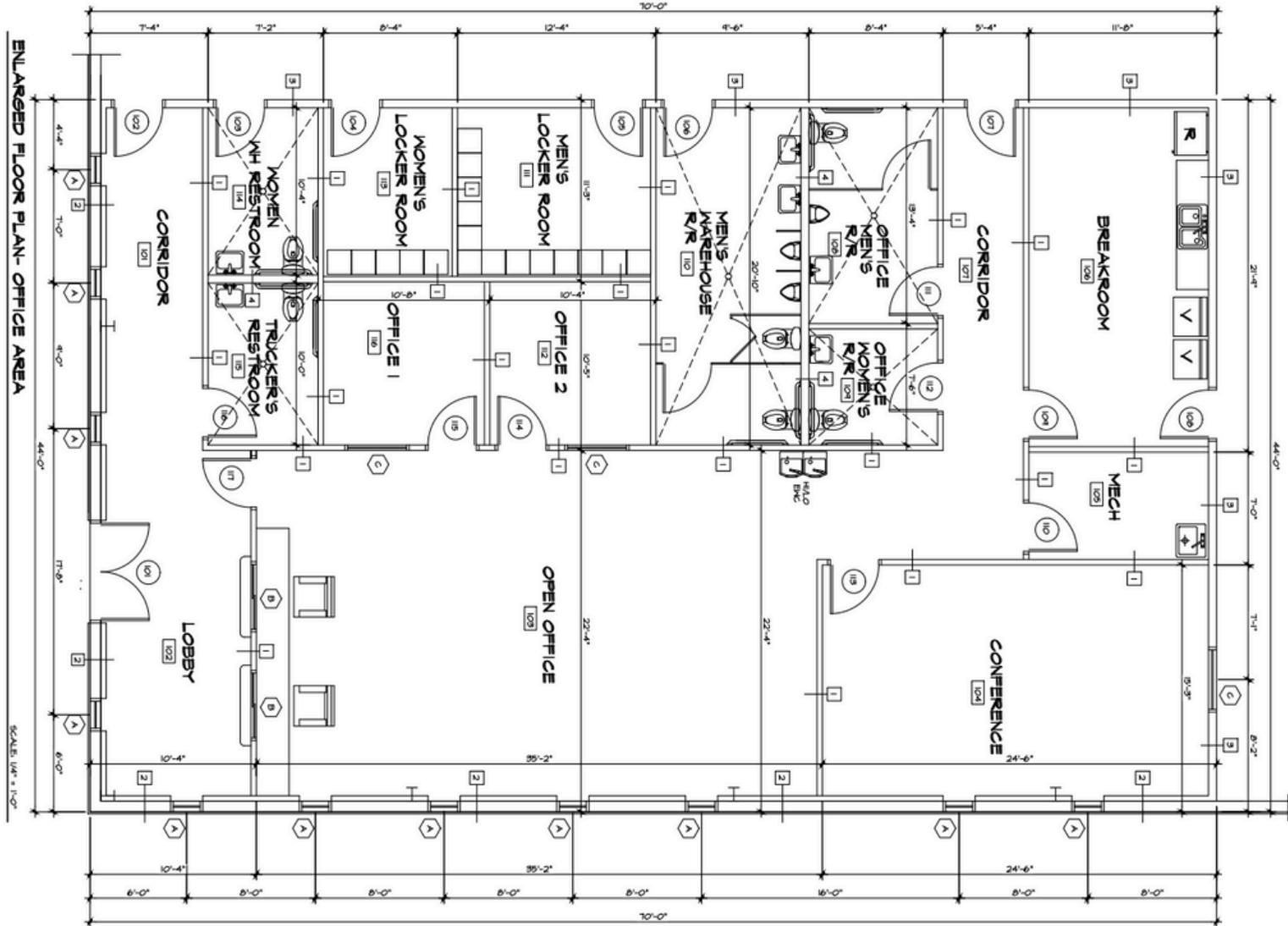
**115A**  
80,100 SF

151,200 SF WAREHOUSE

**115B**  
71,100 SF

OFFICE

# OFFICE PLAN FOR BUILDINGS 115 A-B & 117 B





# BUILDING 115 A-B

BUILDING 115 A-B OFFERS FLEXIBLE SPACE THAT CAN BE LEASED IN PART OR AS A SINGLE PORTION. FOR EXAMPLE, THE FOLLOWING CONFIGURATION IS PROPOSED:

**BUILDING 115 A:** 80,100 SF AVAILABLE, WITH 16 LOADING DOCKS WITH DOCK LEVELERS, 1 DRIVE-IN DOOR WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR, AND A 3,075 SF OFFICE SPACE.

**BUILDING 115 B:** 71,100 SF AVAILABLE, WITH 15 LOADING DOCKS WITH DOCK LEVELERS, 1 DOUBLE DOOR, 1 DRIVE-IN DOOR WITH 70FT DRIVE-IN RAMP, AND A 3,075 SF OFFICE SPACE.

BOTH BUILDINGS TOGETHER PROVIDE A TOTAL OF 151,200 SF, WITH A 3,075 SF OFFICE SPACE AT EACH END FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

AVAILABILITY :	71,100 - 151,200 SF	COLUMN SPACING:	50 X 60
OFFICE:	2 X 3,075 SF	LOADING DOCKS W/DOCK LEVELERS	35 (9' X 10')
TRAILER PARKING:	180 SPOTS	DOUBLE DOORS:	2 (24' X 20')
CAR PARKING:	80 SPOTS	DRIVE IN DOORS W/70 FT DRIVE IN RAMP	2 (24' X 20')
CLEAR HEIGHT:	34'	LIGHTING:	LED
ZONIC:	HEAVY INDUSTRIAL	800 AMPS 277/480 VOLTS	



# BUILDING 117 B

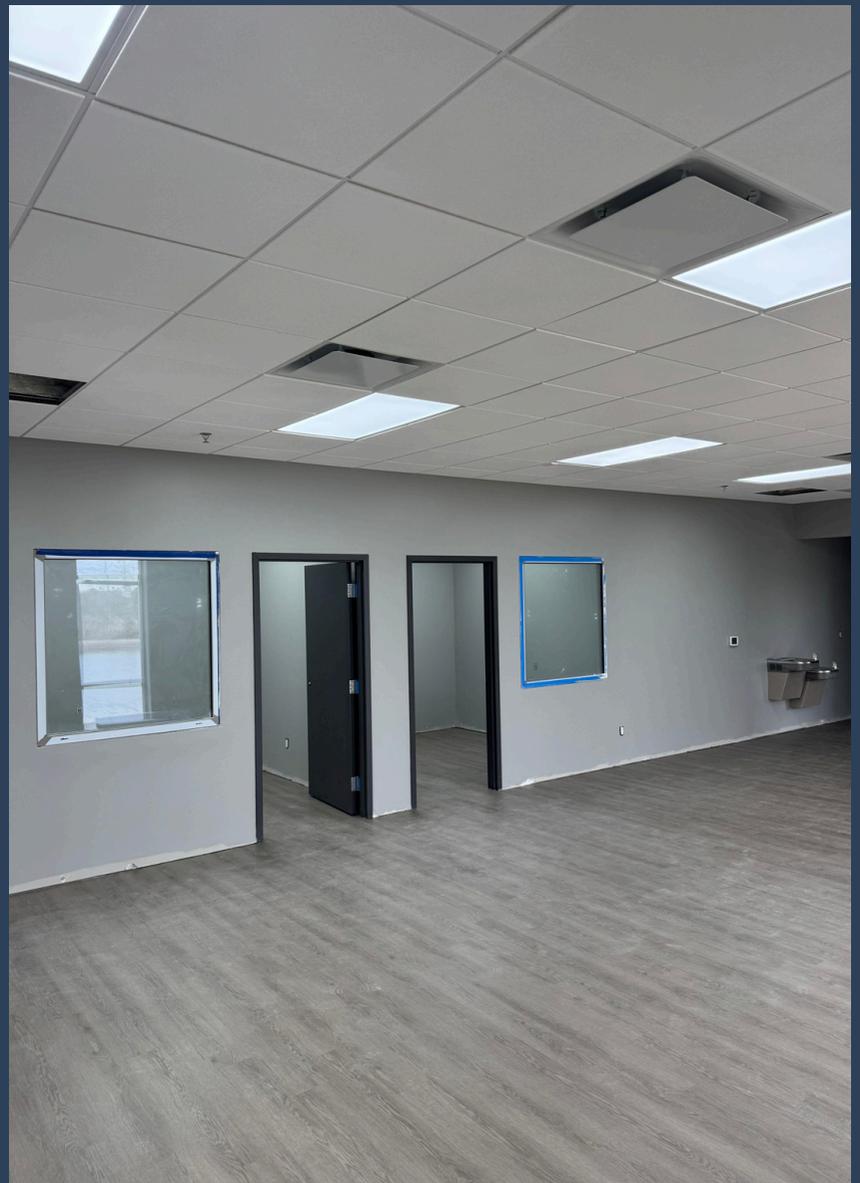
**BUILDING 117B:** 84,000 SF AVAILABLE, FEATURING 11 LOADING DOCKS WITH DOCK LEVELERS, 1 DOUBLE DOOR, 1 DRIVE-IN DOOR WITH 70 FT DRIVE IN RAMP , AND A 3,075 SF OFFICE SPACE FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

AVAILABILITY :	84,000 SF
OFFICE:	3,075 SF
TRAILER PARKING:	180 SPOTS
CAR PARKING:	80 SPOTS
CLEAR HEIGHT:	34'
ZONING:	HEAVY INDUSTRIAL

COLUMN SPACING:	50 X 60
LOADING DOCKS W/DOCK LEVELERS	11 (9'X10')
DOUBLE DOORS:	1 (24' X 20')
DRIVE IN DOOR W/70 FT DRIVE IN RAMP	1 (24' X 20')
LIGHTING:	LED
800 AMPS 277/480 VOLTS	













**TRAILER  
PARKING**

115-117 PARKWAY | 13

# SUPERIOR LOGISTICS LOCATION

TRAILER PARKING

115-117 PARKWAY DR,  
RINCON, GEORGIA



9 MILES TO  
INTERSTATE 16



3 MILES TO  
INTERSTATE 95



12 MILES TO  
DOWNTOWN SAVANNAH



9 MILES TO  
SAVANNAH AIRPORT



7 MILES TO  
PORT SAVANNAH

# PORT OF SAVANNAH

## THE LARGEST SINGLE-TERMINAL CONTAINER FACILITY IN NORTH AMERICA



**3rd**

BUSIEST CONTAINER  
GATEWAY IN THE NATION



**2,856**

REEFER RACK PLUGS  
AT PORT OF SAVANNAH



**10,000**

FEET OF CONTIGUOUS BERTH  
SPACE AT PORT OF SAVANNAH

# 2 INDUSTRIAL WAREHOUSES

FOR LEASE FROM 71,100 SF - 235,200 SF

## LEASING INFORMATION



[OLEGM@USART.COM](mailto:OLEGM@USART.COM)



917-656-1682



115-117 PARKWAY DRIVE  
RINCON, GEORGIA