



CONTACT:

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THIRD GEN INDUSTRIAL

17264 HIGHWAY 301 N, STATESBORO, GA

+/- 74,000 SQFT | AVAILABLE IMMEDIATELY

AVAILABLE FOR SALE OR LEASE



PROPERTY SUMMARY



Third Gen Industrial - Statesboro, GA

17264 Highway 301 N, Statesboro, GA 30458

- +/- 74,000 square feet Land
- Size: +/- 2.55 acres
- Pricing For Lease: \$3/ft
- Pricing For Sale: \$1,000,000
- Zoning: HOC
- VPD: 1,280+ on HWY 301

PROPERTY DESCRIPTION

Blokk Commercial Real Estate is pleased to present 17264 Highway 301 N, a ±74,000 square foot third-generation industrial facility located in Statesboro, Georgia. Positioned along a major transportation corridor, this property offers excellent regional connectivity—just one hour from the Port of Savannah, 40 minutes from the Hyundai Metaplant, and just 4 minutes from the Bulloch County Airport.

The building is equipped with 3-phase power, ten grade-level doors, and four dock-high doors, providing versatile access for a wide range of industrial users. With its functional layout and immediate availability, this property presents an ideal opportunity for manufacturers, distributors, or logistics operators seeking a cost-effective facility with strategic proximity to Southeast Georgia's growing industrial base.



3 Phase Power



10 Grade-Level Doors & 4 Dock-High Doors



1 hour to Port of Savannah



40 Minutes to Hyundai Metaplant



4 minutes from Bulloch County Airport



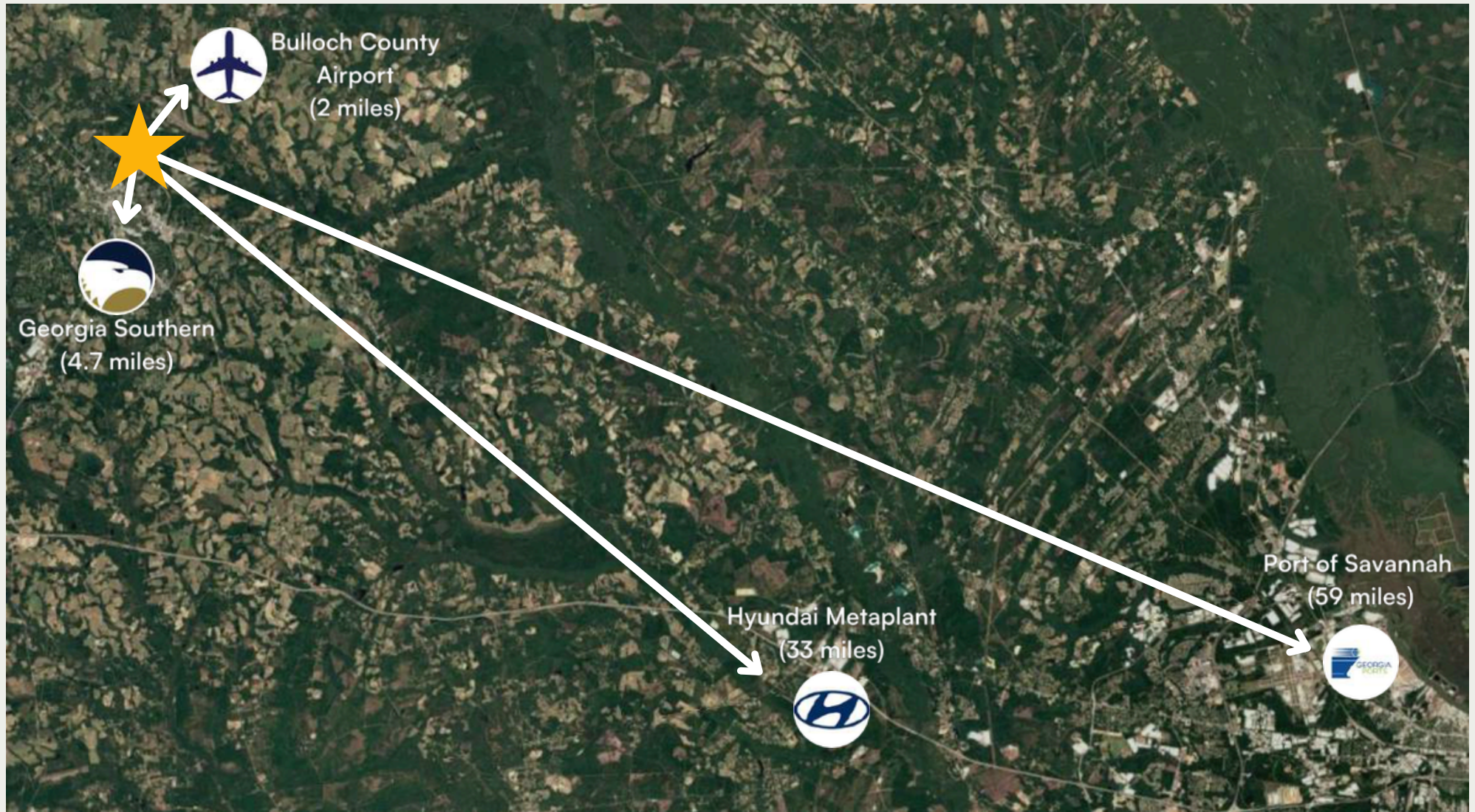
Available Immediately



PROPERTY PHOTOS



SITE OVERVIEW



BIO/CONTACT



Prashant Patel

Advisor

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229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Advisor

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BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team