

4405 TREMONT ROAD

SAVANNAH, GA 31415

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FOR LEASE

LEASED

JOHN BEAM, SIOR

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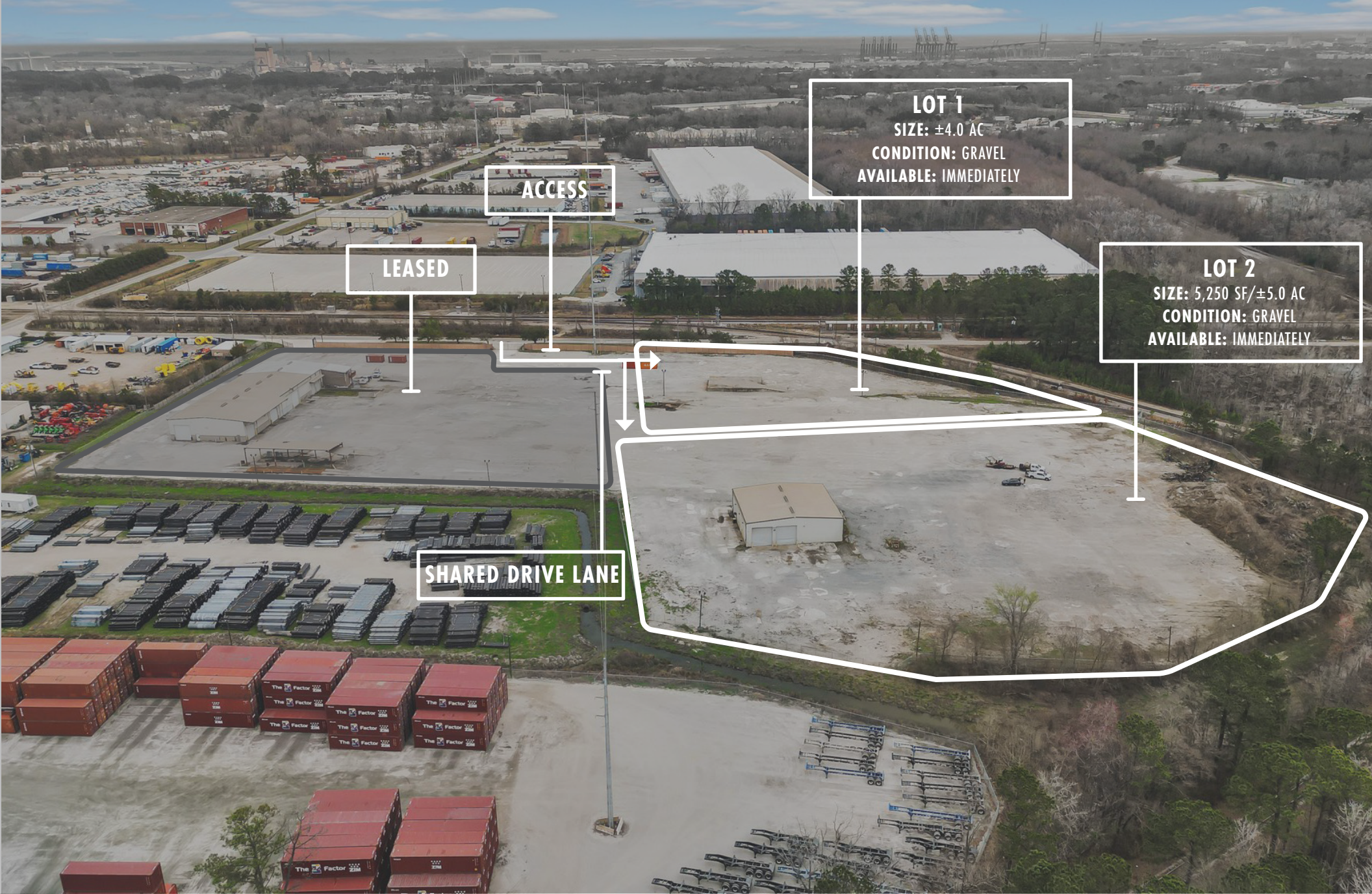


PROPERTY SUMMARY

ADDRESS	4405 Tremont Road Savannah, GA 31415
TMS	60712 01005
ZONING	Garden City Heavy Industrial (I-2)
POWER	1,000 AMP'S 3 Phase Power
LIGHTING	LED
SECURITY	Perimeter fencing & automatic gate
AVAILABLE ACRES	9.0 Acres
AVAILABLE SF	5,250 SF (70' x 75')
DRIVE IN DOORS	Six (6) Drive In Doors
CLEAR HEIGHT	20' Eave Height/ 24.3' Center

- » Prime location - 2 miles from GPA's Ocean Terminal and 2.4 miles from Garden City Terminal
- » Ideal for container depot (stacking permitted), chassis pool, bulk transloading, heavy equipment sales, and tank washing
- » Existing CSX rail spur can be activated
- » **Previous approval for 4 high stacking*





ACCESS

LEASED

SHARED DRIVE LANE

LOT 1

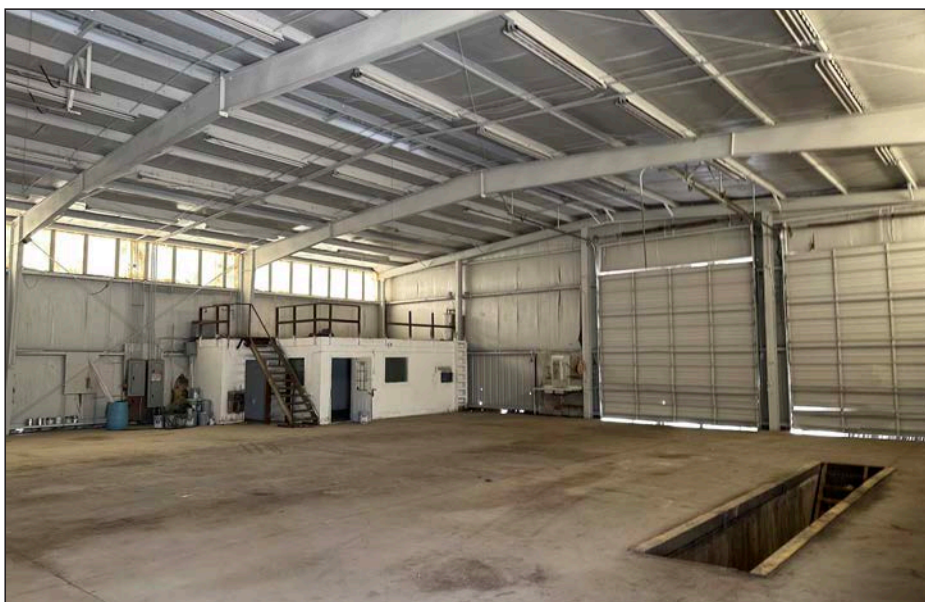
SIZE: ± 4.0 AC
CONDITION: GRAVEL
AVAILABLE: IMMEDIATELY

LOT 2

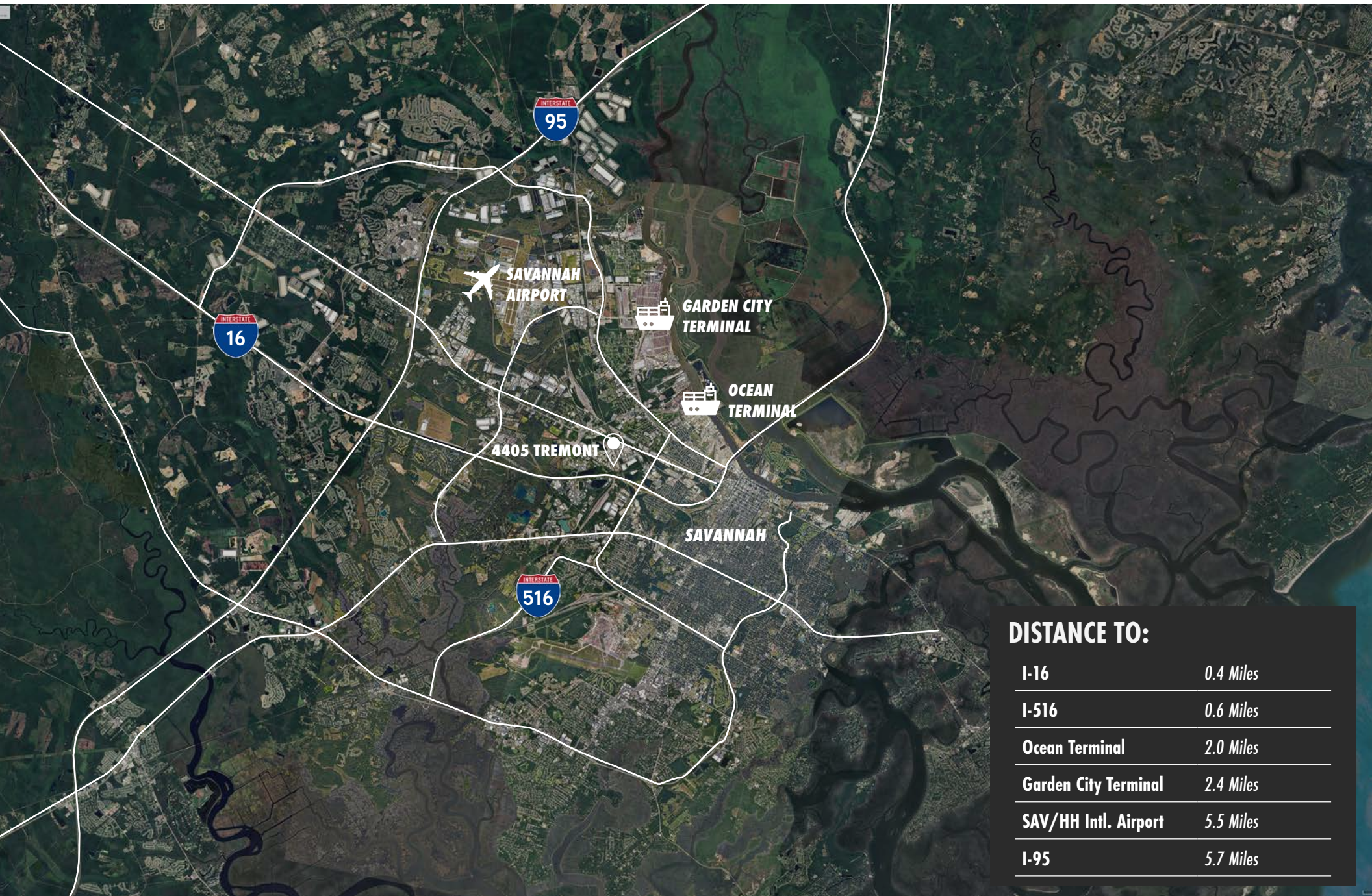
SIZE: 5,250 SF/ ± 5.0 AC
CONDITION: GRAVEL
AVAILABLE: IMMEDIATELY

POSSIBLE SUBDIVISION

PROPERTY PHOTOS



GATEWAY LOCATION



DISTANCE TO:

I-16	0.4 Miles
I-516	0.6 Miles
Ocean Terminal	2.0 Miles
Garden City Terminal	2.4 Miles
SAV/HH Intl. Airport	5.5 Miles
I-95	5.7 Miles

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