

**NOW AVAILABLE FOR LEASE**

**5,825 SF COMMERCIAL KITCHEN  
WITH A LOADING DOCK**



**2501-3 E PRESIDENT ST, SAVANNAH GA 31404**



**ZONING: IL**

THIS 5,825 SF KITCHEN WITH A LOADING DOCK IS AN IDEAL SETUP FOR BUSINESSES FOCUSED ON CATERING, READY-TO-EAT MEAL PRODUCTION, AND LAST-MILE DELIVERY TO NEARBY DOWNTOWN SAVANNAH.

**KEY FEATURES:**

- 5,825 SF COMMERCIAL KITCHEN WITH LOADING DOCK ACCESS
- TWO WALK-IN COOLERS
- WALK-IN FREEZER
- SIX LOADING DOCKS FOR EFFICIENT DISTRIBUTION
- MODERN COMMERCIAL KITCHEN WITH STATE-OF-THE-ART EQUIPMENT
- CLIMATE-CONTROLLED HVAC FOR OPTIMAL FOOD STORAGE & COMFORT
- ELECTRICITY: 277/480V FOR HEAVY-DUTY EQUIPMENT
- SMOKE DETECTORS FOR ADDED SAFETY
- BUILT IN 2018 - EXCELLENT CONDITION

THIS FULLY-EQUIPPED KITCHEN SPACE IS AVAILABLE FOR LEASE.

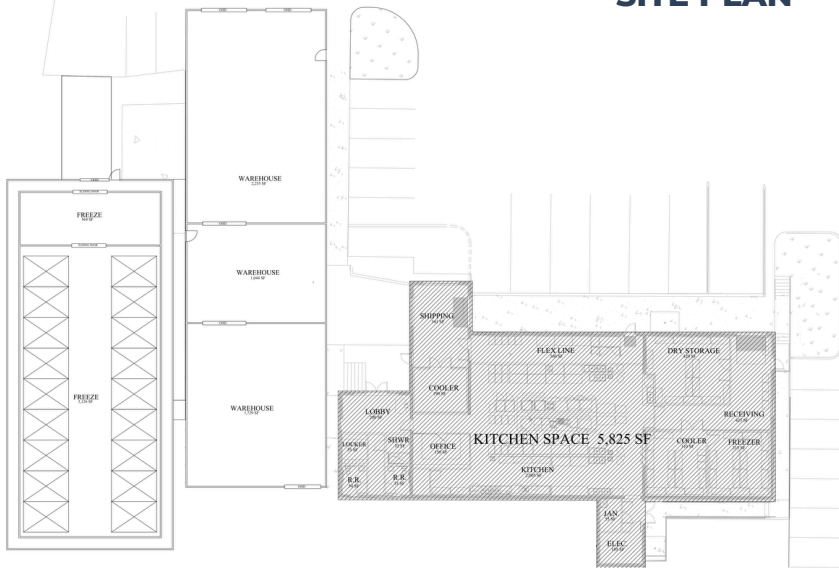
CONTACT US TODAY FOR MORE LEASING DETAILS!



# AERIAL

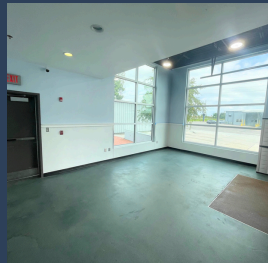


# SITE PLAN





# KITCHEN WITH A LOADING DOCK



# KITCHEN WITH A LOADING DOCK



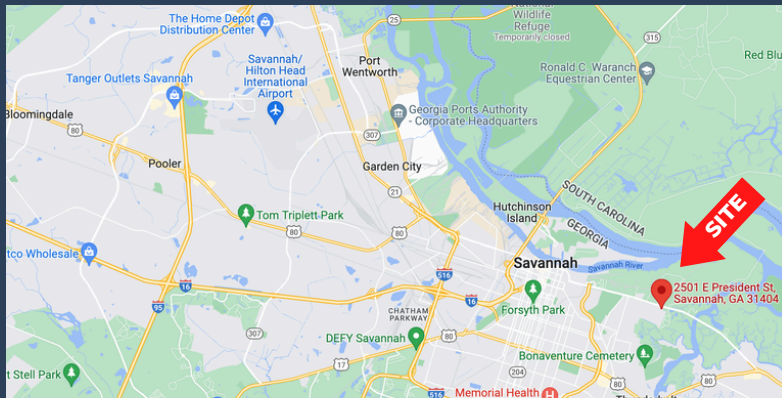


# SITE LOCATION





# SUPERIOR LOCATION



13

MILES TO  
INTERSTATE 95

13

MILES TO  
SAVANNAH AIRPORT

20

MILES TO  
GEORGIA STATE ROUTE 204

3

MILES TO  
DOWNTOWN SAVANNAH

**CONTACT US FOR MORE DETAILS!**



2501 E PRESIDENT ST,  
SAVANNAH GA 31404



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



917-656-1682

