

# 2 NEW STATE OF ART INDUSTRIAL WAREHOUSES

FOR LEASE FROM 72,000 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

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: 79,200 SF AVAILABLE, FEATURING 16 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70 FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.
- BUILDING 115 B: 72,000 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

### **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.

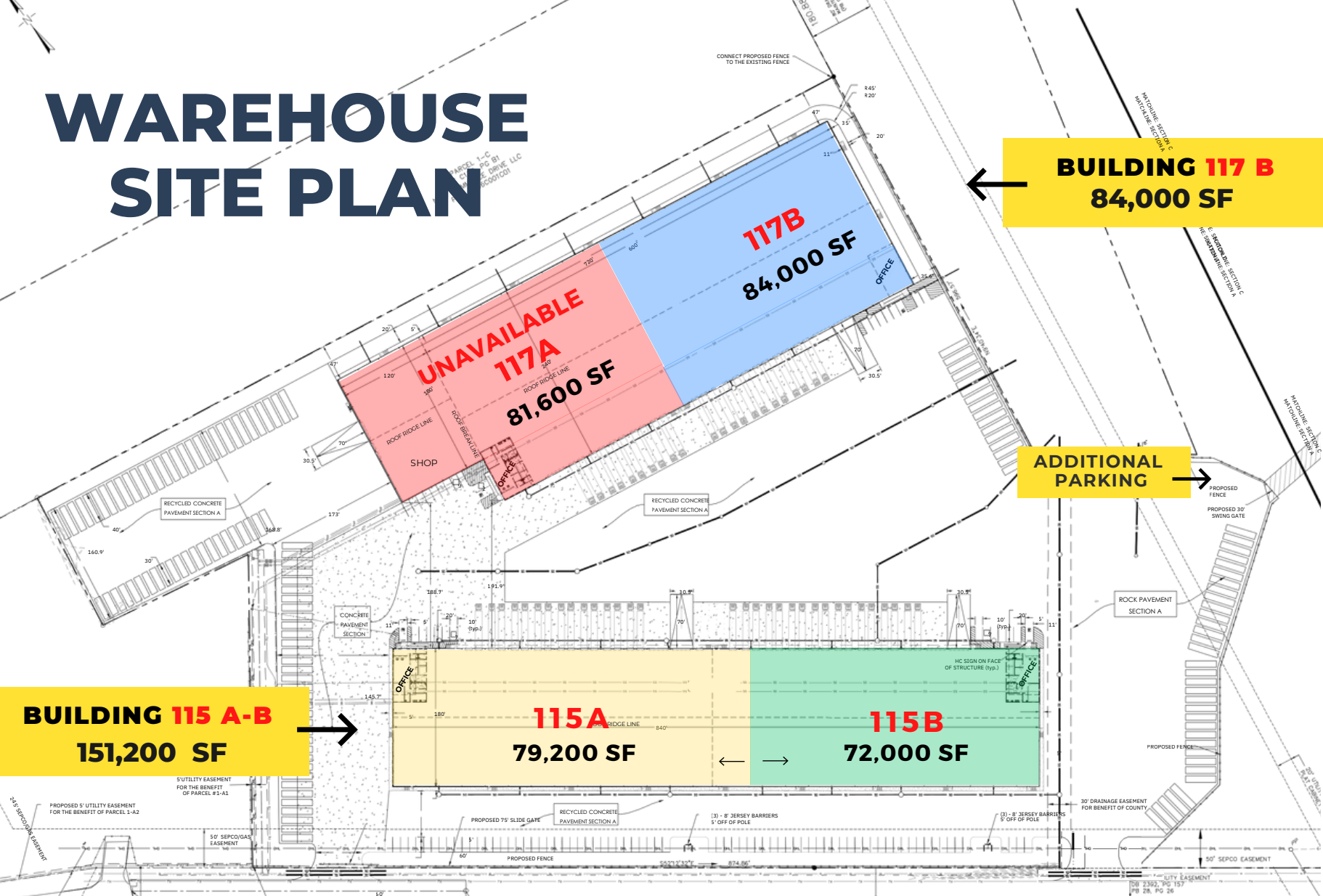
### **TRAILER PARKING**

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

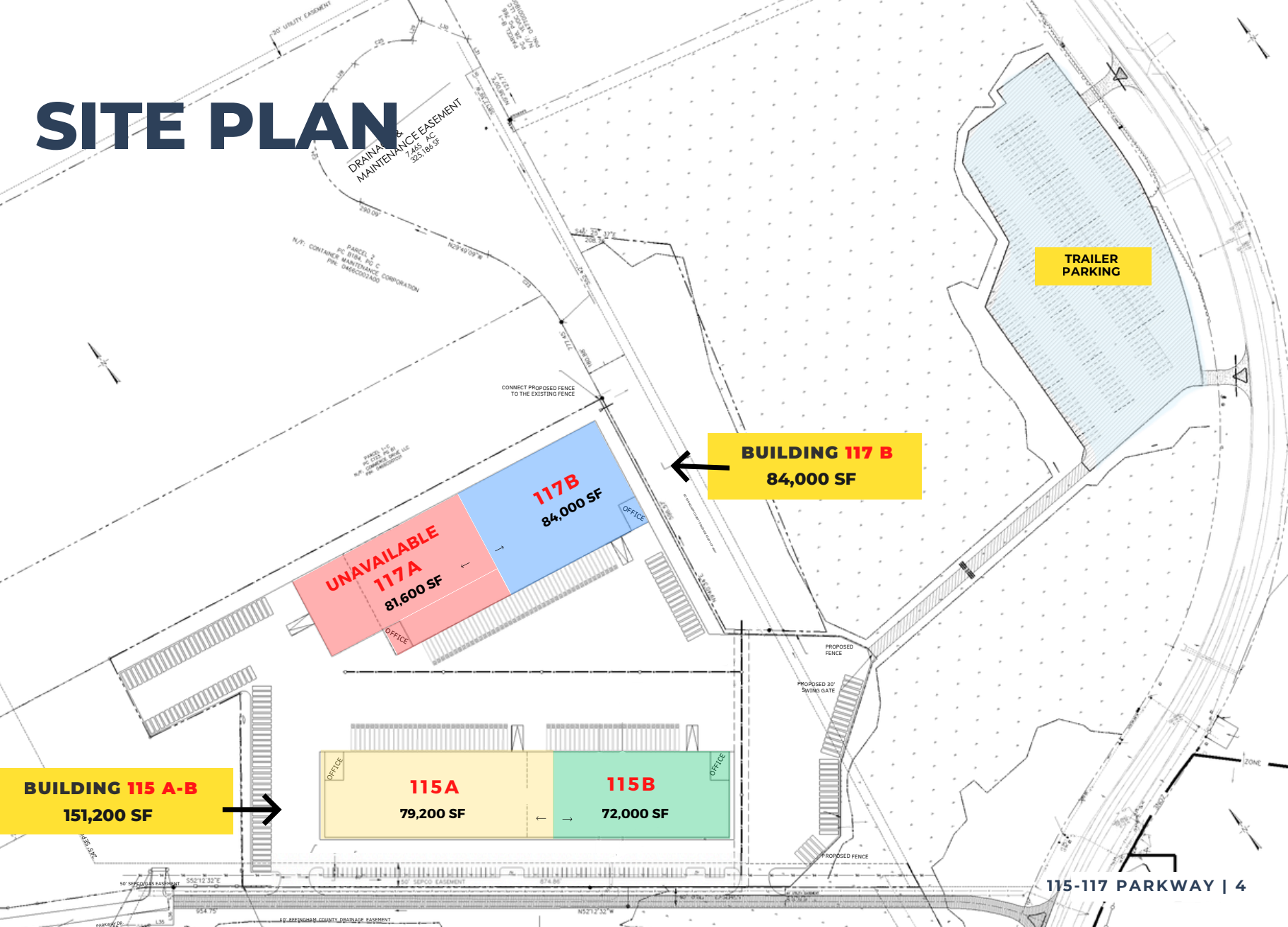


**BUILDING 117 B**  
**84,000 SF**

**ADDITIONAL PARKING**

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

# SITE PLAN



**TRAILER  
PARKING**

**BUILDING 117 B  
84,000 SF**

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

**115A  
79,200 SF**

**115B  
72,000 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:** 79,200 SF AVAILABLE, FEATURING 16 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70 FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.

**BUILDING 115 B:** 72,000 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

AVAILABILITY :	151,200 SF	COLUMN SPACING:	50 X 60
OFFICE:	2 X 3,075 SF	LOADING DOCKS W/DOCK LEVELERS	31 (9'X10')
CAR PARKING:	40 SPOTS	DOUBLE DOORS:	2 (24' X 20')
TRAILER PARKING:	80 SPOTS	DRIVE IN DOOR W/70 FT DRIVE IN RAMP	2 (24' X 20')
CLEAR HEIGHT:	34'	LIGHTING:	LED
ZONING:	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: 40 SPOTS

CAR PARKING: 20 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')

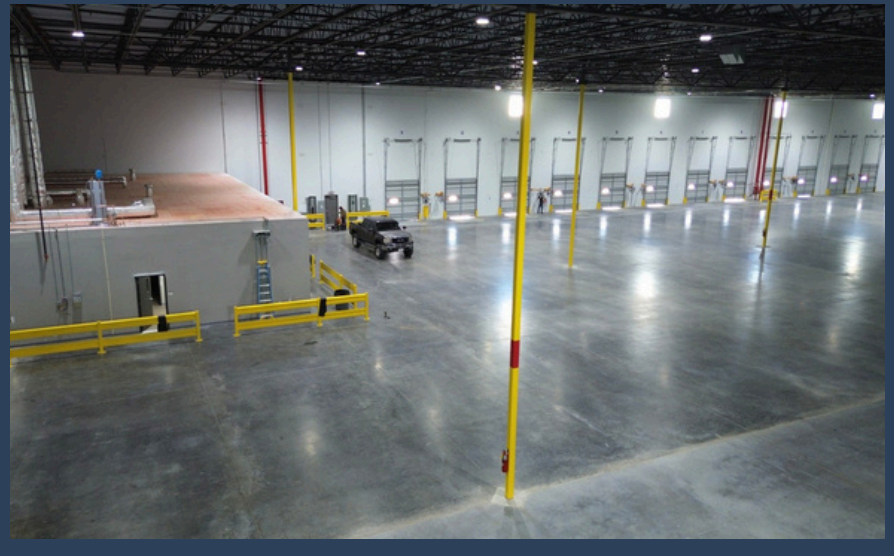
DRIVE IN DOOR W/70 FT DRIVE IN RAMP 1 (24' X 20')

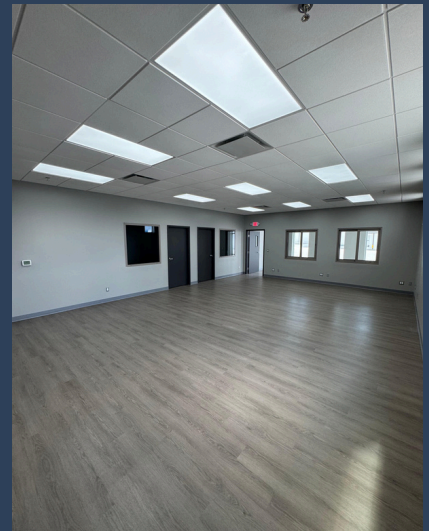
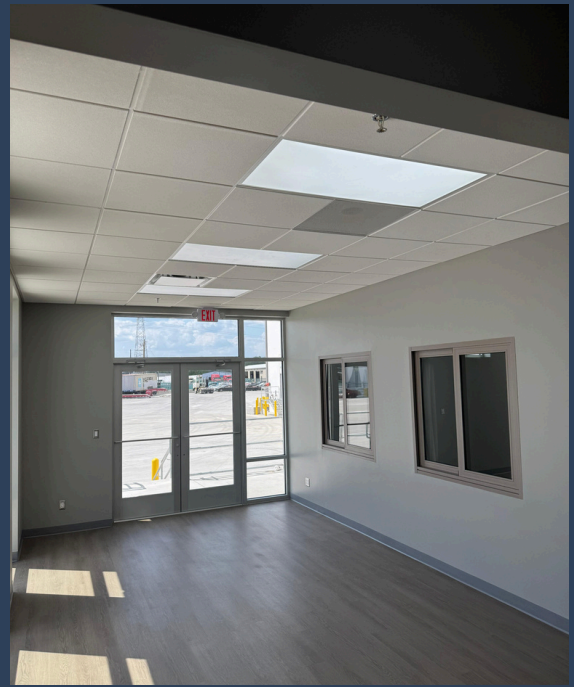
LIGHTING: LED

800 AMPS 277/480 VOLTS













**TRAILER  
PARKING**

# 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

# SURROUNDING TENANTS



# 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



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115-117 PARKWAY DRIVE  
RINCON, GEORGIA