

**COMPLETION:
JANUARY 2027**

FOR LEASE: 32,000 SF TOTAL
CONTAINS TWO 16,000 SF BUILDINGS
8 UNITS - 4,000 SF EACH

**NEW CONSTRUCTION
WAREHOUSE/FLEX SPACE**



195 COMMERCIAL DR. RINCON, GA 31419

THIS PLANNED, NEW CONSTRUCTION FLEX DEVELOPMENT OFFERS MODERN, VERSATILE WAREHOUSE AND OFFICE SPACE DESIGNED TO ACCOMMODATE A WIDE RANGE OF RETAIL, COMMERCIAL, AND LIGHT INDUSTRIAL USERS. THE PROJECT CONSISTS OF TWO STATE-OF-THE-ART BUILDINGS TOTALING 32,000 SF, DIVIDED INTO EIGHT (8) LEASABLE 4,000 SF UNITS.

EACH UNIT IS EFFICIENTLY DESIGNED WITH HIGH CEILINGS, FUNCTIONAL LAYOUTS, AND QUALITY CONSTRUCTION TO SUPPORT TODAY'S BUSINESS OPERATIONS. TAILORED TO SUIT YOUR OPERATIONAL NEEDS, EACH SUITE FEATURES A 14' X 16' DRIVE-IN GARAGE DOOR AND A 14' X 16' CLASS STOREFRONT PANEL, BOTH OF WHICH ARE INTERCHANGEABLE AND CAN BE CUSTOMIZED BASED ON TENANT REQUIREMENTS.

KEY FEATURES PER UNIT:

- 4,000 SF FLEX / WAREHOUSE SPACE
- 220 SF OFFICE AREA
- 23' CLEAR CEILING HEIGHT
- ONE DRIVE-IN GARAGE DOOR (14' X 16')
- CLASS STOREFRONT PANEL (14' X 16')
- THREE-PHASE POWER
- GAS SERVICE AVAILABLE
- PRIVATE UNISEX RESTROOM
- 5 PARKING SPACES PER UNIT

LOCATION:

POSITIONED AS ONE OF THE FIRST DEVELOPMENTS ENTERING RINCON ALONG THE GA-21 CORRIDOR, THE PROPERTY SITS IN SOUTH RINCON'S PRIMARY COMMERCIAL AREA, FEATURING 700 FEET OF FRONTAGE ALONG THE GA-21 (HIGHWAY 21) CORRIDOR, THE PROPERTY OFFERS STRONG VISIBILITY AND ACCESSIBILITY WITH TRAFFIC COUNTS EXCEEDING 39,000 VEHICLES PER DAY.

STRATEGICALLY SITUATED JUST OFF INTERSTATE 95 (I-95), IT PROVIDES STRONG CONNECTIVITY TO RINCON, THE PORT OF SAVANNAH, DOWNTOWN SAVANNAH, POOLER, AND PORT WENTWORTH, WITHIN ONE OF THE REGION'S FASTEST-GROWING LOGISTICS AND INDUSTRIAL MARKETS.

NEW CONSTRUCTION



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SITE

SURROUNDING TENANTS



AREA MAP

SITE →

195 COMMERCIAL DR.
RINCON, GA, 31419

HARBOR FREIGHT
Tools, Tapes & Hardware Solutions



PTJ ENTERPRISES LLC



DOLLAR TREE



ASHLEY



DE WALT GROUP

DIRTT
Build better.



GEODIS



DOLLAR GENERAL

PACIFICCYCLE



21 RENTAL CENTER
826-2600



Advanced Water Systems



AGM IMPORTS
GRANITE & MARBLE





9 MILES TO
INTERSTATE 16



3 MILES TO
INTERSTATE 95



12 MILES TO
DOWNTOWN SAVANNAH



9 MILES TO
SAVANNAH AIRPORT



9 MILES TO
PORT SAVANNAH



195 COMMERCIAL DRIVE,
RINCON, GA, 31419



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