



440
TELFAIR RD

105 AVAILABLE
SAVANNAH, GA 31415

FOR LEASE OR SALE
10,893 SF WAREHOUSE ON 5.13 ACRES AVAILABLE

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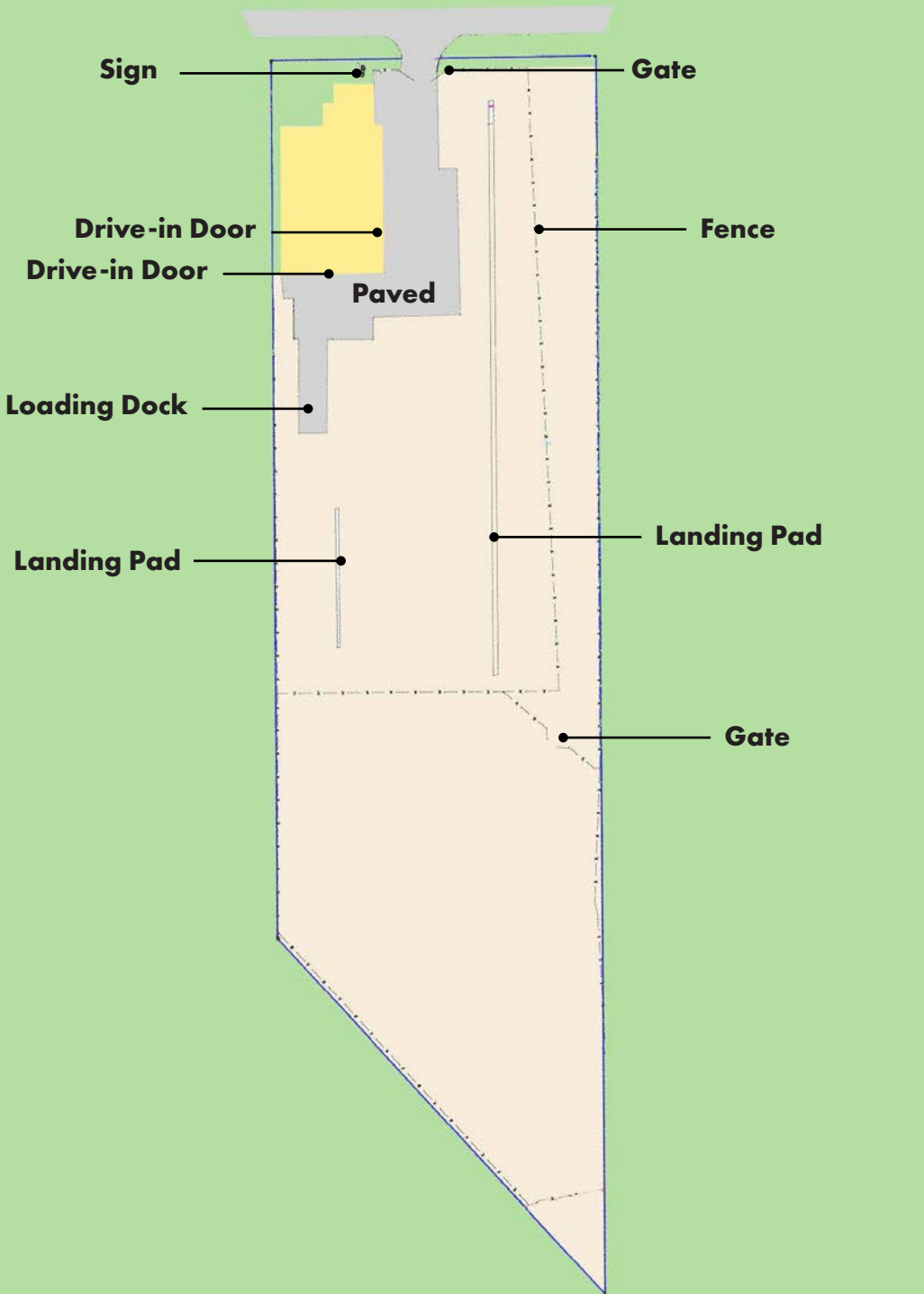
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CONCEPTUAL RENDERING



This rendering is for illustrative purposes only and is intended to provide a general representation of the potential appearance of the property. Design, layout, features, and specifications are subject to change without notice. This image may not reflect the final constructed project and should not be relied upon as a definitive representation.



POTENTIAL USES

- Truck and chassis service, trailer sales and leasing, Equipment Rental and Repair, Mechanical contractors, utility contractors, pipe distributors, building material suppliers, heavy machinery, marine repair, and corporate service supply

ADDRESS:	440 Telfair Rd Garden City, GA 31415
SITE SIZE:	± 5.13 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
POWER:	3 Phase Power
DRIVE IN DOORS:	Two (2) (12' x 16')
ZONING:	Heavy Industrial (I-2)
LOADING:	External Loading Dock and Ramp
SECURITY:	Fully fenced with full exterior lighting and gated access
CONCRETE LANDING PADS:	Yes
STACKING ALLOWED:	Yes

EXTERIOR PHOTOS



INTERIOR PHOTOS



440 TELFAIR RD - UNIT A



UNIT A

SITE SIZE:	2.5 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
DRIVE IN DOOR:	Two (2) (12 X 16)
DOCK:	Concrete Loading Pad
SURFACE:	Concrete Building with Ribbon Graveled Yard

440 TELFAIR RD - UNIT B

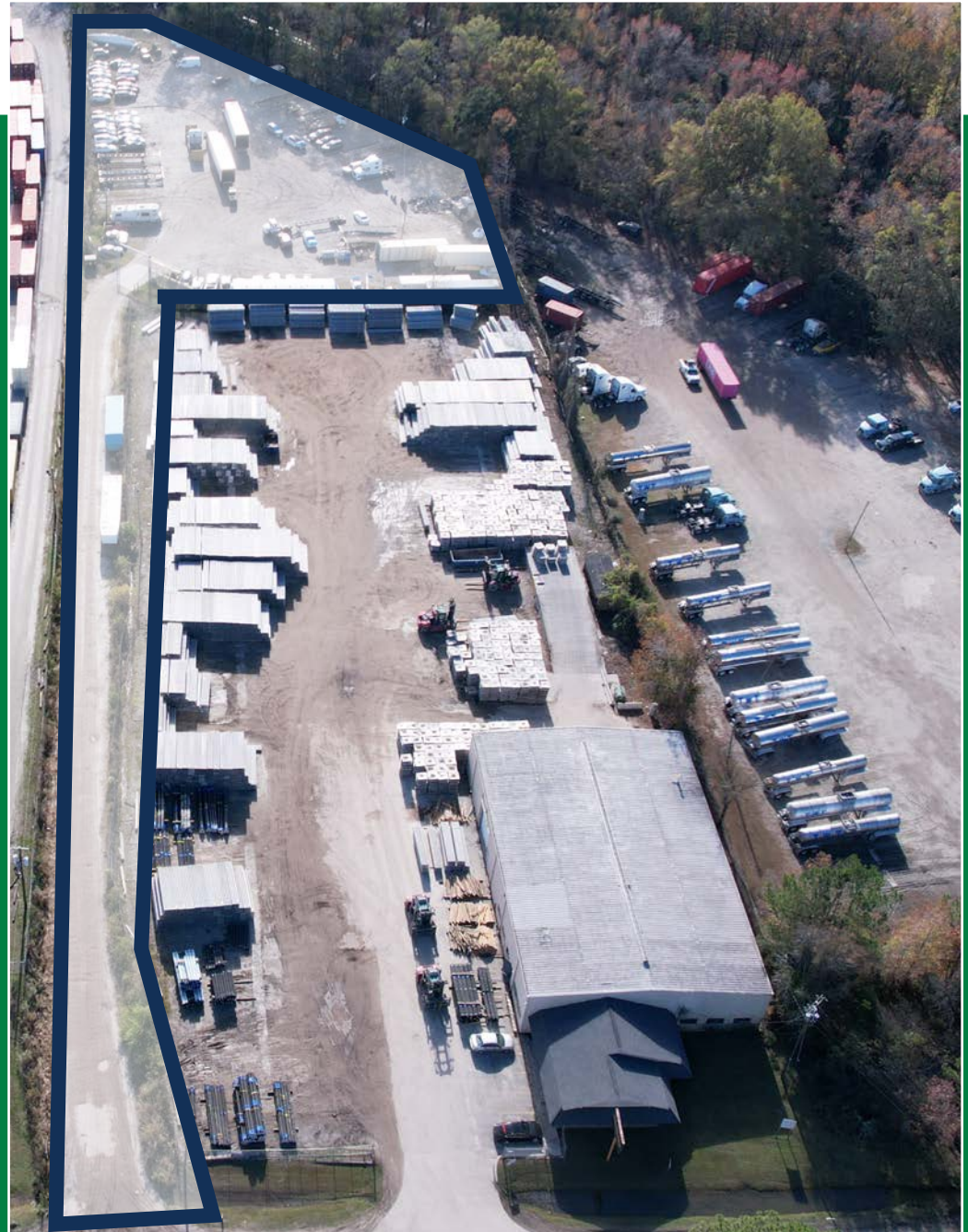
UNIT B

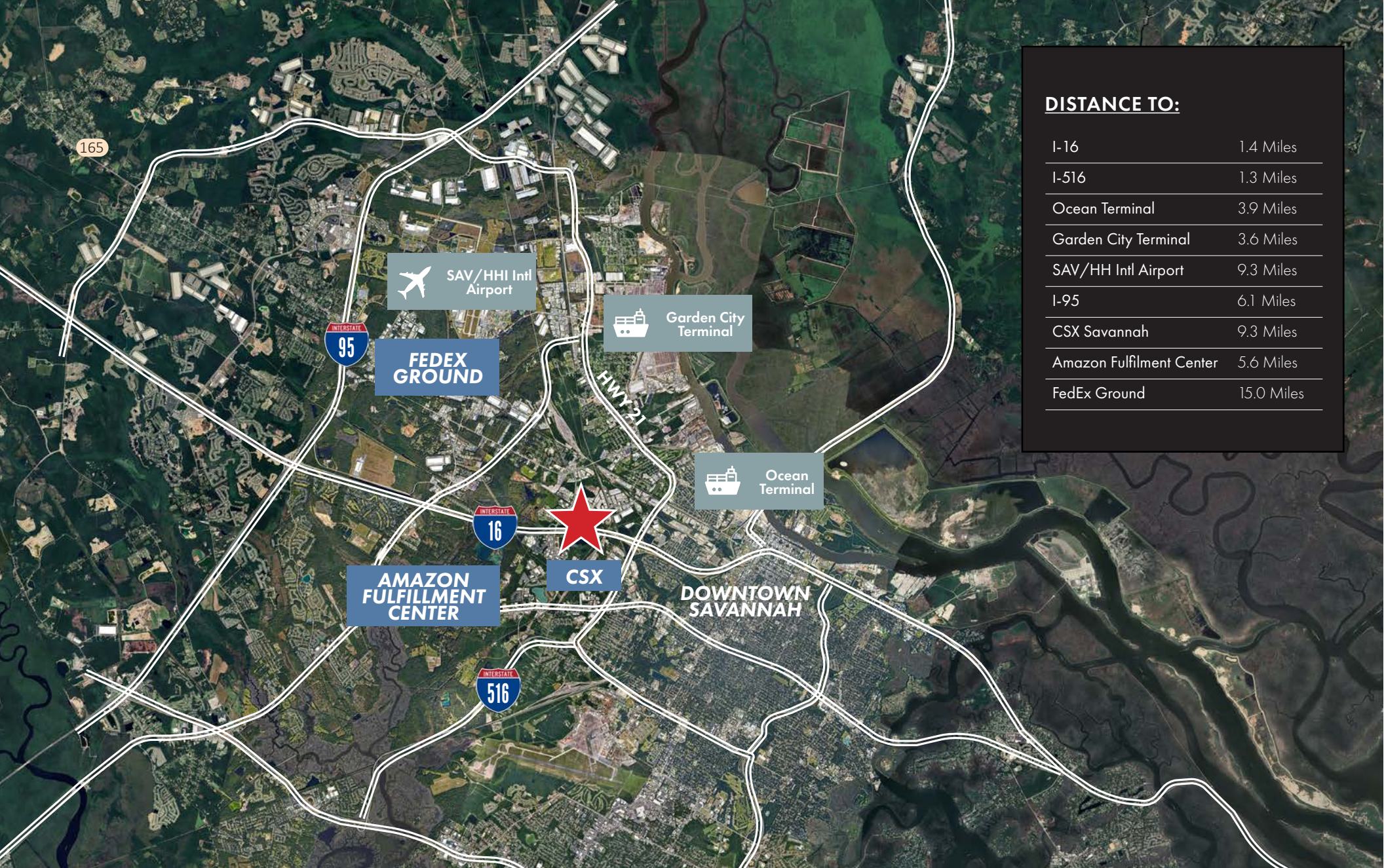
SITE SIZE: ±2.6 Acres

SITE CONDITION: Stabilized, rocked yard

SECURITY: Fully fenced and gated with controlled access

* ALL THE NECESSARY HOOKUPS FOR A MOBILE OFFICE/TRAILER EXIST AND ARE FUNCTIONAL.





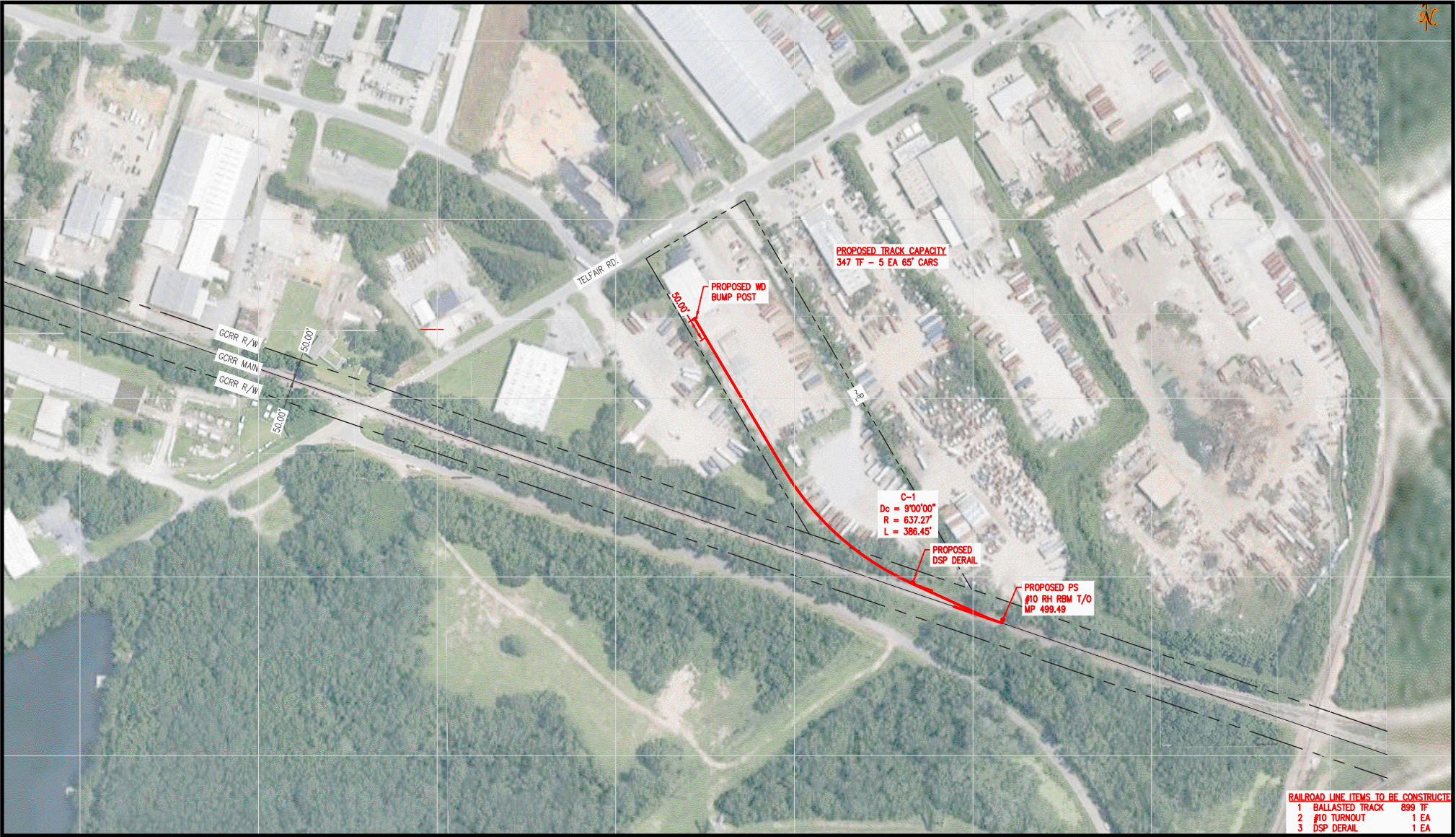
DISTANCE TO:

I-16	1.4 Miles
I-516	1.3 Miles
Ocean Terminal	3.9 Miles
Garden City Terminal	3.6 Miles
SAV/HH Intl Airport	9.3 Miles
I-95	6.1 Miles
CSX Savannah	9.3 Miles
Amazon Fulfillment Center	5.6 Miles
FedEx Ground	15.0 Miles

LOCATION OVERVIEW

Immediate access to Highway and Port Connectivity

CONCEPTUAL RAIL SPUR - PROPOSED





Old Dominion Freight Line

Advanced Commercial Roofing

Industrial Technical Services Inc

LKQ Savannah

Kelly Pipe Co LLC

White Cap

Colonial Chemical Solutions Inc

Trans Atlantic Shipping LLC

IMC

Knight Transportation

Contractors Depot

JIT Warehouse

M&E Baltic

Cycle Up Logistics

B&C Luxury Auto

Optix LLC

440 Telfair Rd

Savannah Tank and Equipment Corporation

Grainger Honda

Total Quality Logistics



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