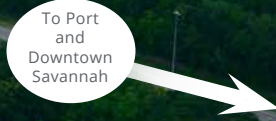




Tract Size:
±19.95 Acres
(Divisible)

Veterans Parkway



Ground Lease | Build-to-Suit Lease

PRIME COMMERCIAL OPPORTUNITY

in New ±11 MSF Industrial Development
with frontage on Veterans Parkway

Savannah, Georgia



CAPITAL
DEVELOPMENT PARTNERS

The Property

Highlights

- Situated at the newly completed Veterans Parkway interchange, featuring convenient access and signalized intersections
- Incredible opportunity to be the first and only commercial service site on Veterans Parkway
- With high visibility this property is perfect for gas stations, convenience stores, retail, restaurants, and general services, among others
- Surrounded by ±11 million square feet of new Class A industrial development bringing an estimated 2,000 employees and an additional 13,079 vehicles per day



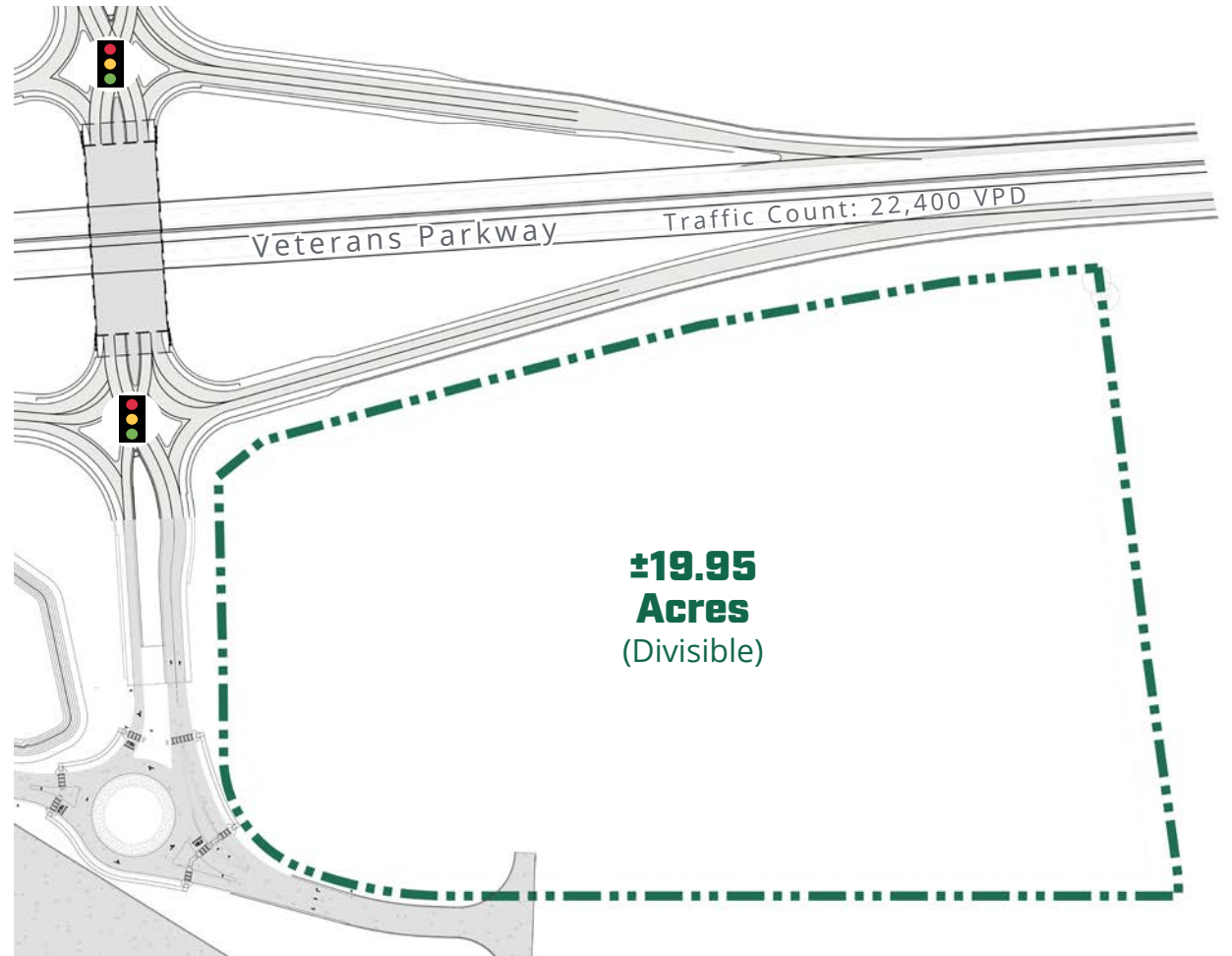
Tract Size:
**±19.95
Acres**
(Divisible)



Frontage:
**±1,100'
Along
Veterans Parkway**



Pricing:
**Please
Inquire**



Port of Savannah

Downtown Savannah

To
16

SITE

Veterans Parkway





Booming ±11 Million SF Industrial Development.

Recently Completed

Size

Building 9 942,400 SF

Building 10 413,230 SF

Building 11 982,400 SF

Five warehouse buildings under construction and an additional ±6.4 million square feet of future development over the next few years.

Newly completed interchange!



35,479

Vehicles Per Day

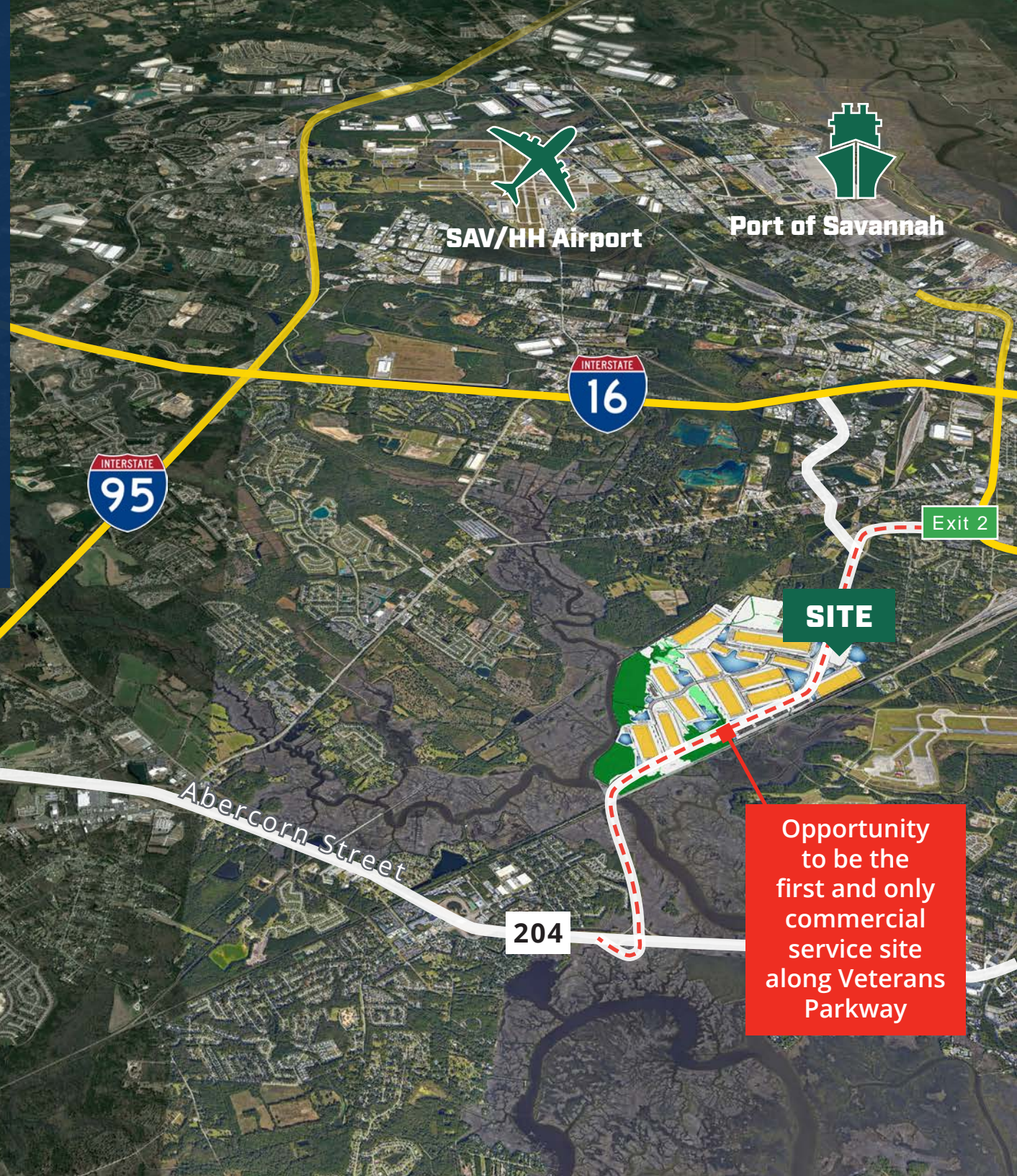


Estimated employees

2,000

Supply the demand.

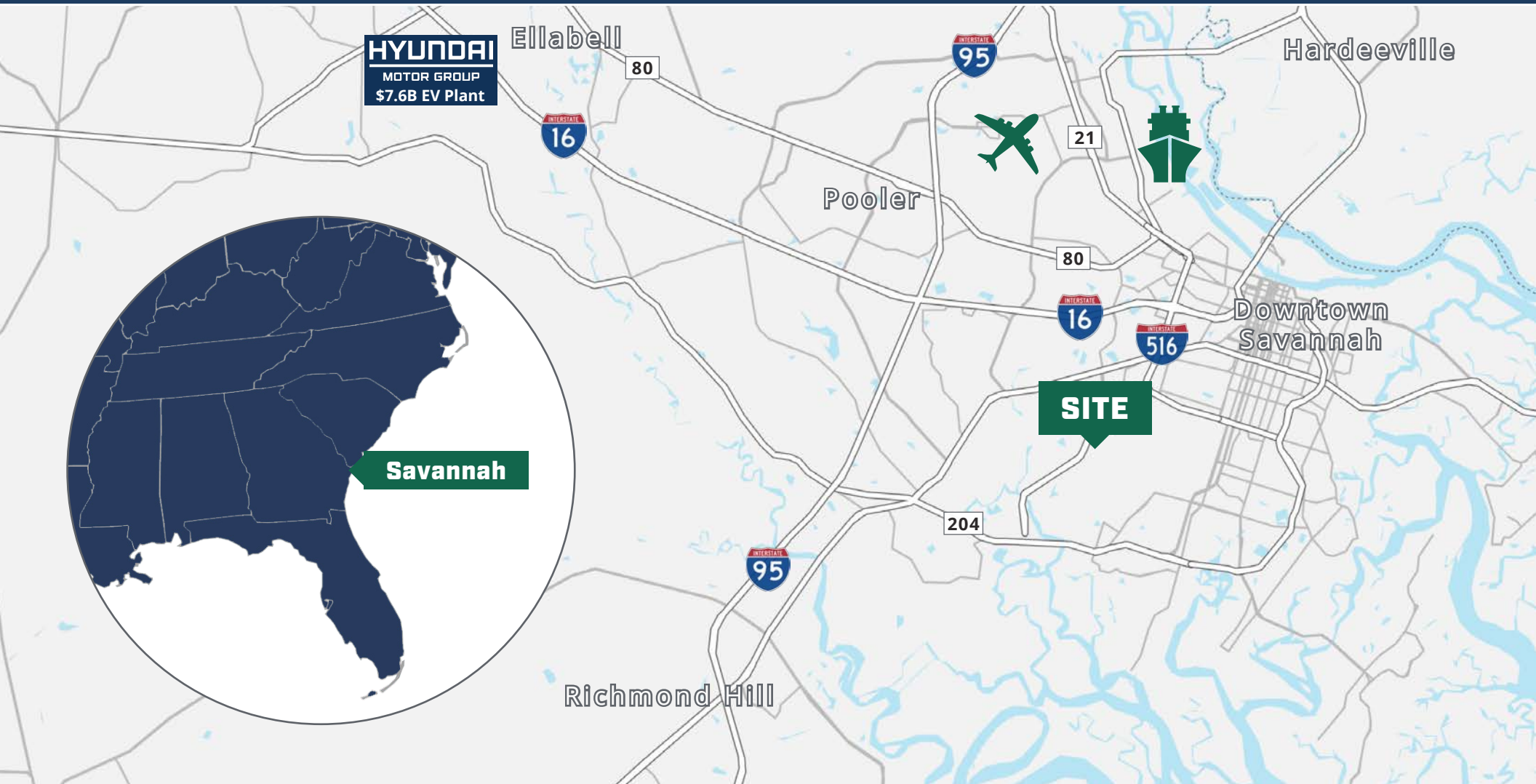
This property is strategically positioned to meet the growing demand for commercial services along Veterans Parkway in Savannah, Georgia. With its high visibility and convenient access to major highways, this property offers the perfect location for businesses looking to establish a presence in the area.



Centrally

Located to Serve
the Greater
Savannah Area.

Major Roadway	Distance	Destination	Distance
Interstate 516	2.5 Miles	Downtown Savannah	7 Miles
Highway 204	3 Miles	Pooler	12 Miles
Interstate 16	4.5 Miles	Airport	14 Miles
Interstate 95	8.5 Miles	Richmond Hill	15 Miles



Ground Lease | Build-to-Suit Lease

PRIME COMMERCIAL OPPORTUNITY

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with frontage on Veterans Parkway
Savannah, Georgia

Listing Contact:

Danny Chase, SIOR

Principal
+1 912 604 4918
danny.chase@colliers.com

Sebastian Findlay, SIOR

Principal
+1 912 483 6160
sebastian.findlay@colliers.com



Colliers | Savannah
545 E. York Street
Savannah, GA 31401
P: +1 912 233 7111

Owner:

CAPITAL
DEVELOPMENT PARTNERS