

WEST CHATHAM BUSINESS PARK

±5,950 TO ±10,175 SF WAREHOUSE SPACE
FOR LEASE | JULY 2026

SITE
Lot 5B

LOT 5B, W CHATHAM COURT
SAVANNAH, GA 31408

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**West Chatham
Business Park**



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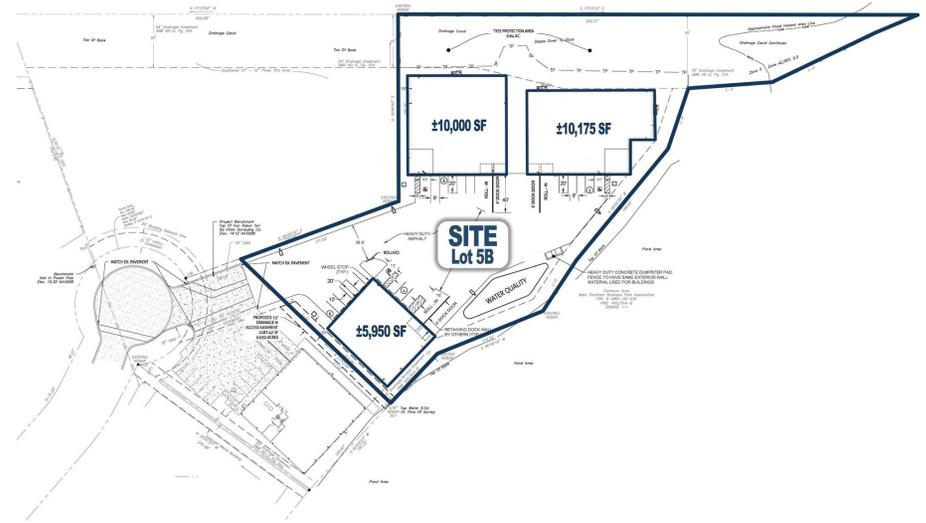




1 PROPERTY INFORMATION

Lot 5B, W Chatham Court
Savannah, GA 31408

Property Summary



OFFERING SUMMARY

| | |
|-------------------------|---------------------------|
| Lease Rates: | See Available Spaces Page |
| Total No. of Buildings: | Three (3) |
| Available SF: | 5,950, 10,000 & 10,175 SF |
| Lot Size: | 2.469 Acres |
| Zoning: | I-1 |
| Market: | Savannah |
| Submarket: | Garden City |
| APN: | 6-0801 -02-014 |

PROPERTY OVERVIEW

SVN is pleased to offer for lease three (3) industrial buildings of ±5,950 SF, ±10,000 SF and ±10,175 SF each, situated on ±2.469 acres (Lot 5B) within West Chatham Business Park. Construction is currently underway with delivery scheduled for July 2026. Each building will be delivered for single-tenant occupancy and will include interior office improvements consisting of a reception area, two private offices, and three restrooms, with the balance configured as warehouse space. The buildings will feature 20'-clear ceiling height sloping to 15' at the rear, (1) 12'x12' front-load grade-level door, and (1) 10'x10' front-load dock-high door. The property is zoned I-1, allowing for a wide range of industrial uses.

LOCATION OVERVIEW

West Chatham Business Park's location at the intersection of US Highway 80 and Chatham Parkway provides quick access to I-16 and I-95, home to the Mitsubishi Power Systems and Amazon megasite. Several major employers such as Gulfstream, JCB, Colonial Oil and the Air National Guard are located nearby. It is only 2 miles from the Georgia Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah.

Property Highlights



PROPERTY HIGHLIGHTS

- West Chatham Business Park | Warehouse Space for Lease | Delivery July 2026
- 3 Industrial Buildings of $\pm 5,950$, $\pm 10,000$ & $\pm 10,175$ SF on ± 2.469 Acres (Lot 5B)
- Each Building Will Include Office Space with Reception, Private Offices & Restrooms
- Warehouse: 20' Ceiling Height; (1) 12'x12' Grade Level Door & (1) 10'x10' Dock High Door
- At Chatham Parkway & Highway 80 Near I-16 | 2 Miles from Georgia Ports Authority
- Minutes to Sav/HH Airport or Downtown Savannah

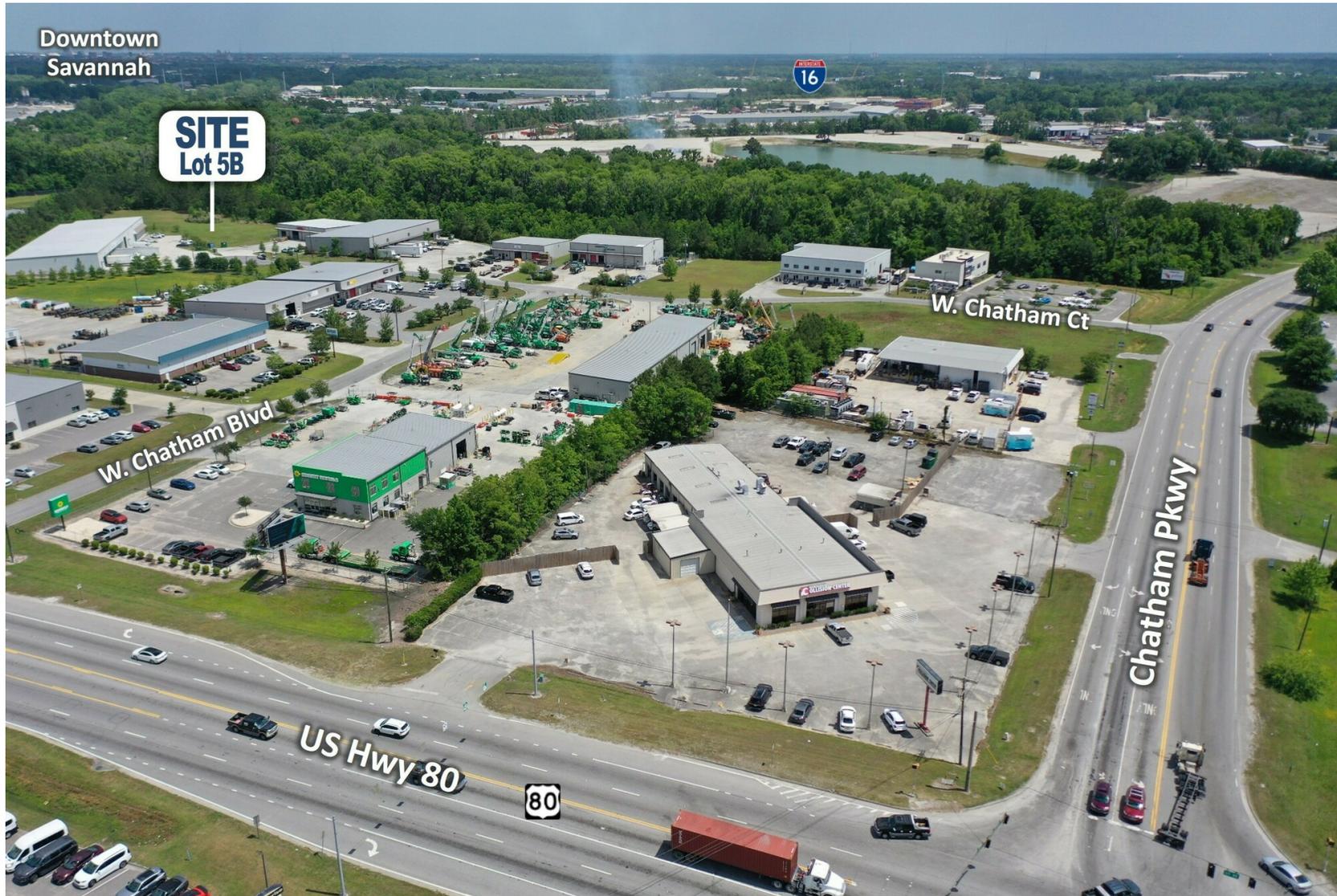
Aerial | Site



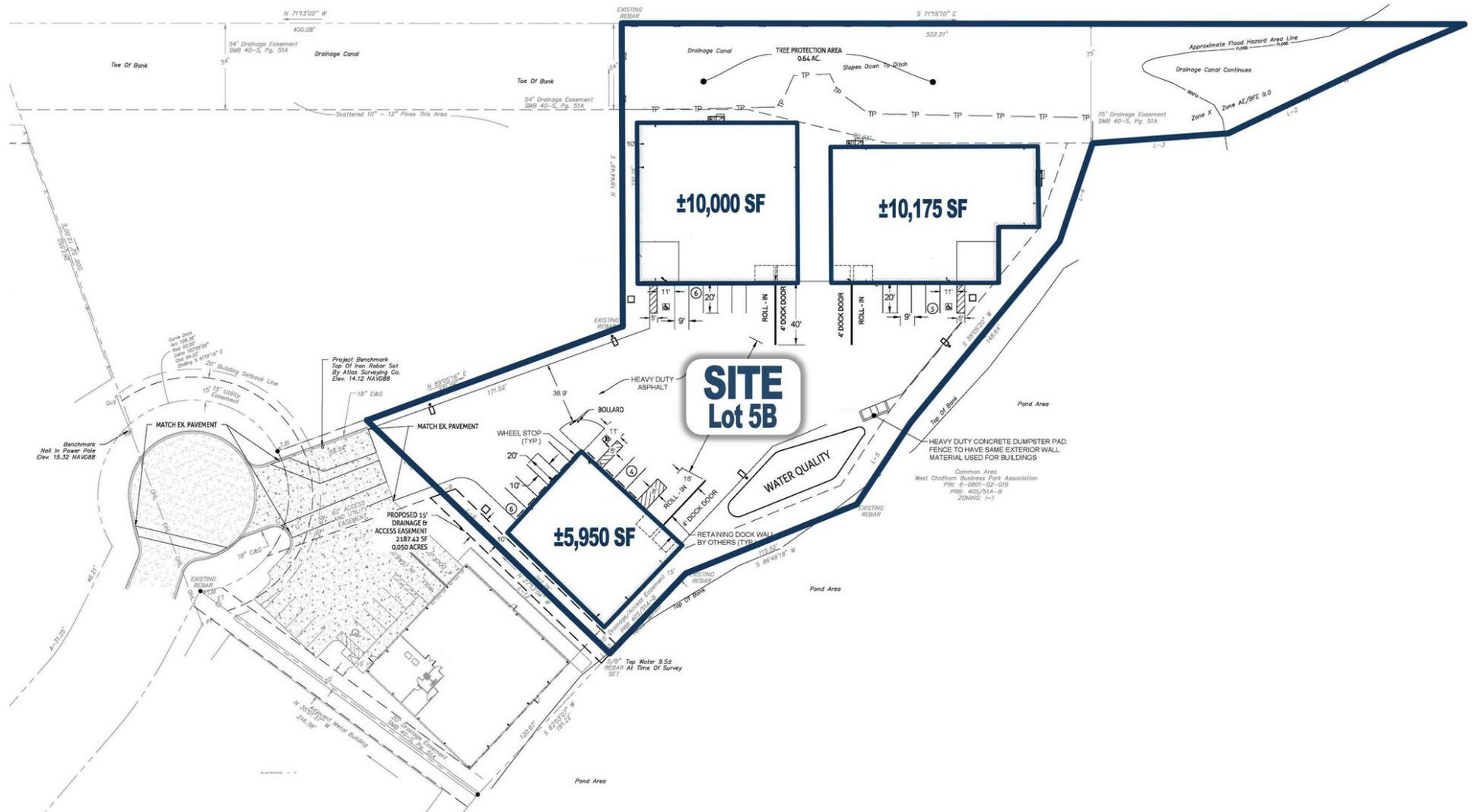
Aerial | Site



Aerial | Site



Site Plan | Lot 5B



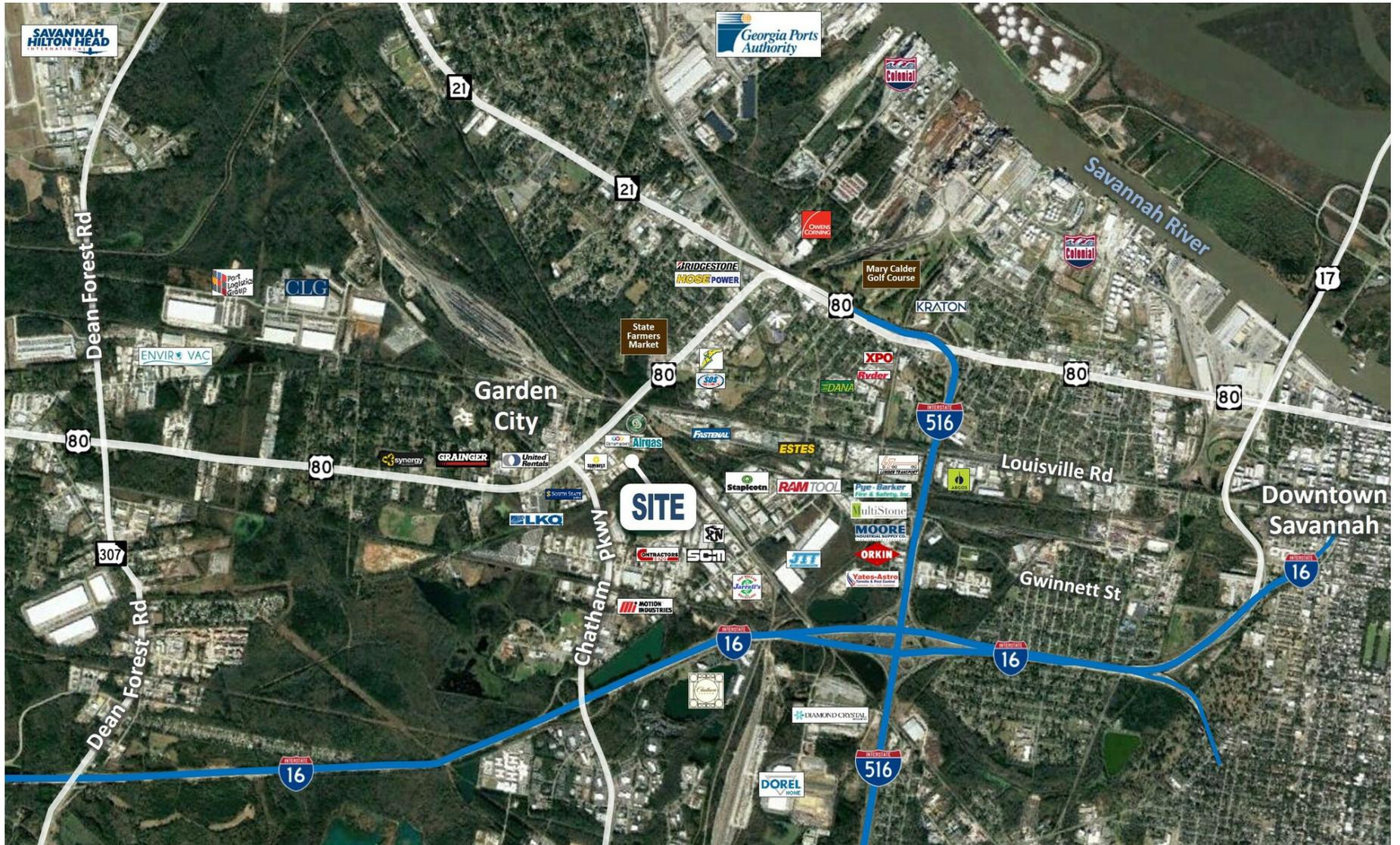


2 LOCATION INFORMATION

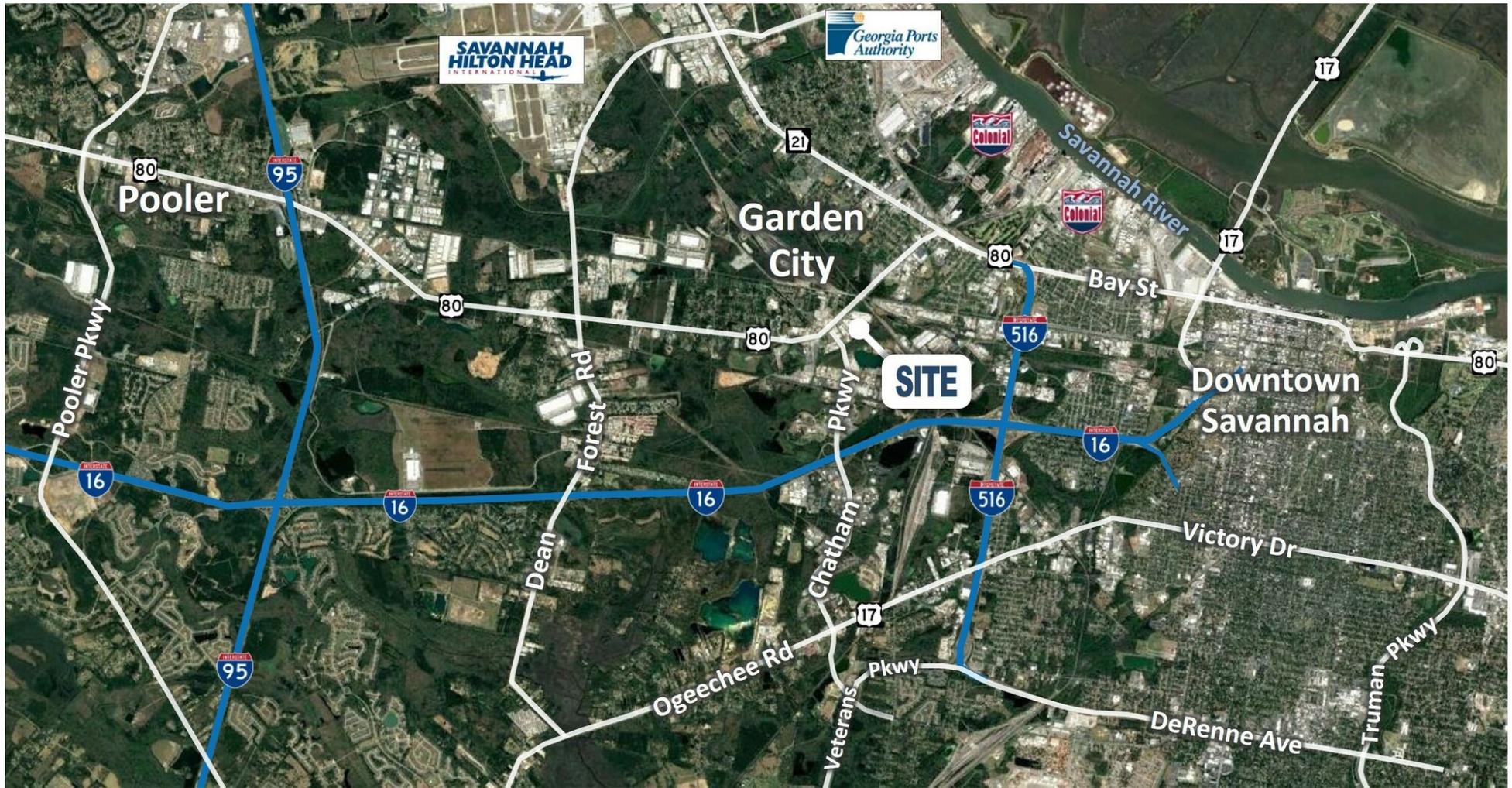
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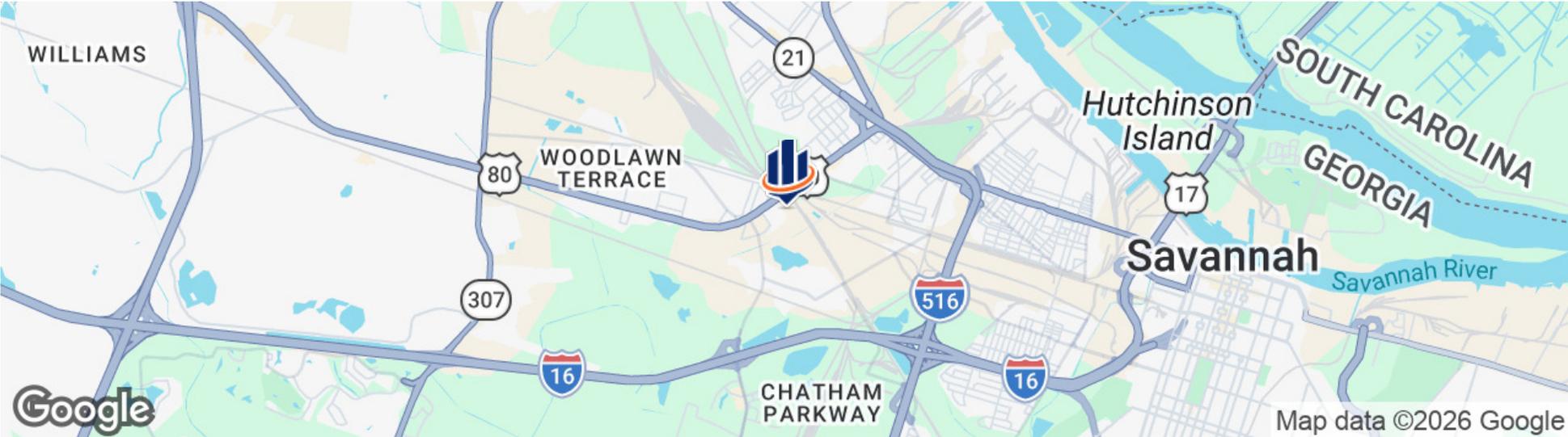
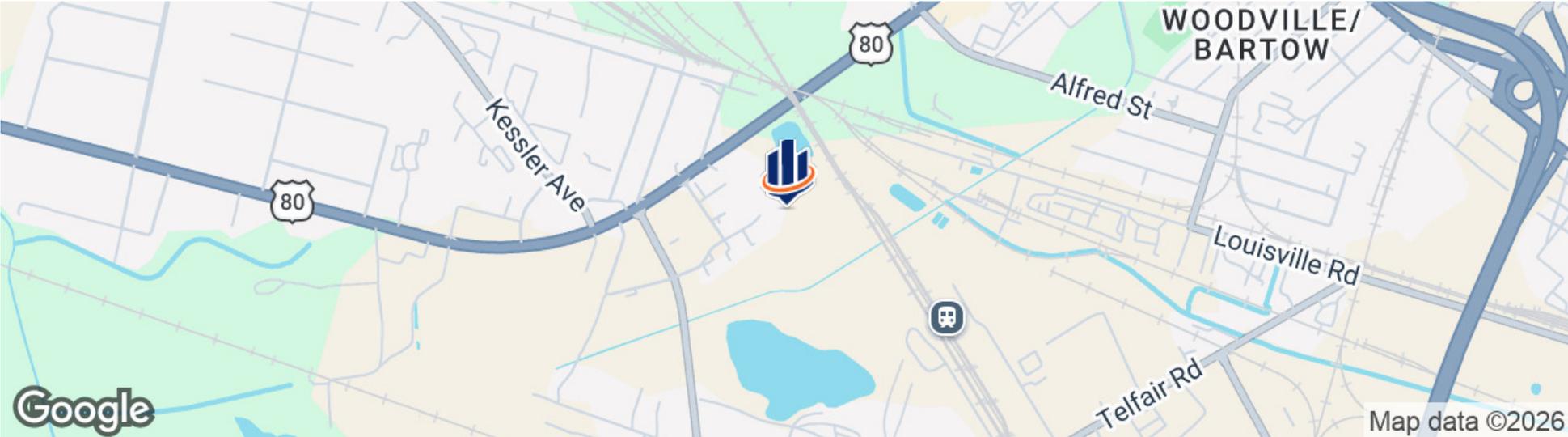
Aerial | Local



Aerial | Regional



Location Maps



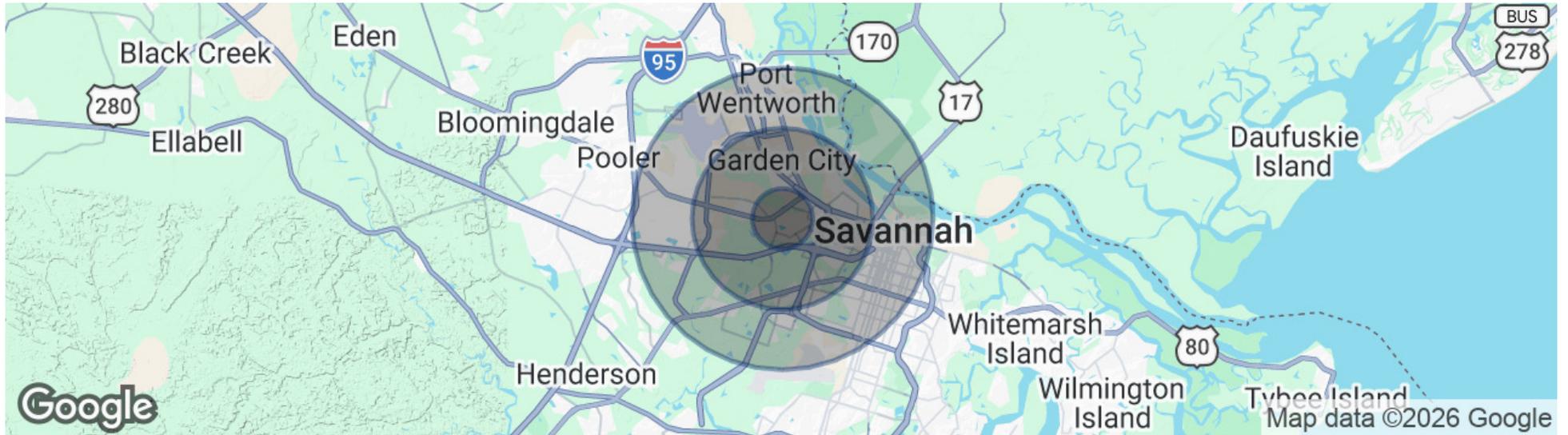


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DEMOGRAPHICS

Lot 5B, W Chatham Court
Savannah, GA 31408

Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,075 | 25,404 | 77,119 |
| Average Age | 37 | 38 | 38 |
| Average Age (Male) | 36 | 37 | 37 |
| Average Age (Female) | 37 | 39 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,276 | 9,742 | 30,382 |
| # of Persons per HH | 2.4 | 2.6 | 2.5 |
| Average HH Income | \$68,711 | \$60,412 | \$73,410 |
| Average House Value | \$279,877 | \$259,625 | \$403,843 |

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Lot 5B, W Chatham Court
Savannah, GA 31408

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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