

# PREMIER INDUSTRIAL OPPORTUNITY

## Savannah's Logistics Corridor



## 501 STILES AVENUE

### ABOUT THE PROPEPTY

- Positioned directly across from the **Enmarket Arena**, just  $\pm 3$  miles from the Port of Savannah, and immediately adjacent to Interstate 16, 501 Stiles Avenue offers a rare chance to acquire 3.42 acres of strategically located I-L zoned industrial land.
- This site defines a true industrial lot – level, accessible, and ideally situated within one of the Southeast's fastest-growing port markets.
- With industrial inventory tightening and land near the port increasingly scarce, this is a unique opportunity to control a versatile industrial asset in a high-demand subway.

### IDEAL USES

- IOS (Industrial Outdoor Storage)
- Container storage & laydown yard
- Warehousing & distribution
- Contractor yard
- Fleet parking & logistics support

### PROPERTY HIGHLIGHTS

- 3.42 Acres
- Zoned I-L (Light Industrial)
- Immediate access to I-16
- $\pm 3$  miles to the Port of Savannah
- Prime infill industrial location

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