



OFFICE / FLEX CONDO UNIT FOR LEASE

**1306 Heidt Ave,
Garden City, GA 31418**



**±3,600 sf including 1,100 sf warehouse
\$5,500/month modified gross**

Property Description

3,600+/- SF flex/office space and warehouse for lease at 1306 Heidt Ave, Garden City, GA. Easily expandable depending on use. This office/flex condo unit is conveniently located in the Greater Savannah market in between Old Louisville Road and Chatham Parkway. The configuration includes private offices, storage rooms, bullpen area for multiple workers, a workshop/warehouse area and a kitchenette. Modified gross rental rate of \$5,500/month includes all expenses except for electricity. Shown by appointment only.

PROPERTY OVERVIEW

Lease Rate	\$18.35/PSF modified gross
Unit Size	3,596 +SF
Office space	2,500sf +/-
Warehouse	1,100 sf +/-
Year Built	2001
Zoning	C-2
Market	Garden City
Sub Market	Greater Savannah
Cross Streets	Old Louisville Road and Heidt Ave.

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Savannah, GA 31404



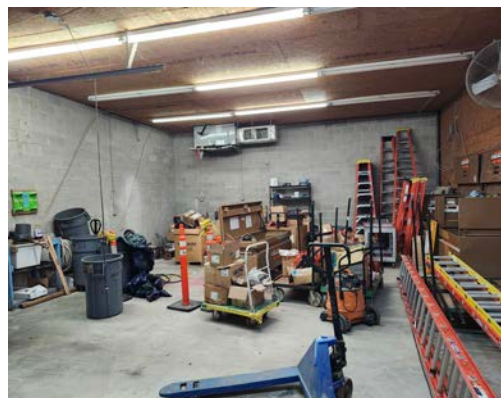
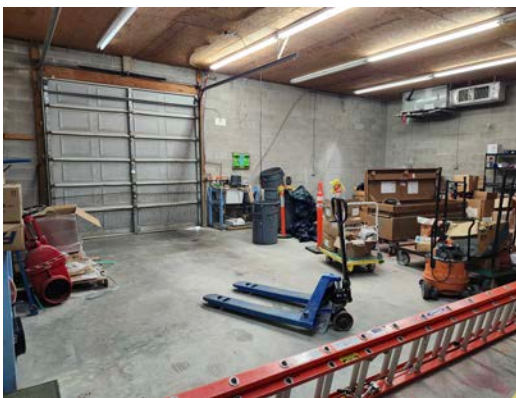
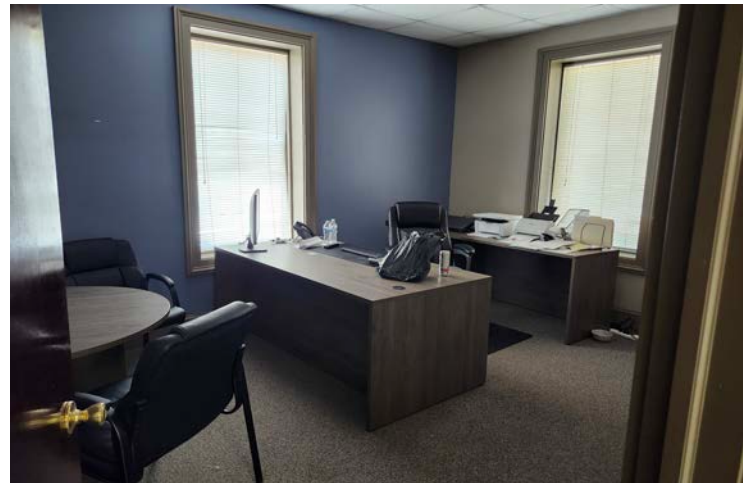
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Photos



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