TWO (2) INDUSTRIAL FACILITIES ON A ±15 ACRE SITE FOR LEASE

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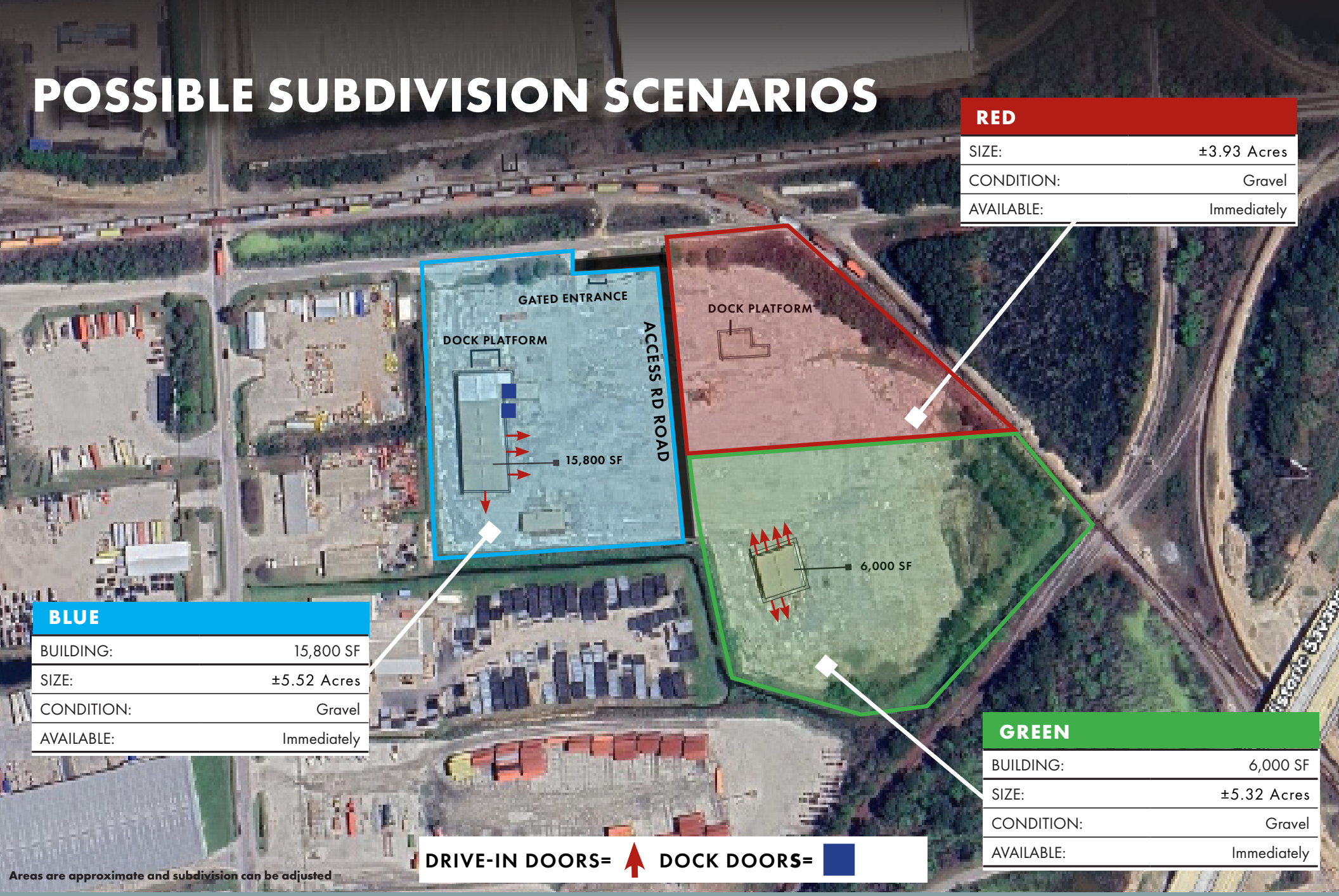
POSSIBLE SUBDIVISION SCENARIOS



RED	
SIZE:	±3.93 Acres
CONDITION:	Gravel
AVAILABLE:	Immediately

BLUE	
BUILDING:	15,800 SF
SIZE:	±5.52 Acres
CONDITION:	Gravel
AVAILABLE:	Immediately

GREEN	
BUILDING:	6,000 SF
SIZE:	±5.32 Acres
CONDITION:	Gravel
AVAILABLE:	Immediately

DRIVE-IN DOORS= DOCK DOORS=

Areas are approximate and subdivision can be adjusted

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- Prime location – 2 miles from GPA's Ocean Terminal and 2.4 miles from Garden City Terminal
- Ideal for container depot (stacking permitted), chassis pool, bulk transloading, heavy equipment sales, and tank washing
- Existing CSX rail spur can be activated

ADDRESS:	4405 Tremont Rd, Savannah, GA 31415
TMS:	60712 01005
ZONING:	Garden City Heavy Industrial (I-2)
POWER:	1,000 AMP'S 3 Phase Power
LIGHTING:	LED
SECURITY:	Perimeter fencing & automatic gate

BUILDING 1 SF:	15,800 SF
DRIVE INS:	Four (4) Drive In Doors 16 x 16
DOCK DOORS:	2
CLEAR HEIGHT:	20' Eave Height/25' Center

BUILDING 2 SF:	6,000 SF
DRIVE INS:	Six (6) Drive In Doors 16 x 16
CLEAR HEIGHT:	20' Eave Height/24.3' Center

BUILDING 1 SPECS

PROPERTY PHOTOS

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PROPOSED 3-TENANT SITE PLAN

LOT 1:	**±5.52 Acres**
LOT 2:	**±3.93 Acres**
LOT 3:	**±5.32 Acres**

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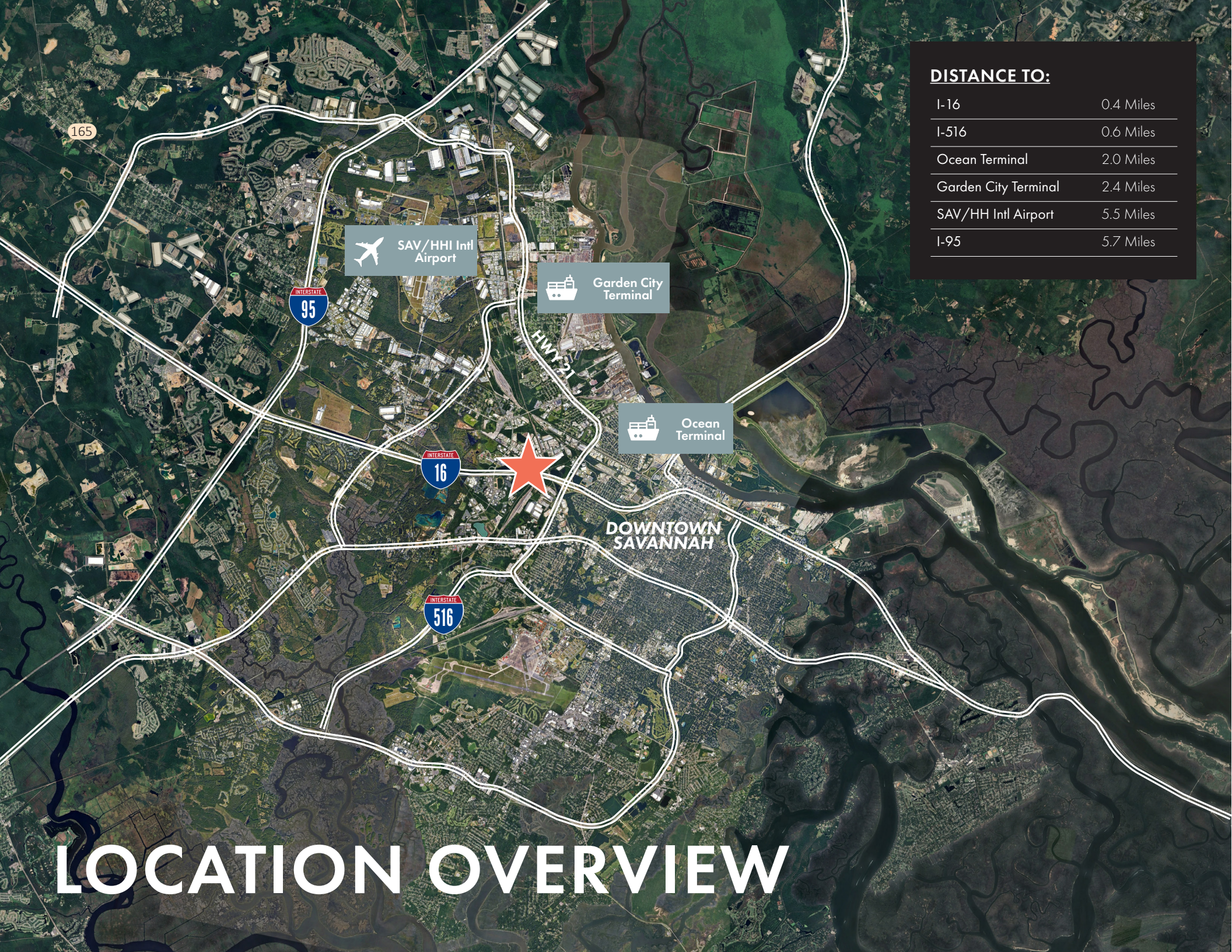

DISTANCE TO:

I-16	0.4 Miles
I-516	0.6 Miles
Ocean Terminal	2.0 Miles
Garden City Terminal	2.4 Miles
SAV/HH Intl Airport	5.5 Miles
I-95	5.7 Miles

LOCATION OVERVIEW

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