

NOW AVAILABLE FOR LEASE

± 49,000 SQF LAST MILE WAREHOUSING DISTRIBUTION & PREPARATION FACILITY

2501 E PRESIDENT ST, SAVANNAH GA 31404



IMPECCABLY
MAINTAINED



± 49,000 SQF
USABLE SPACE



- FREEZER
- COOLER
- DRY STORAGE



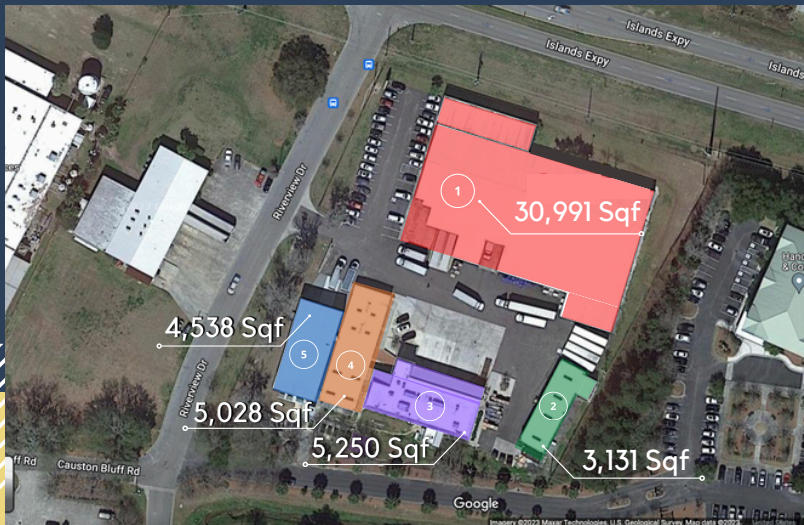
ABUNDANT
PARKING SPACES

BUILDING FEATURES

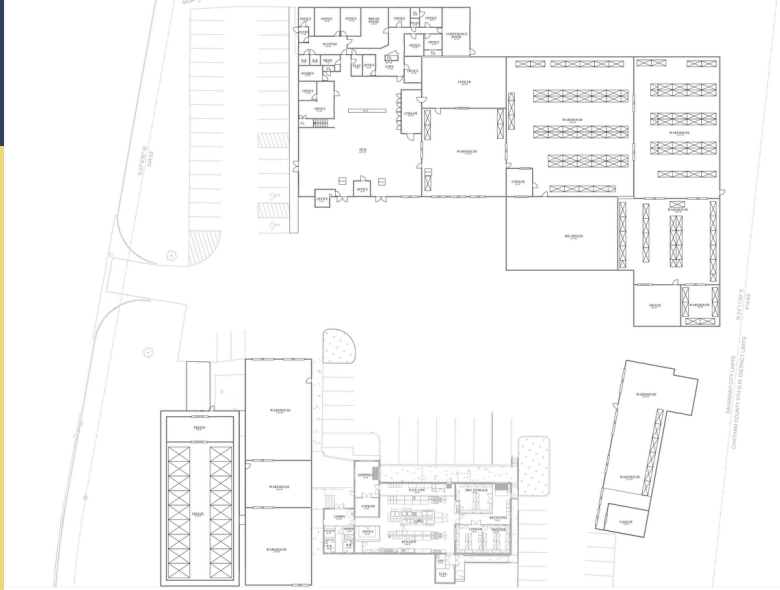
TOTAL BUILDING SIZE :	± 49,000 SQF
TOTAL AREA:	179,816 SQF
ACRE:	4,13 ACRE
ZONING:	IL
PARKING:	60 PARKING SPACES
HVAC:	CLIMATE CONTROLLED
LIGHTING:	FLUORESCENT LIGHT
FOUNDATION:	REINFORCED ELEVATED CONCRETE
EXTERIOR:	GALVANIZED METAL FRAME W/ SPRAY INSTALLATION
ROOF:	METAL PANEL ROOF SYSTEM
CONDITION:	WELL MAINTAINED
DOORS:	METAL PERSONNEL & OVERHEAD DOORS, MANUAL DOCK HEIGHT, ROLL UP DOORS



AERIAL

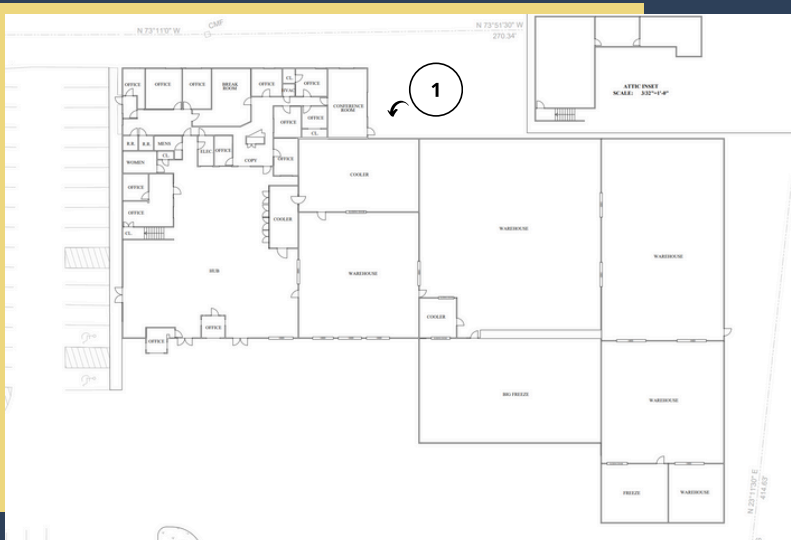


FULL PLAN



BUILDING #1

OFFICE, STORAGE/SORTING, DISTRIBUTION



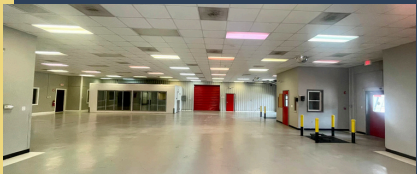
BUILDING #1

OFFICE BUILDING



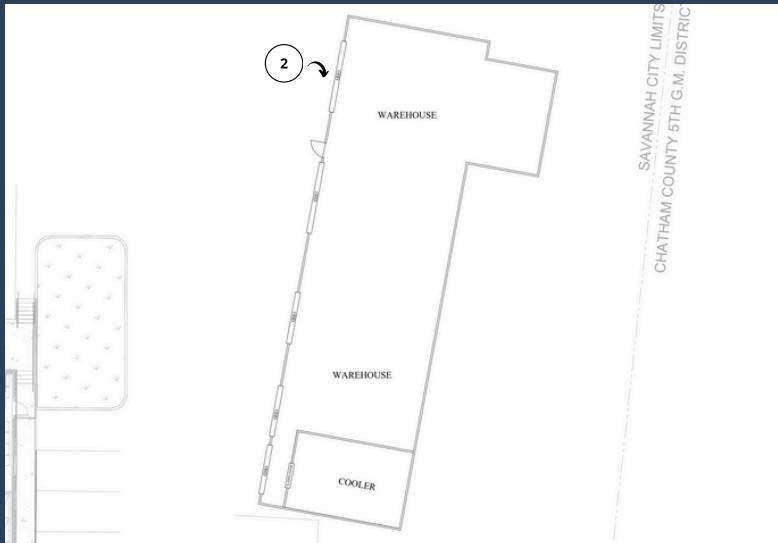
BUILDING #1

STORAGE/SORTING, DISTRIBUTION



BUILDING #2

FREESTANDING STORAGE BUILDING WITH A COOLER

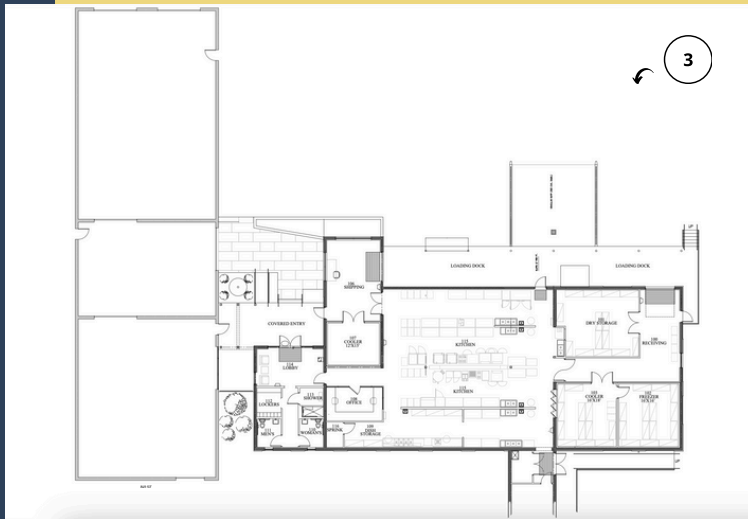


BUILDING #2

FREESTANDING STORAGE BUILDING WITH A COOLER



KITCHEN WITH A LOADING DOCK



BUILDING #3

KITCHEN WITH A LOADING DOCK



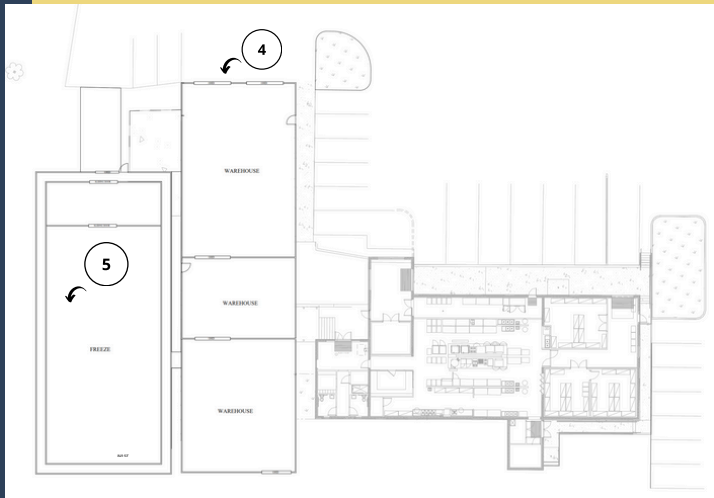
BUILDING #3

KITCHEN WITH A LOADING DOCK



BUILDING #4, #5

STORAGE BUILDING & COLD STORAGE FREEZER



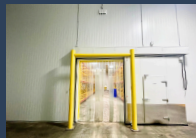
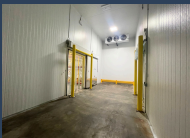
BUILDING #4

FREESTANDING STORAGE BUILDING



BUILDING #5

COLD STORAGE FREEZER BUILDING



AERIAL



SITE LOCATION



Jere's Home Improvement
 La Placita Mexican Store
 Smith Garage
HARRY'S
 LAWN CARE PRESSURE WASHING (904) 326-1041
MAPLE HOUSE
 American Tint Services LLC
Happy China II
Parker's kitchen

aramark
 American Red Cross
Elite
 OVERHEAD GARAGE DOORS
SDR
 M. A. G. Auto Clean
Ellis

SWANSON
Watson's Seafood
 First African Baptist Church of East Savannah

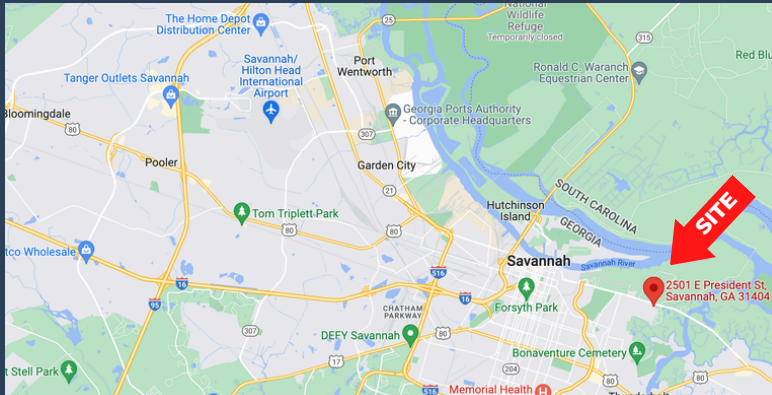
PERFORMANCE INITIATIVES, INC.
 Heavy Laboratories & Services LLC
K&H
 Thrive Catering
Optimum
ABC Maintenance Services, Inc.

HANCOCK ASKEW & CO LLP
THE STORE ROOM
 SELF STORAGE
F3EA
 Emerald Pointe Pool

SITE

Google

SUPERIOR LOCATION



13

MILES TO
INTERSTATE 95

13

MILES TO
SAVANNAH AIRPORT

20

MILES TO
GEORGIA STATE ROUTE 204

3

MILES TO
DOWNTOWN SAVANNAH

CONTACT US

THE ±49,000 SQ FT SITE FOR RENT IS AN EXCELLENT OPPORTUNITY FOR BUSINESSES LOOKING TO EXPAND THEIR OPERATIONS IN SAVANNAH.



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