

# FOR LEASE

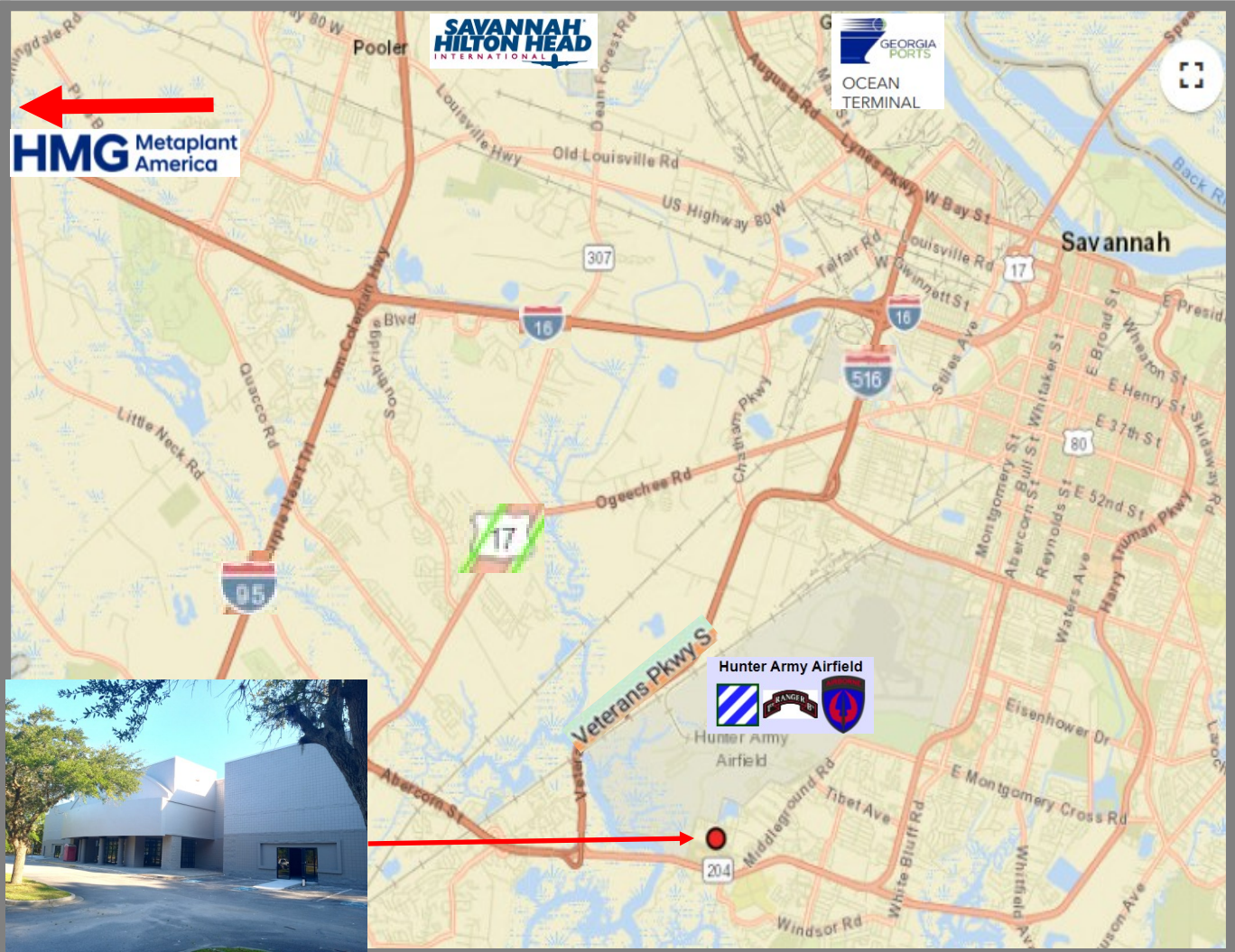
**1132 Shawnee Avenue,  
Savannah, Georgia 31419, Up to 41,603 RSF**

**Flex Warehouse  
Space  
Zoned B-C**

**Distances:**

Enmark Arena	11.4 Miles
Downtown Sav	13.5 Miles
Ocean Terminal	13.6 Miles
Airport	19.0 Miles
Interstate 95	7.0 Miles
Veterans Pkwy	2.0 Miles
Interstate 16/516	10.2 Miles
Hyundai Plant	26.0 Miles

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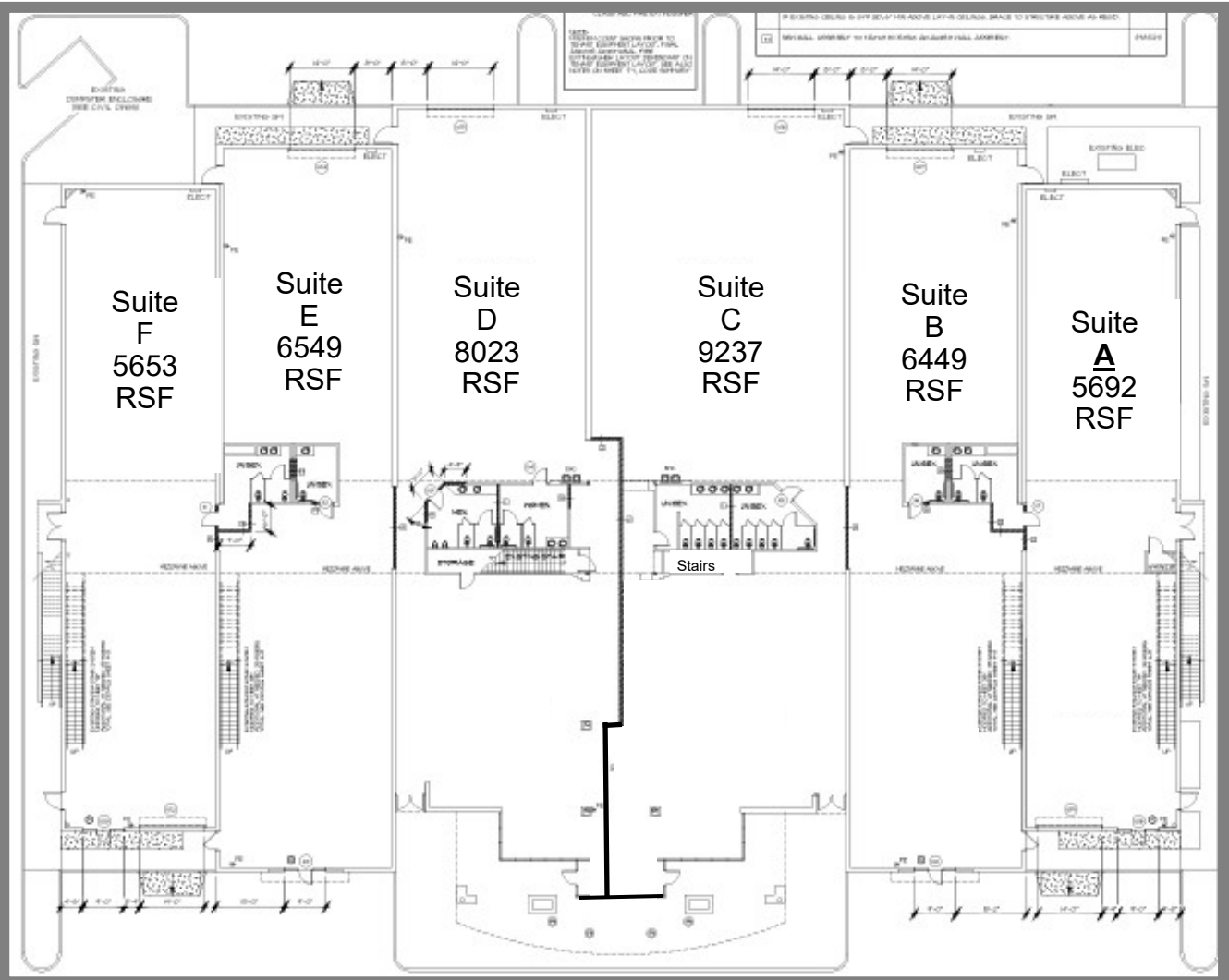
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## Flex Warehouse Space Up to 41,603 RSF

Space	RSF Total	Rent NNN \$14 - \$17.00
Suite A	5692	\$8,063.67 (\$17 RSF)
Suite B	6449	\$9,136.08 (\$17 RSF)
Suite C	9237	\$10,776.50 (\$14 RSF)
Suite D	8023	\$9,360.17 (\$14 RSF)
Suite E	6549	\$9,277.75 (\$17 RSF)
Suite F	5653	\$8,008.42 (\$17 RSF)

**Estimated NNN Charges: \$3.25 RSF; All Suites have an OH Door (14'x14') & Office Space on the Mezzanine Level (660 RSF to 808RSF). Clear Height Approx. 28'; Fire Sprinkler System Present; All Spaces will have HVAC in the Warehouse/Office/Bathroom;**

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