

AVAILABLE FOR  
**LEASE**

23,560 SF ON 8.12 AC

# INDUSTRIAL WAREHOUSE & OUTDOOR STORAGE

1.3 Miles from Garden City Terminal



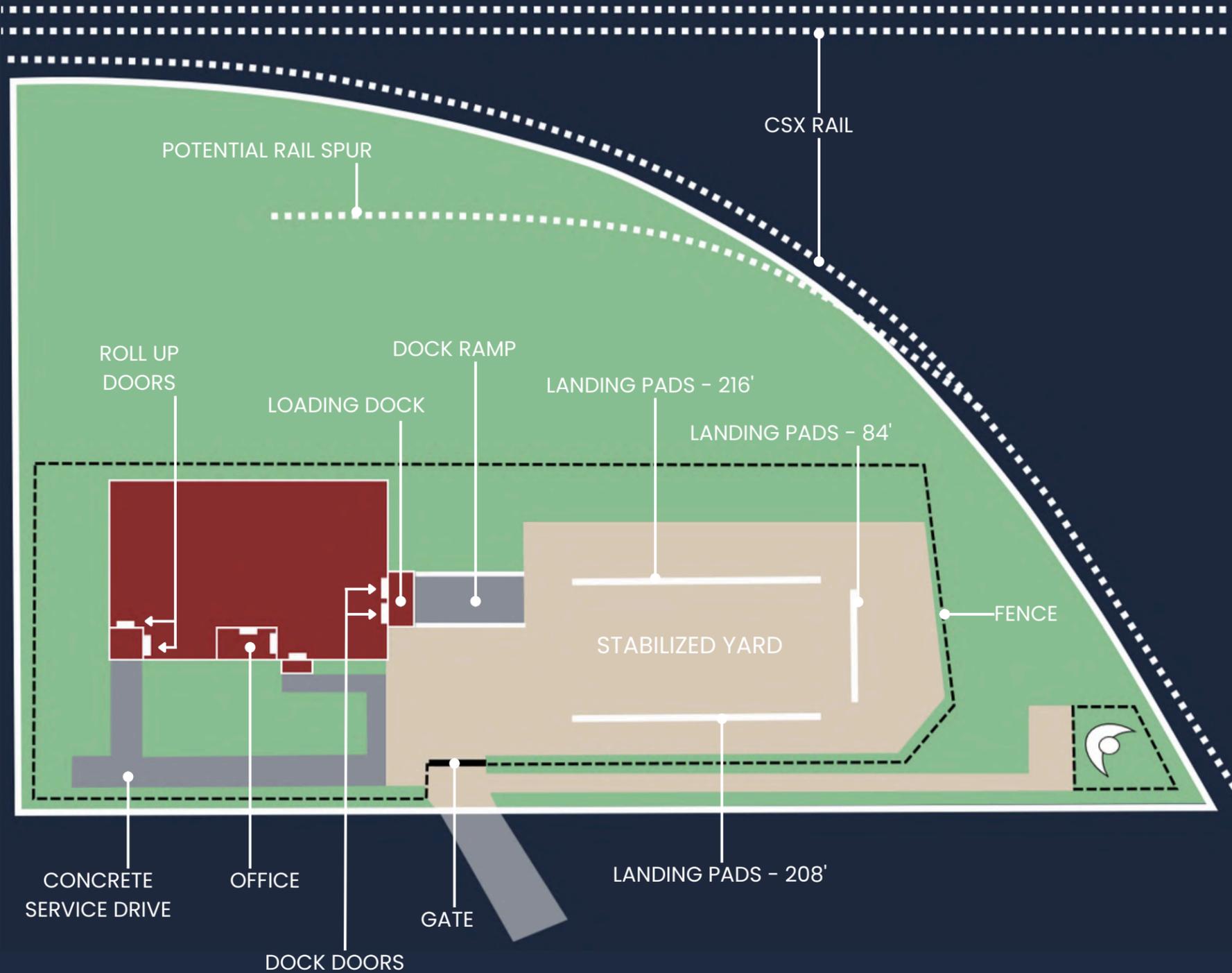
**111 Sparkman Dr**  
Garden City, GA 31408

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Elmwood  
& Company



# SITE PLAN



## PROPERTY FEATURES

<b>BUILDING SIZE</b>	23,560 SF
<b>OFFICE SIZE</b>	1,500 SF
<b>TOTAL ACREAGE</b>	8.12 AC (3 Stabilized)
<b>DRIVE-IN DOORS</b>	2 (10' w x 12' h)
<b>DOCK DOORS</b>	2 Oversized (Can unload 3 containers)
<b>CLEAR HEIGHT</b>	14'
<b>ZONING</b>	Light Industrial
<b>POWER</b>	3-Phase Heavy (440V)
<b>TRAILER YARD</b>	Stabilized with Concrete Landing Pads (42 spaces)
<b>LIGHTING</b>	Full LED Interior + Exterior Lighting
<b>DOCK POSITIONS</b>	(3) with 2 Pit Levelers
<b>SECURITY</b>	Fully Fenced + Gated
<b>LEASE TYPE</b>	NNN







# IMMEDIATE ACCESS

## Highway and Port Connectivity



### 111 Sparkman Drive: Proximity

#### OCEAN TERMINAL

via I-516, I-16, and US-17

**6.2 Miles**

9 Minutes

#### GARDEN CITY TERMINAL

via GA-21 and Brampton Rd

**1.3 Miles**

5 Minutes

#### SAVANNAH/HH INT'L AIRPORT

via GA-21 and Gulfstream Rd

**6.7 Miles**

13 Minutes



Largest Single-terminal Container Facility in North America



\$4.5 Billion Planned Investment Over the Next Decade



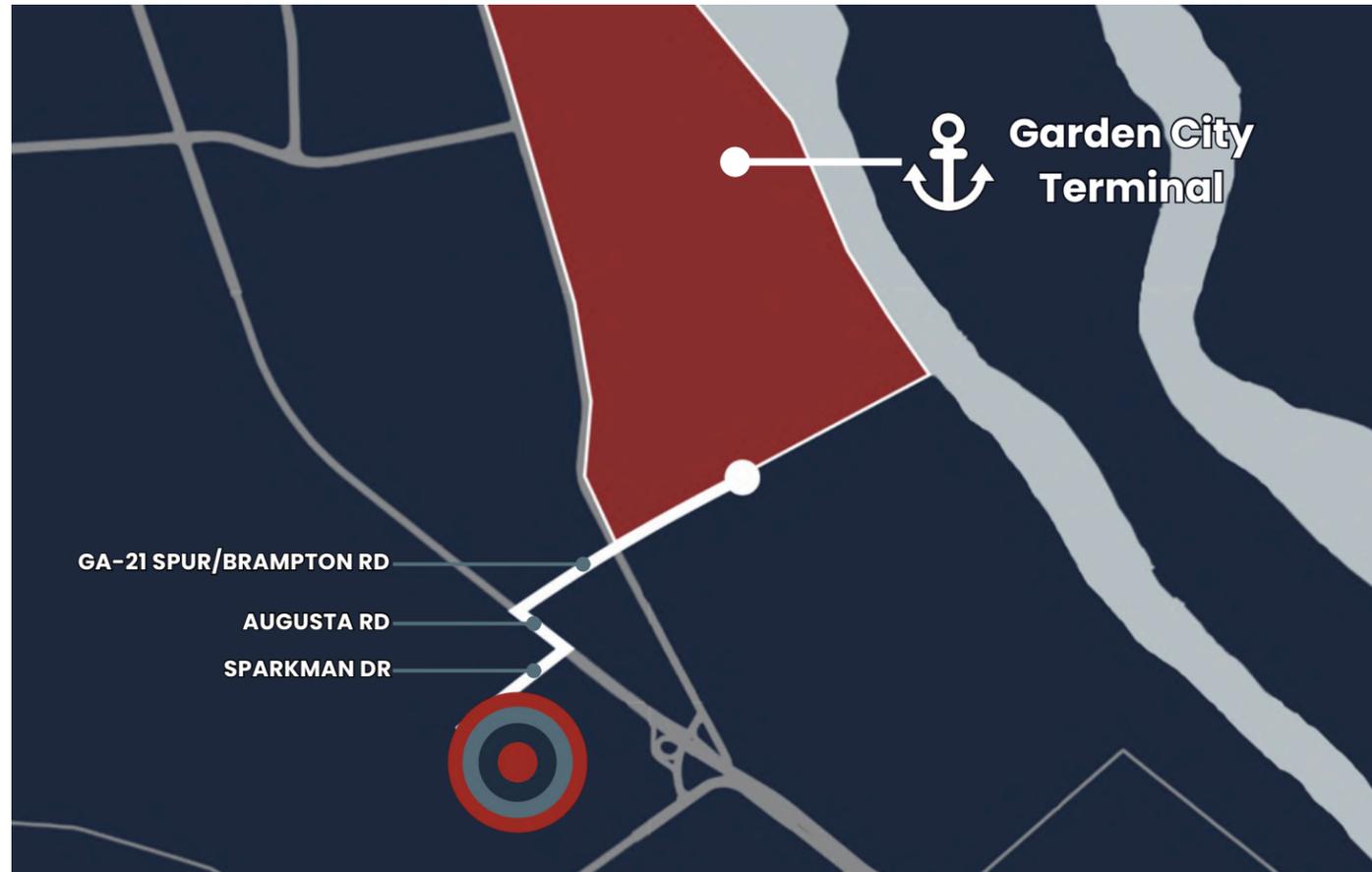
Fastest Growing Port on U.S. East Coast



#4 Busiest Container Port in the Country

SPARKMAN  
INDUSTRIAL  
WAREHOUSE

# DRIVING ROUTES

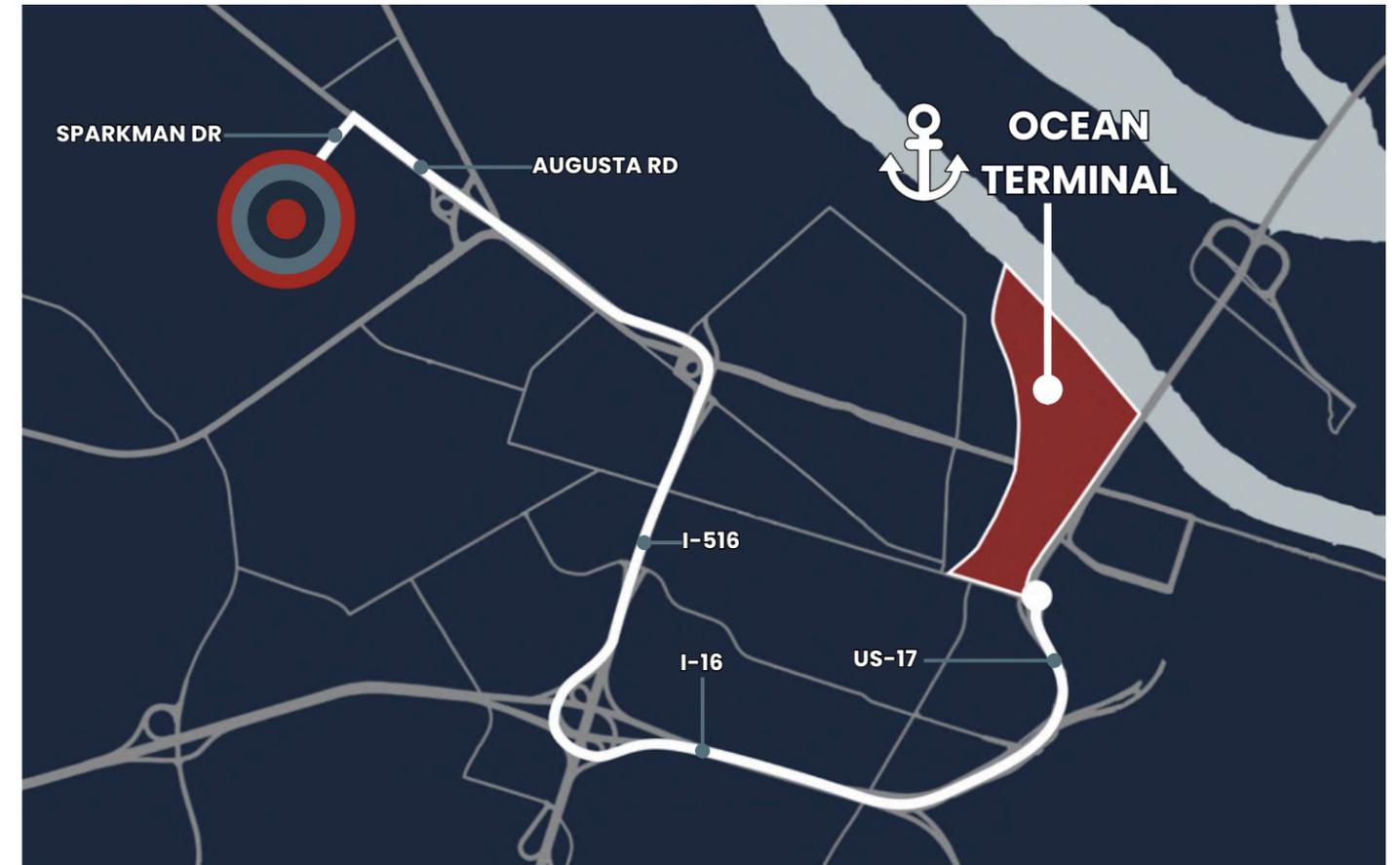


## To Garden City Terminal

via **GA-21 Spur/Brampton Rd**

- ↑ **Head northeast** toward **Augusta Rd**
- ↶ **Turn left** onto **Augusta Rd**
- ↷ **Turn right** onto **GA-21 Spur/Brampton Rd**
- ⊙ **Turn left** to enter **Garden City Terminal**

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## To Ocean Terminal

via **I-516, I-16, and US-17**

- ↑ **Head northeast** toward **Augusta Rd**
- ↷ **Turn right** onto **Augusta Rd**
- ↑ **Continue** onto **GA-21/I-516 E**
- ↑ Take exit 5 to **merge** onto **I-16** toward **US-17**
- ↷ **Turn slightly right** onto **Louisville Rd exit**
- ⊙ **Take** the **Louisville Rd exit** and enter **Ocean Terminal**

# LOCATION OVERVIEW



## DISTRIBUTION CENTERS

**Amazon Fulfillment Center** 9.5 Miles

**FedEx Ground** 12.3 Miles



## RAIL INTERMODAL

**CSX Savannah** 5.0 Miles



## AIRPORT

**SAVANNAH/HILTON HEAD  
INT'L AIRPORT** 6.7 Miles



## INTERSTATES

**Interstate 516** 1.2 Miles

**Interstate 16** 3.8 Miles

**Interstate 95** 8.0 Miles



## SAVANNAH PORT

**Garden City Terminal** 1.3 Miles

**Ocean Terminal** 6.2 Miles



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**SPARKMAN**  
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GULFSTREAM EDGE