



Industrial Outdoor Storage Investment Opportunity

105 - 115 Jim Benton Court
Savannah, Georgia 31322



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**Intelligent Global
Solutions**
±4.67 AC

Investment Summary

Colliers | Savannah is pleased to exclusively offer for sale an exceptional investment opportunity in Savannah, Georgia – a fully leased ±4.67 acre industrial outdoor storage facility property that completed construction in 2023. Its location just off Jimmy DeLoach Parkway makes it a dynamic option for businesses seeking outdoor storage solutions near the Port of Savannah.

105 - 115 Jim Benton Court is a fully leased single tenant industrial outdoor storage yard. Leased to **Intelligent Global Solutions** in 2025.



100%
Occupancy



\$384,000
Current NOI



Single
Tenant

Property Overview

Address: 105 - 115 Jim Benton Court, Savannah, GA 31322

PIN: 21016-02070, 21016-02071, 21016-02072, 21016-02073

Total Gross Acres: ±5.28 Upland Acres

Total Leased Acres: ±4.67 Acres

Year Built: 2023

Zoning: PD, Planned Development, City of Savannah (Industrial)

Condition: Rocked

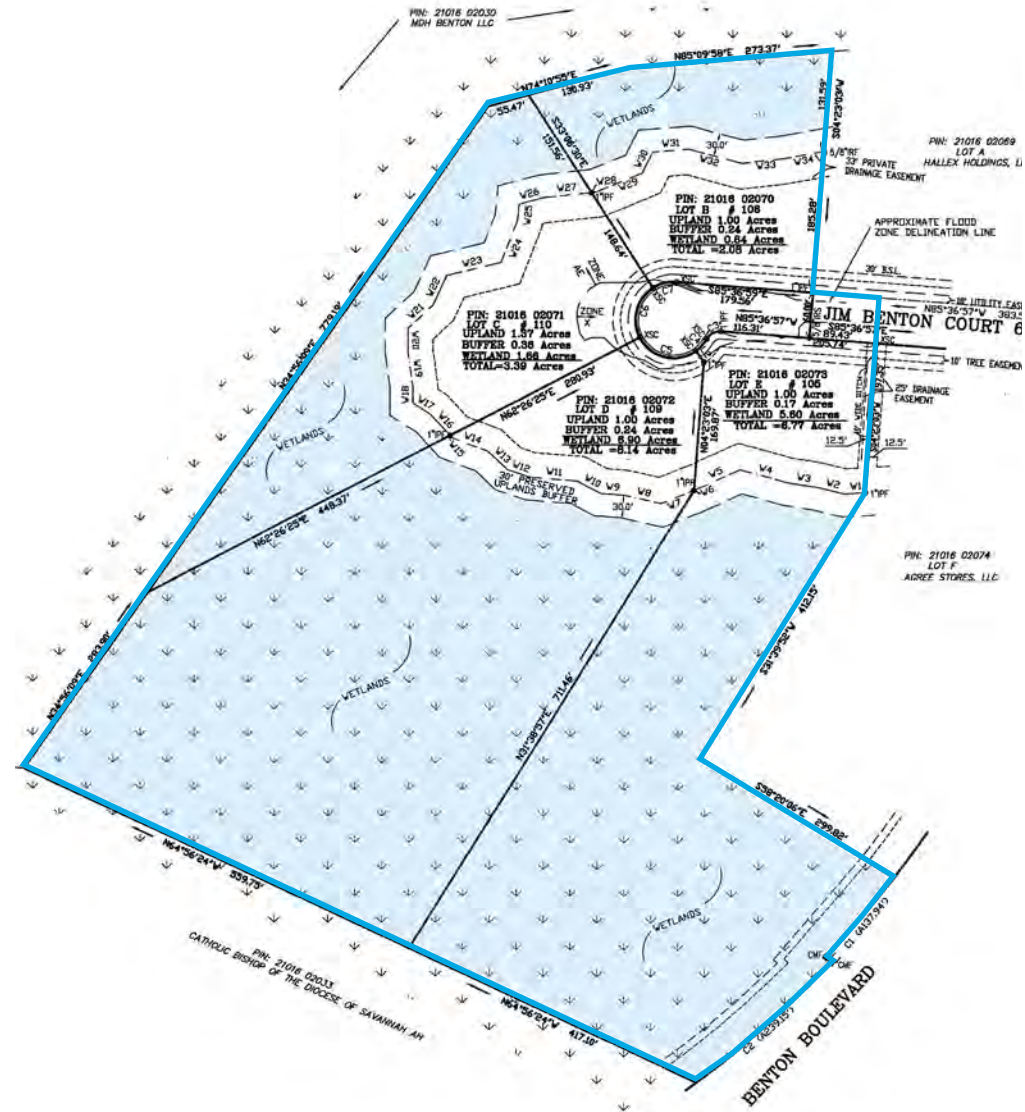
Fenced: Yes

Container Stacking: Yes (Up to 5 High)

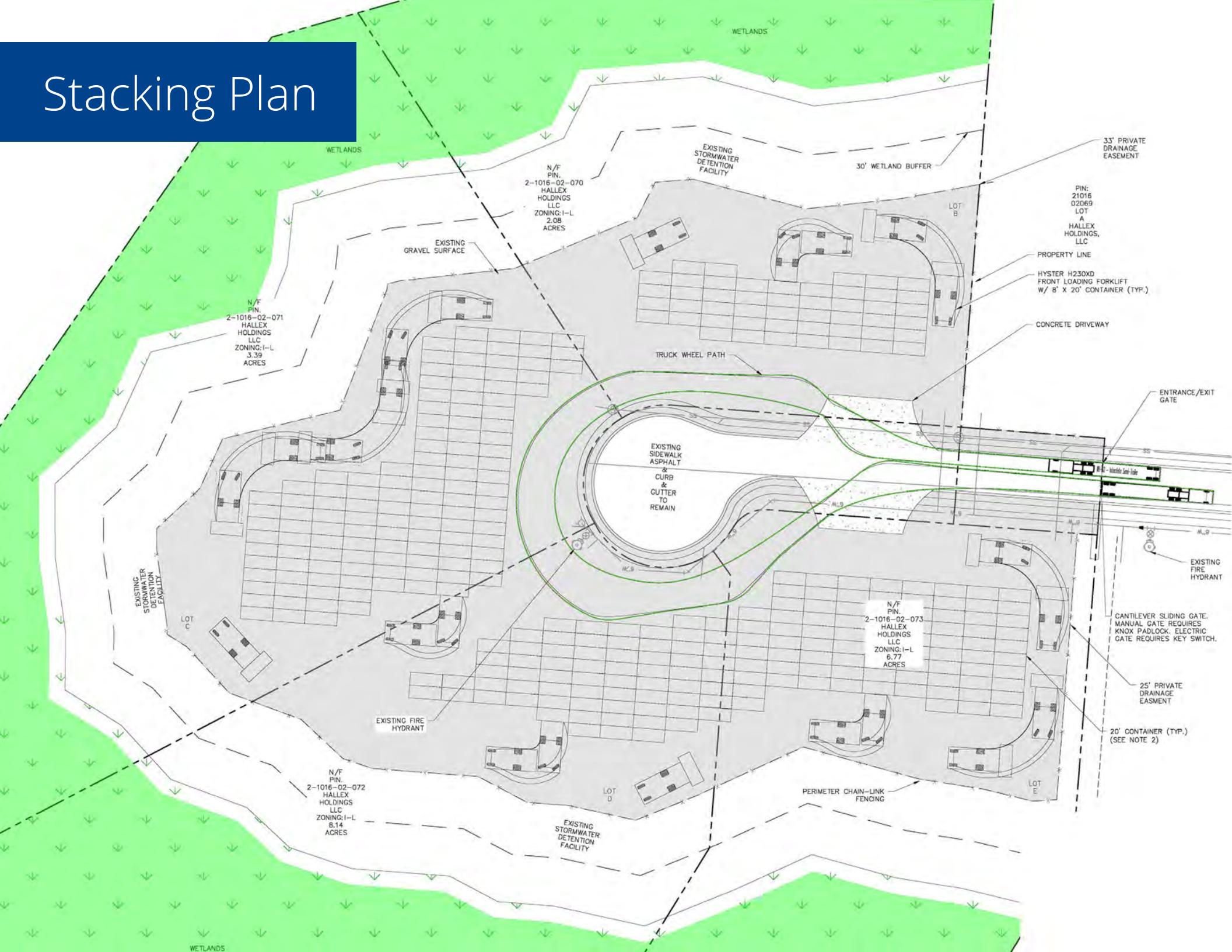
Tenant Overview

Intelligent Global Solutions

Intelligent Global Solutions is a provider of car shipping services, catering to destinations spanning from America to Iraq, the Middle East, Eastern Europe, Africa, and beyond. They guarantee secure and effective ocean transportation solutions worldwide with locations in Georgia and New Jersey.



Stacking Plan





Financials

Rent Roll

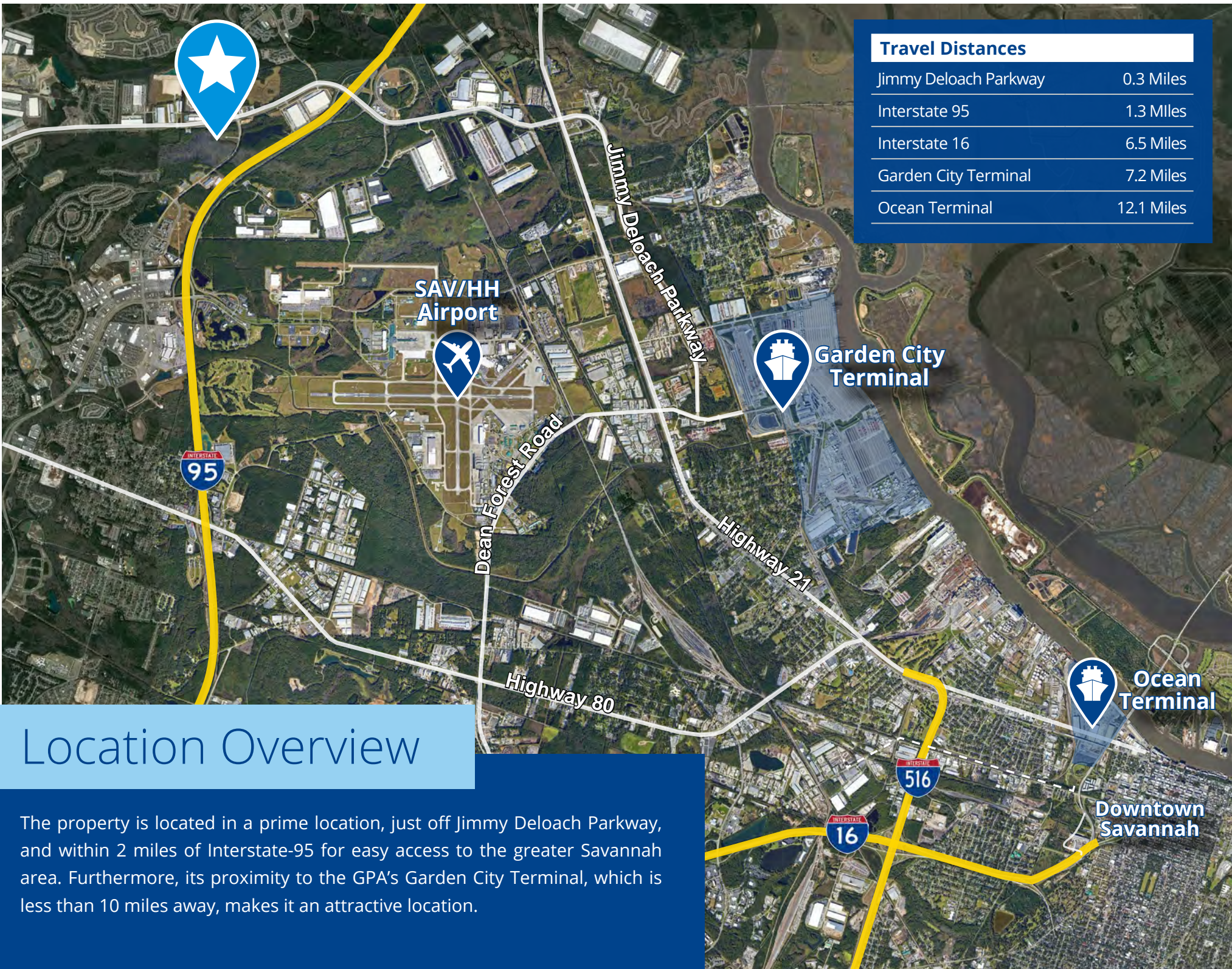
Tenant	Total Acres Leased	Period Start	Period End	Annual Base Rent	Monthly Base Rent (NNN)	Recovery	Annual Increases	Renewal Option
Intelligent Global Solutions	±4.67	4/1/2025	3/31/2032	\$384,000	\$32,000.00	Tenant reimburses taxes, insurance, CAM, management expenses	3%	None
Total Acres Leased	±4.67			\$384,000				

Investment Summary

	Per Annum
Total Rental Income	\$384,000
Total Recovery	\$41,380.47
Total Operating Expenses	(\$41,380.47)
Net Operating Income	\$384,000

Operating Expenses

	Per Annum	Per AC/Month
Real Estate Taxes	\$14,606.91	\$260.65
Property Insurance	\$16,813.56	\$300.02
Utilities	Paid Direct by Tenant (City Water, Sewer & Power)	
Management Expenses	\$9,960	\$177.73
TOTAL	\$41,380.47	\$738.40



Travel Distances

Jimmy Deloach Parkway	0.3 Miles
Interstate 95	1.3 Miles
Interstate 16	6.5 Miles
Garden City Terminal	7.2 Miles
Ocean Terminal	12.1 Miles

SAV/HH
Airport

Garden City
Terminal

Ocean
Terminal

Downtown
Savannah

Location Overview

The property is located in a prime location, just off Jimmy Deloach Parkway, and within 2 miles of Interstate-95 for easy access to the greater Savannah area. Furthermore, its proximity to the GPA's Garden City Terminal, which is less than 10 miles away, makes it an attractive location.

Surrounding Area

 NOBLE HOUSE
HOME FURNISHINGS LLC

 ONL
RBW
LOGISTICS

 MAYROCK



Jimmy DeLoach
Parkway



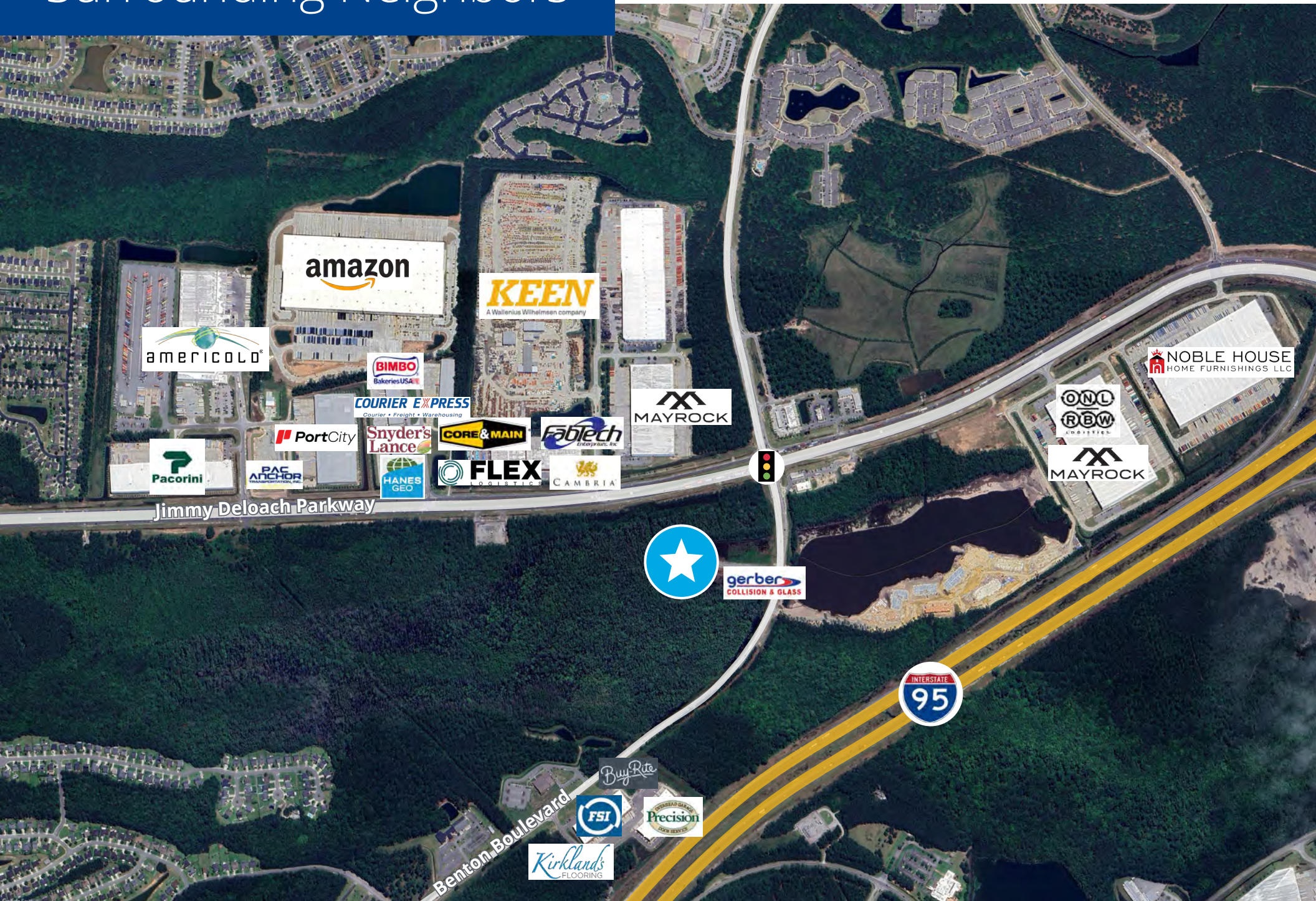
Benton Boulevard

 gerber
COLLISION & GLASS

Jim Benton Court



Surrounding Neighbors



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