



For Sale

Pricing:  
Please Inquire

Contact Us:

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## Industrial Land Minutes from Downtown

📍 804 Wheaton Street | Savannah, GA 31401

### Property Highlights:

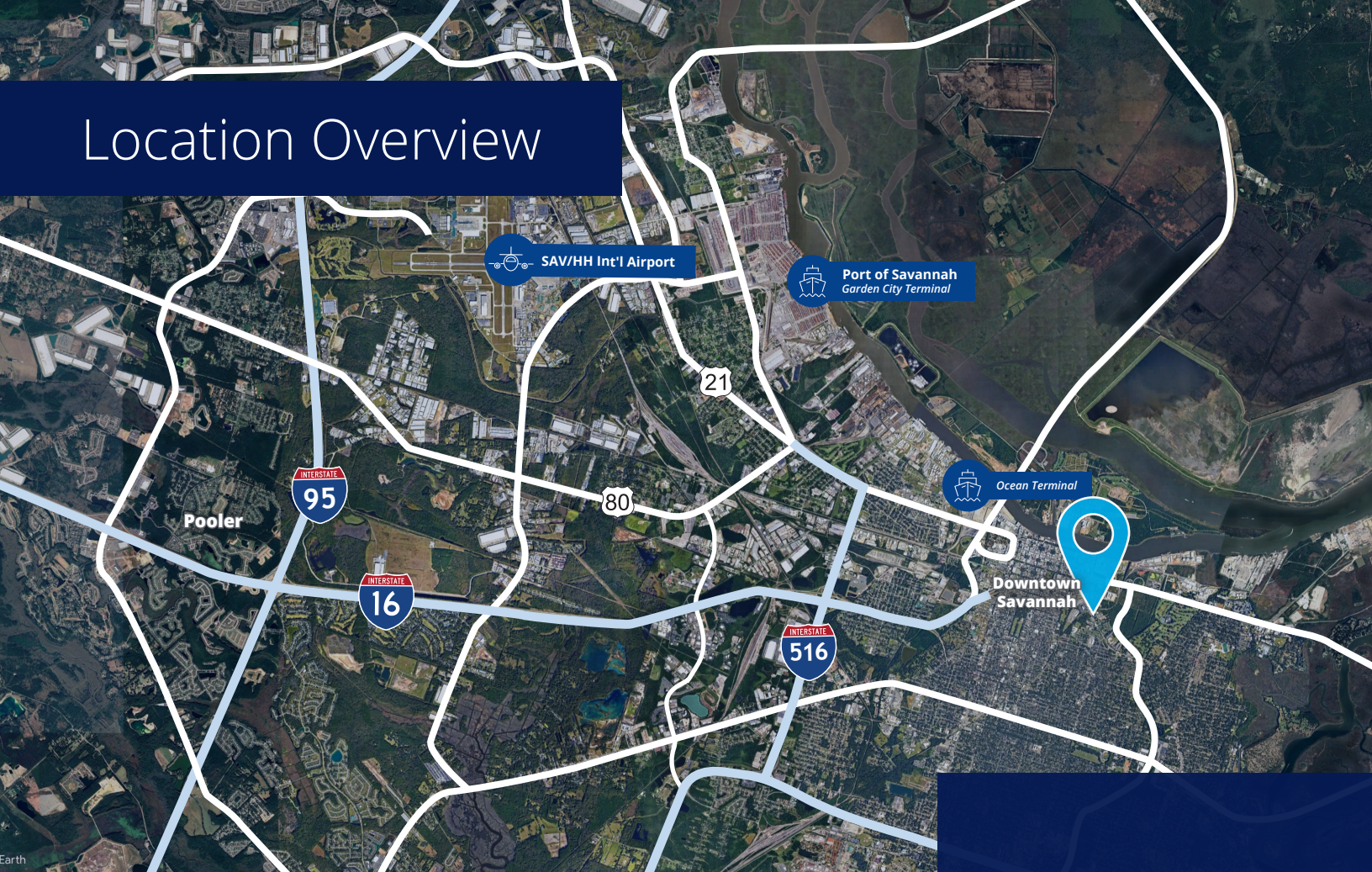
- **±0.75 AC Industrial Development Opportunity** in Savannah's urban core
- Strategically Located Minutes from Downtown Savannah
- Direct Frontage & access on Wheaton Street
- Acreage for sale to be subdivided from larger parcel
- Light Industrial Zoning (I-L-T) allowing a variety of industrial & service uses
- **Positioned Within a High-Growth Redevelopment Corridor**
- **Excellent Port & Logistics Connectivity:**
  - 1.8 Miles to I-16
  - 2.3 Miles to Ocean Terminal
  - 6.8 Miles to Garden City Terminal
  - 10.5 Miles to I-95
  - 10.6 Miles to Savannah/Hilton Head Int'l Airport

Accelerating success.

# Downtown Proximity



# Location Overview



## Distances

Interstate-16	1.8 Miles
Ocean Terminal	2.3 Miles
Highway 80	4.3 Miles
Garden City Terminal	6.8 Miles
Interstate-95	10.5 Miles
Savannah/Hilton Head Int'l Airport	10.6 Miles

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