

# Shallow Bay Warehouse For Sale

**5576 Export Blvd  
Savannah, GA 31408**

Warehouse and office space in the heart of the port corridor submarket, with direct access to I-95 via Highway 21 and only 2.4 miles to Garden City Terminal.



## Property Features

- Single tenant flex/shallow-bay warehouse available for purchase
- Opportunity for an industrial or service user seeking a functional warehouse with outdoor storage
- Office component can be readily converted to a showroom
- 2.4 miles to Garden City Terminal
- Positioned in a high-demand logistics and manufacturing submarket
- Existing racking and office furniture included at no-cost, or removed by the seller prior to closing based on purchaser's choice
- Formerly home to Iron Peddlers - a well-established heavy equipment parts and service provider

## Property Details

<b>RBA:</b>	10,377 SF
<b>Office Space:</b>	±1,100 SF
<b>Clear Height:</b>	17'
<b>Power:</b>	200 Amps
<b>Grade Level Door(s):</b>	1 - 12'x12'
<b>Column Spacing:</b>	25'x40'
<b>Truck Well:</b>	1
<b>Outdoor Storage:</b>	±0.22 acres
<b>Year Built/Renovated:</b>	1991
<b>Construction Type:</b>	Metal

**For more information,  
please contact:**



**Rex Benton**  
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**Guy Minick**  
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## Parcel Map



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## Property Photos



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## Aerials



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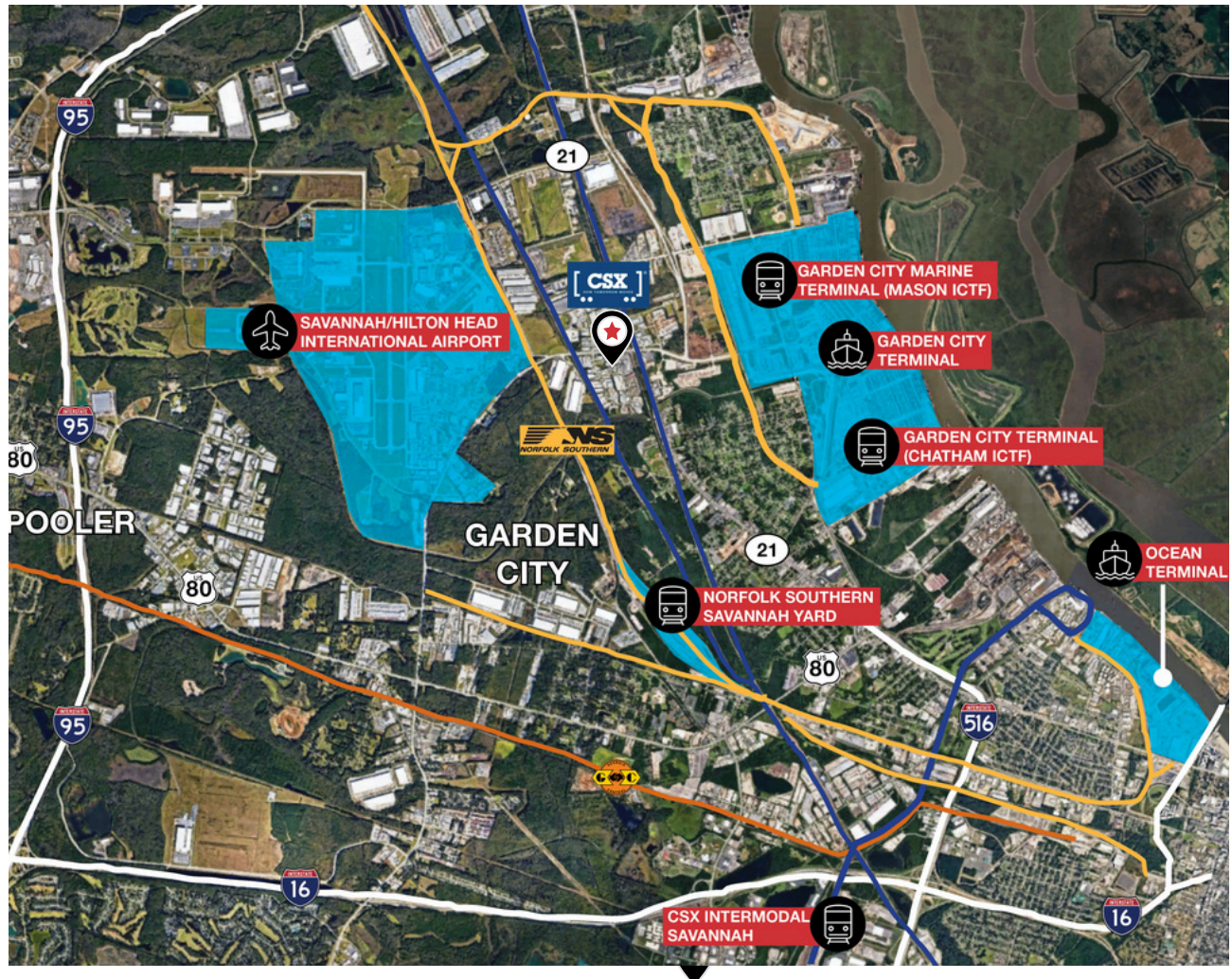


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## Aerials



## Key Distances

Savannah/Hilton Head International Airport	±1.0 miles
Garden City Terminal	±2.4 miles
Interstate 16	±4.9 miles
Ocean Terminal	±5.8 miles
Interstate 95	±6.3 mile

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