



FOR SUBLEASE

**±237,939 SF** industrial  
building located just off  
**Interstate 20**

425 Park West Drive, Grovetown, GA

VIRTUAL TOUR



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# Building Specifications

Total Building Size	±237,939 SF
Office SF	±34,500 SF
Clear Height	20' - 32' (detailed on floorplan, pg 4)
Dock Doors	14 doors
Drive In Doors	1 door
Car Parking	360 surface spaces
Column Spacing	35' x 35'
HVAC	Fully climate controlled
Lighting	LED
Water/Sewer Provider	Columbia County
Power	Georgia Power: 1600 AMP, 480/277 V 3 phase
Roof	TPO and built-up roof
Sprinkler	ESFR with fire pump
Availability Date	Available: February 1, 2026 Sublease through January 31, 2031

Lease rate: **\$4.25/SF** NNN





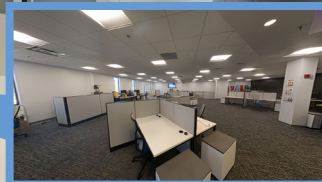
## PHOTO GALLERY



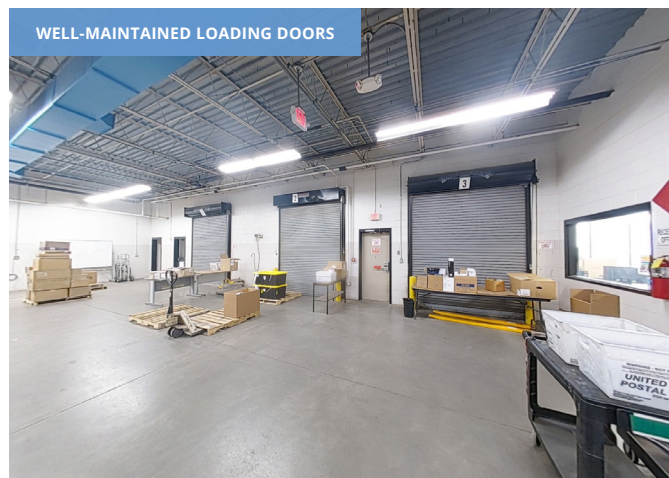
FULLY EQUIPPED CONFERENCE ROOMS



TWO-STORY LOBBY WITH OFFICE LOFT



WELL-MAINTAINED LOADING DOORS



OUTDOOR PATIO



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CONTACT

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## Key Distances

Port of Savannah	±123 miles
Port of Charleston	±162 miles
CAE Metropolitan Airport	±71 miles
ATL Int'l Airport	±139 miles
CHS Int'l Airport	±155 miles
CLT Int'l Airport	±169 miles

