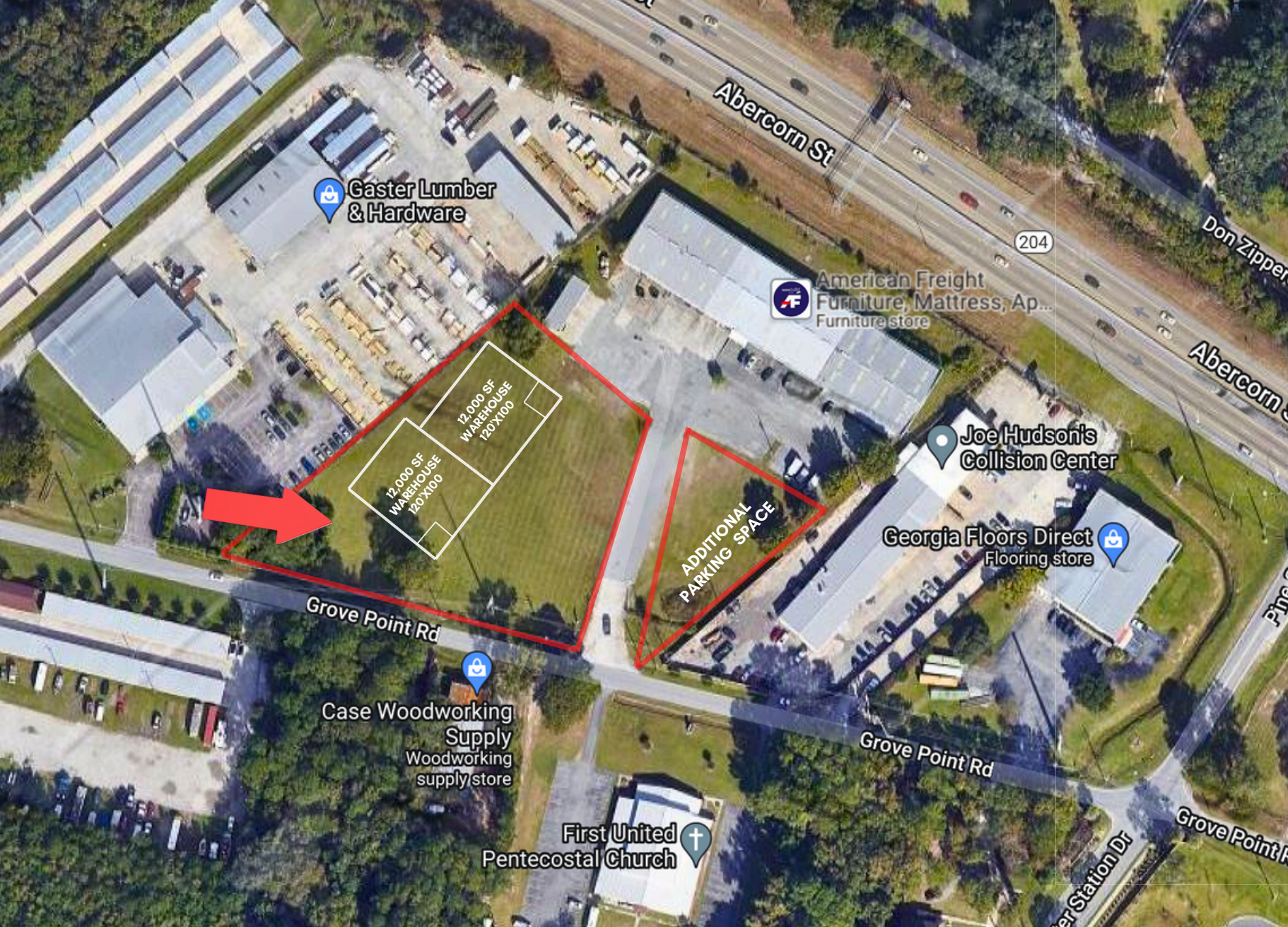


**NEW CONSTRUCTION**

**FOR LEASE 24,000 SF**  
**2 X 12,000 UNITS**  
**AVAILABLE FALL 2025**



**15000-A ABERCORN ST,  
SAVANNAH, GA**



Gaster Lumber & Hardware

American Freight Furniture, Mattress, Ap... Furniture store

Joe Hudson's Collision Center

Georgia Floors Direct Flooring store

Grove Point Rd

Case Woodworking Supply Woodworking supply store

First United Pentecostal Church

ADDITIONAL PARKING SPACE

12,000 SF WAREHOUSE 120'x100

12,000 SF WAREHOUSE 120'x100

Abercorn St

204

Don Zipper

Abercorn

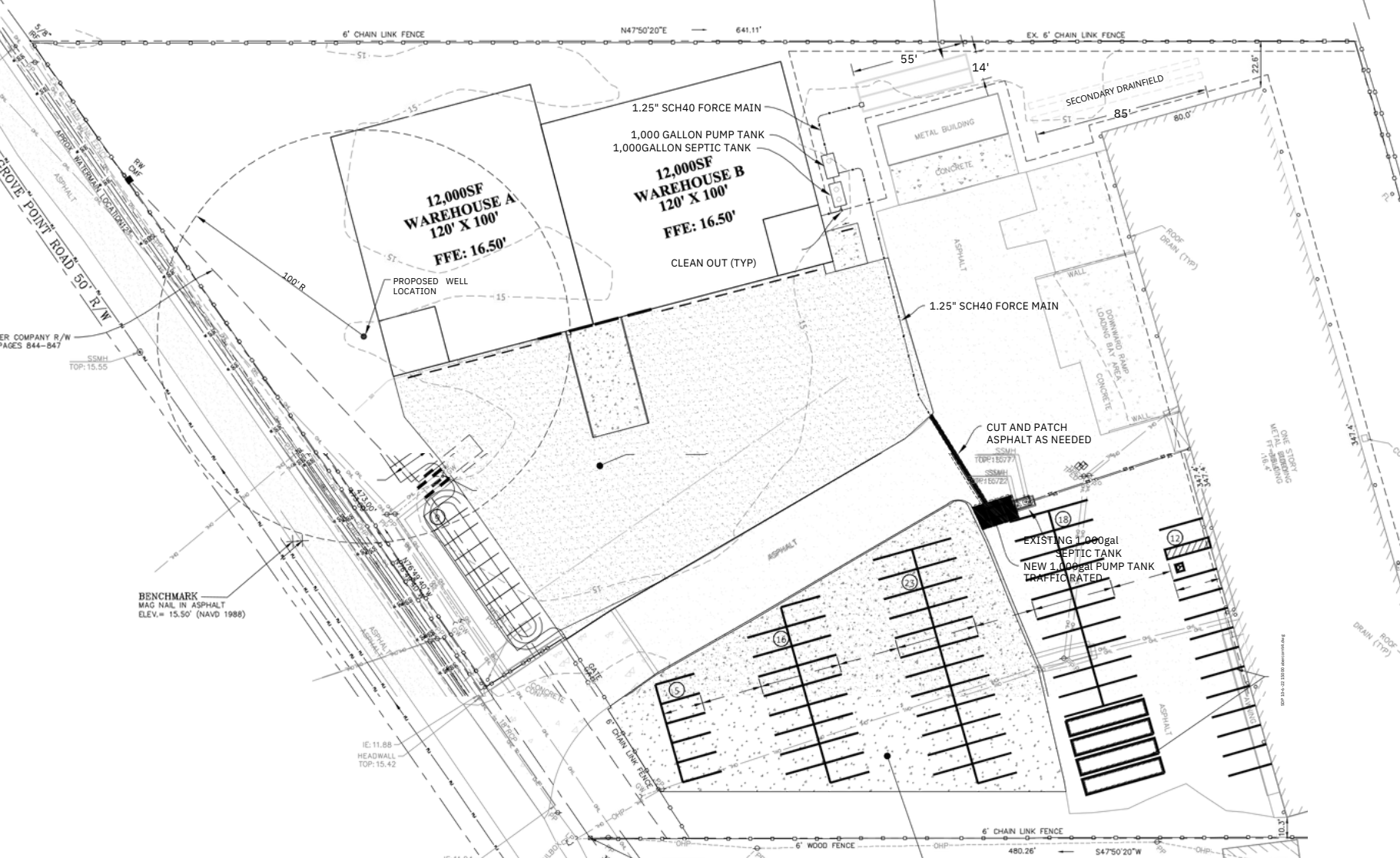
Grove Point Rd

er Station Dr

Grove Point R

RAYMOND O. GASTER JR.  
PIN: 11005 2001A

INSTALL FIELD LEVEL  
ACROSS ENTIRE LENGTH



12,000SF  
WAREHOUSE A  
120' X 100'  
FFE: 16.50'

12,000SF  
WAREHOUSE B  
120' X 100'  
FFE: 16.50'

EXISTING 1,000gal  
SEPTIC TANK  
NEW 1,000gal PUMP TANK  
TRAFFICATED

BENCHMARK  
MAG NAIL IN ASPHALT  
ELEV. = 15.50' (NAVD 1988)

RE: 725158.39  
E: 946802.16

**NEW CONSTRUCTION**

**24,000 SF**

**15000-A ABERCORN ST,  
SAVANNAH, GA**



**NEW CONSTRUCTION**



**CASE**  
WOODWORKING SUPPLY

**Gastel**  
LUMBER  
& Hardware

**SecurCare**  
Self Storage

**AMERICAN**  
FREIGHT

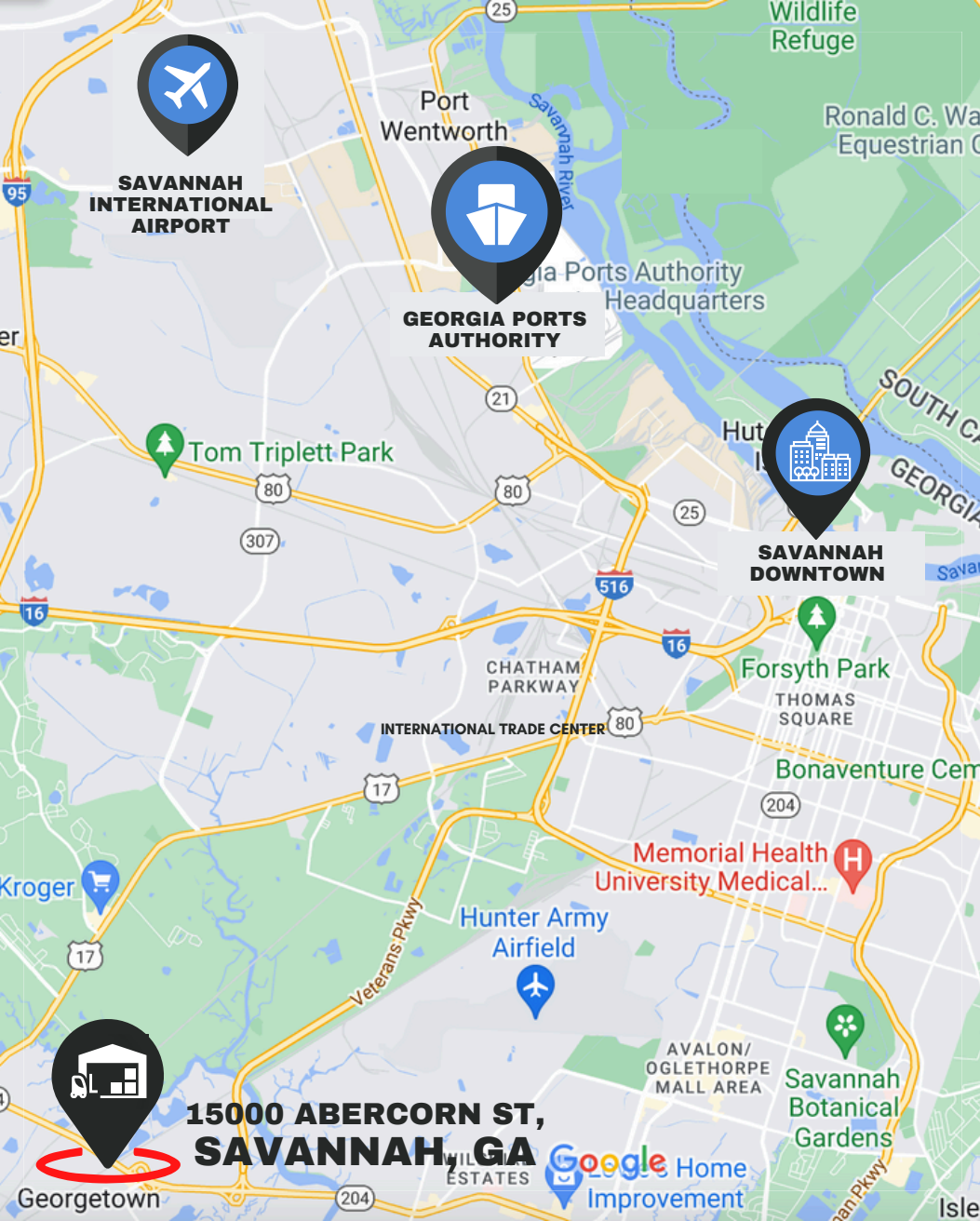
JOE HUDSON'S  
**COLLISION CENTER**

GEORGIA  
**FLOORS DIRECT**.com

204

**GA STATE ROUTE 204**

**15000-A ABERCORN ST,  
SAVANNAH, GA**



## HIGHLIGHTS

- New 24,000 SF warehouse
- Single slope standing seam metal roof
- Front eave height 29', rear eave height 25'
- Clear span buildings (no interior columns)
- 2 Loading Docks
- 4 Drive -in Doors
- 2x 1,000 SF Office
- Plenty parking spaces

## TRAVEL DISTANCES

Interstate 95 - 2 mi  
Savannah Port- 14 mi  
Savannah Airport - 15 mi  
Downtown Savannah- 12 mi  
Interstate 16 - 12 mi  
Charleston, SC 118 mi  
Jacksonville, FL - 128 mi  
Atlanta, GA - 244 mi  
Charlotte, NC 263 mi



166,700 VPD

Ogeechee Rd (26,500 VPD)

E Montgomery Cross Rd (55,280 VPD)

23,400 VPD

Veterans Pkwy

Abercorn St (63,500 VPD)

SUBJECT PROPERTY

Starbucks **Kroger** **WELLS FARGO**  
**CVS** **Walgreens**

**belk** **ZAXBY'S** **Arby's** **Tanera BREAD** **BURGER KING** **T** **Party City** **macy's**  
**FedEx** **BEST BUY** **FOREVER 21** **ULTA BEAUTY** **Michaels**  
**HomeGoods** **BARNES & NOBLE** **KOHL'S** **JCPenney**

HUNTER ARMY AIRFIELD

**HOBBY LOBBY** **OUTBACK STEAKHOUSE**  
**THE HOME DEPOT** **Applebees**  
**PETSMART** **LOWE'S**

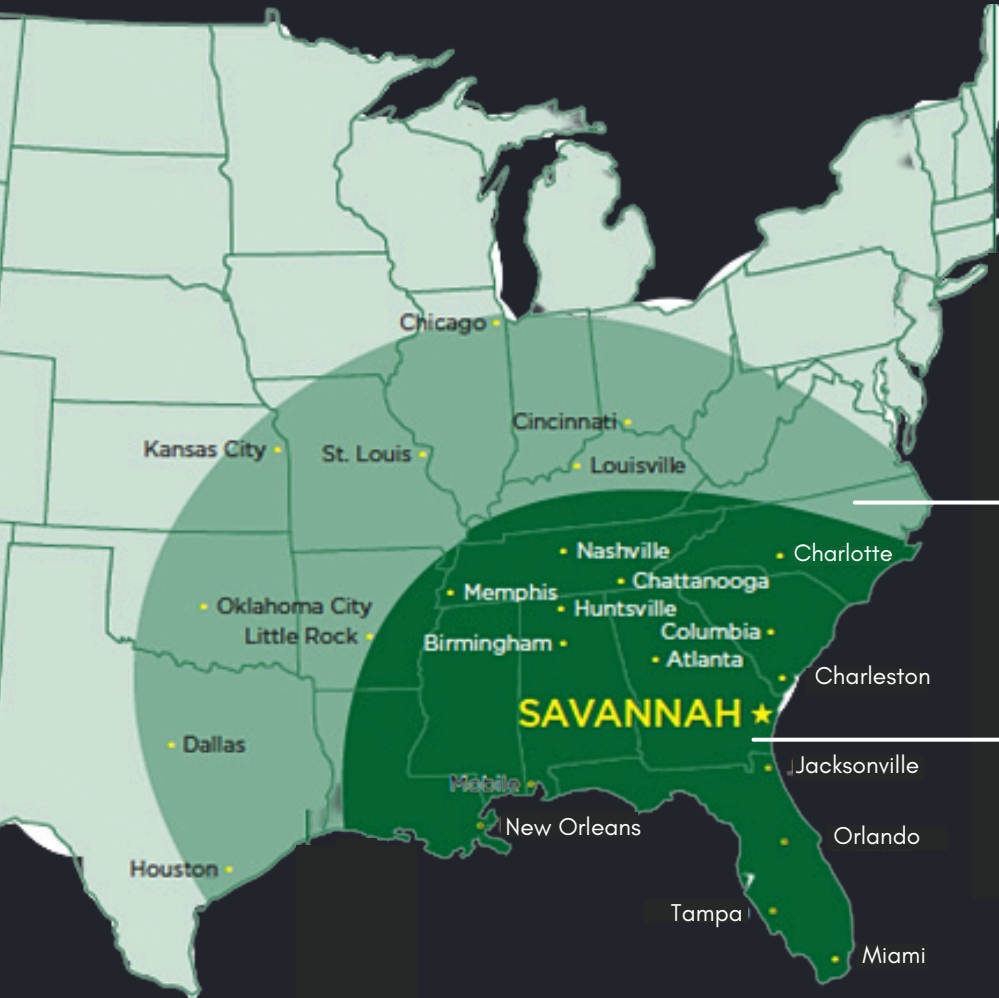
**ZAXBY'S** **BURGER KING** **DUNKIN' DONUTS** **AT&T**  
**DOLLAR TREE** **Walmart**  
**O'Reilly AUTO PARTS** **MURPHY USA**

**Sakura Place** **True Value** **Rachael's** **Chevron**  
**DOLLAR GENERAL**  
**Georgetown Family Dental** **ExtraSpace Storage** **Shell**  
**WAFFLE HOUSE** **CIRCLE K** **SONIC** **FOOD LION**  
GOOD FOOD FAST.

**TACO BELL** **Domino's** **McDonald's** **Starbucks** **TARGET** **BIG LOTS!**  
**Walmart** **SUNTRUST** **BB&T**  
**BANK OF AMERICA** **verizon** **WELLS FARGO**  
**DOLLAR GENERAL** **Bath & Body Works**

# SAVANNAH: GATEWAY TO AMERICAN COMMERCE

The Port of Savannah handled an all-time record of nearly 500,000 twenty-foot equivalent container units in March, an increase of more than 48 percent, or 162,275 TEUs, compared to the same month in 2020.



**44%**

within easy reach of inland connectivity infrastructure

**20%**

of U.S. population & industry is best served by the Port of Savannah