

# 2 NEW STATE OF ART INDUSTRIAL WAREHOUSES

FOR LEASE FROM 48,000 SF - 199,200 SF  
4 STAR WAREHOUSES ON A 30 ACRE LOT

FOR LEASE  
AVAILABLE NOW

115 A-B & 117 B PARKWAY DRIVE, RINCON, GEORGIA 31326



WITHIN 7 MILES TO  
PORT SAVANNAH



62 LOADING DOCKS WITH  
DOCK LEVELERS



30 ACRE  
LOT SIZE



BRAND NEW CLASS 4  
CONSTRUCTION

THIS PREMIER 30-ACRE, BRAND-NEW INDUSTRIAL DEVELOPMENT FEATURES TWO STATE-OF-THE-ART BUILDINGS TOTALING 316,800 SF.

### **BUILDING 115 A-B**

THIS FLEXIBLE SPACE CAN BE LEASED AS A PORTION OF THE BUILDING OR AS THE ENTIRE BUILDING. FOR EXAMPLE, THE FOLLOWING CONFIGURATIONS ARE AVAILABLE:

- BUILDING 115 A: 79,200 SF AVAILABLE, FEATURING 16 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70 FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.
- BUILDING 115 B: 72,000 SF AVAILABLE, FEATURING 15 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE

### **BUILDING 117B**

48,000 SF AVAILABLE, FEATURING 5 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

**DURABLE CONSTRUCTION:** BUILDINGS 115 AND 117 ARE CONSTRUCTED WITH FIBER-REINFORCED CONCRETE 4,500 PSI SLABS ENGINEERED FOR LONG-TERM DURABILITY.

### **TRAILER PARKING**

TRAILER PARKING IS AVAILABLE FOR LEASE FROM 4 TO 7 ACRES. THE FULL 7-ACRE AREA ADJACENT TO THE BUILDINGS CAN ACCOMMODATE UP TO 360 TRAILERS AND IS ZONED FOR HEAVY INDUSTRIAL USE.

### **STRATEGIC LOCATION:**

THE PROPERTY IS LOCATED IN THE EFFINGHAM INDUSTRIAL PARK ALONG HIGHWAY 21 AT THE SAVANNAH-RINCON BORDER. JUST 7 MILES FROM THE PORT OF SAVANNAH, THIS HEAVY INDUSTRIAL SITE OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES—REPRESENTING A RARE OPPORTUNITY TO SECURE MODERN WAREHOUSE SPACE IN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS.

# WAREHOUSE SITE PLAN

**BUILDING 117 B**  
48,000 SF

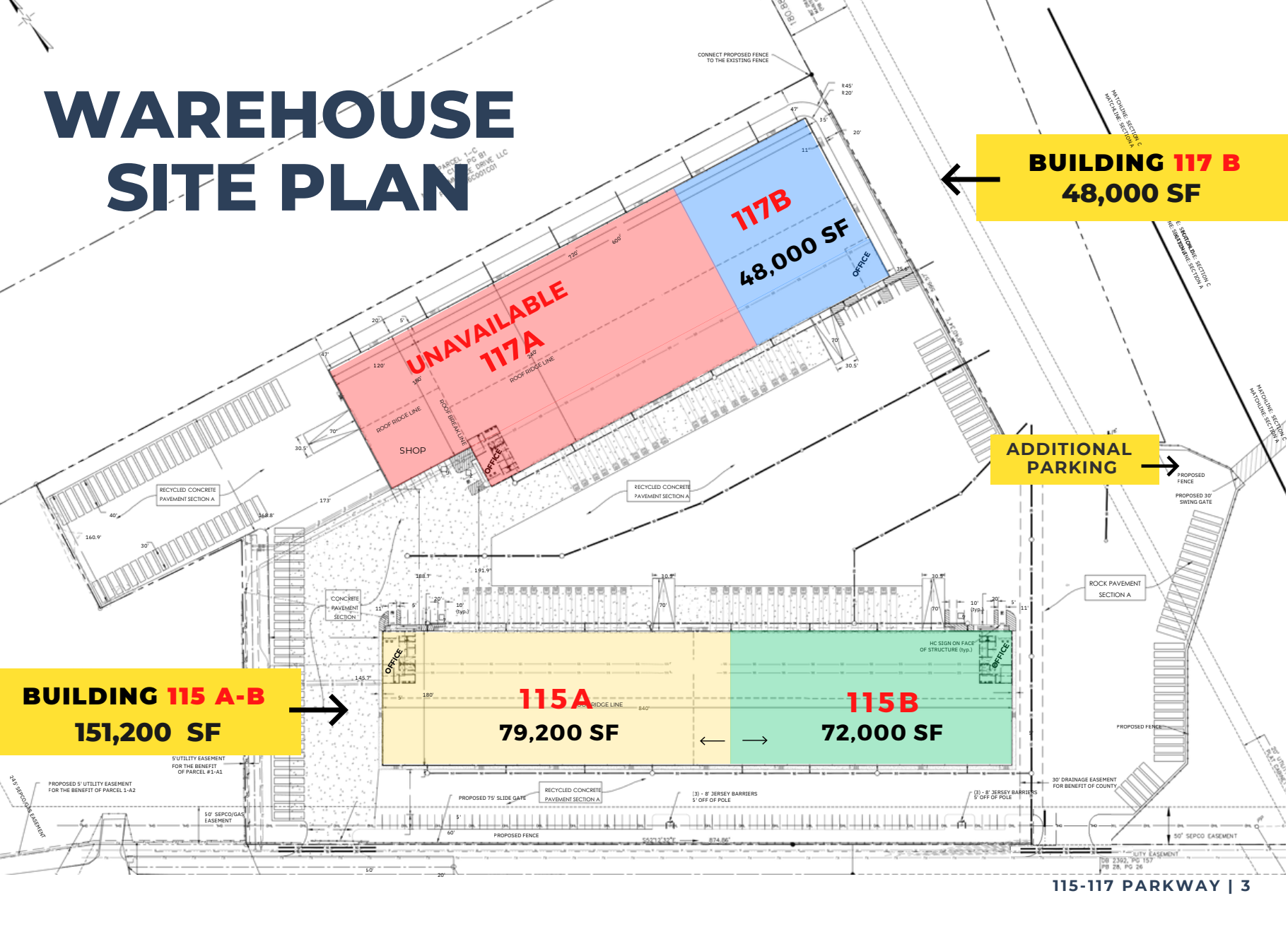
**UNAVAILABLE  
117A**

**BUILDING 115 A-B**  
151,200 SF

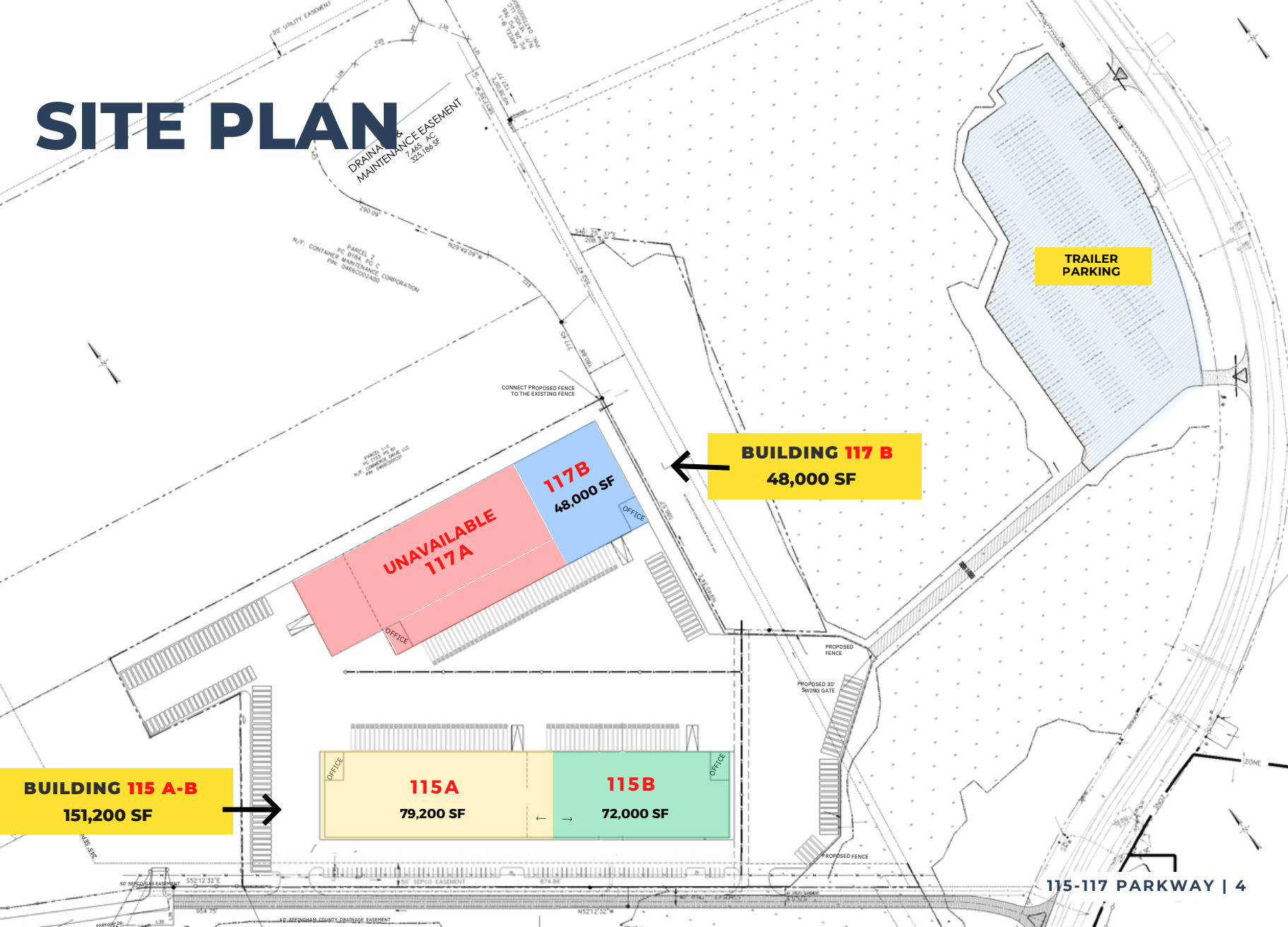
**115A**  
79,200 SF

**115B**  
72,000 SF

**ADDITIONAL  
PARKING**



# SITE PLAN



**BUILDING 115 A-B**  
151,200 SF

**BUILDING 117 B**  
48,000 SF

**UNAVAILABLE 117A**  
48,000 SF

**115A**  
79,200 SF

**115B**  
72,000 SF

**TRAILER PARKING**



# BUILDING 115 A-B



THIS FLEXIBLE SPACE CAN BE LEASED AS A PORTION OF THE BUILDING OR AS THE ENTIRE BUILDING. FOR EXAMPLE, THE FOLLOWING CONFIGURATIONS ARE AVAILABLE:

**BUILDING 115 A:** 79,200 SF AVAILABLE, FEATURING 16 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70 FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.

**BUILDING 115 B:** 72,000 SF AVAILABLE, FEATURING 15 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE

|                  |                  |                                     |               |
|------------------|------------------|-------------------------------------|---------------|
| AVAILABILITY :   | 151,200 SF       | COLUMN SPACING:                     | 50 X 60       |
| OFFICE:          | 2 X 3,075 SF     | LOADING DOCKS W/DOCK LEVELERS       | 31 (9'X10')   |
| CAR PARKING:     | 40 SPOTS         | DOUBLE DOORS:                       | 2 (24' X 20') |
| TRAILER PARKING: | 80 SPOTS         | DRIVE IN DOOR W/70 FT DRIVE IN RAMP | 2 (24' X 20') |
| CLEAR HEIGHT:    | 34'              | LIGHTING:                           | LED           |
| ZONING:          | HEAVY INDUSTRIAL | 800 AMPS 277/480 VOLTS              |               |

# BUILDING 117 B



**BUILDING 117B:** 48,000 SF AVAILABLE, FEATURING 5 LOADING DOCKS WITH DOCK LEVELERS, 1 DOUBLE DOOR, 1 DRIVE-IN DOOR WITH 70 FT DRIVE IN RAMP , AND A 3,075 SF OFFICE SPACE FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

AVAILABILITY : 48,000 SF

OFFICE: 3,075 SF

TRAILER PARKING: 30 SPOTS

CAR PARKING: 15 SPOTS

CLEAR HEIGHT: 34'

ZONING: HEAVY INDUSTRIAL

COLUMN SPACING: 50 X 60

LOADING DOCKS W/DOCK LEVELERS 5 (9'X10')

DOUBLE DOORS: 1 (24' X 20')

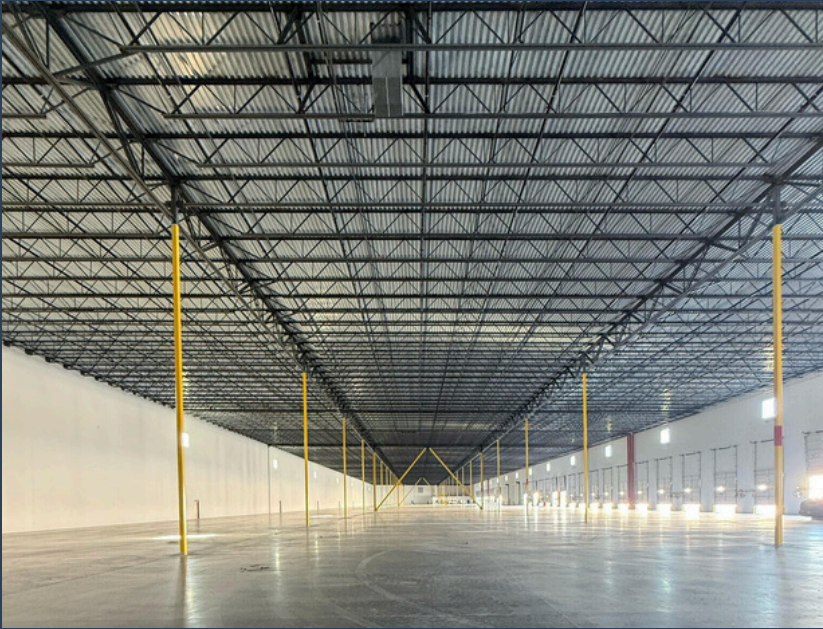
DRIVE IN DOOR W/70 FT DRIVE IN RAMP 1 (24' X 20')

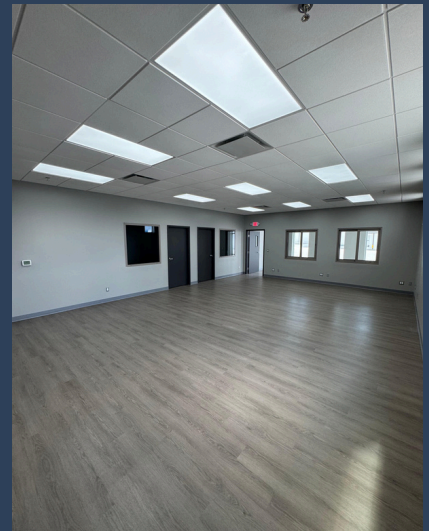
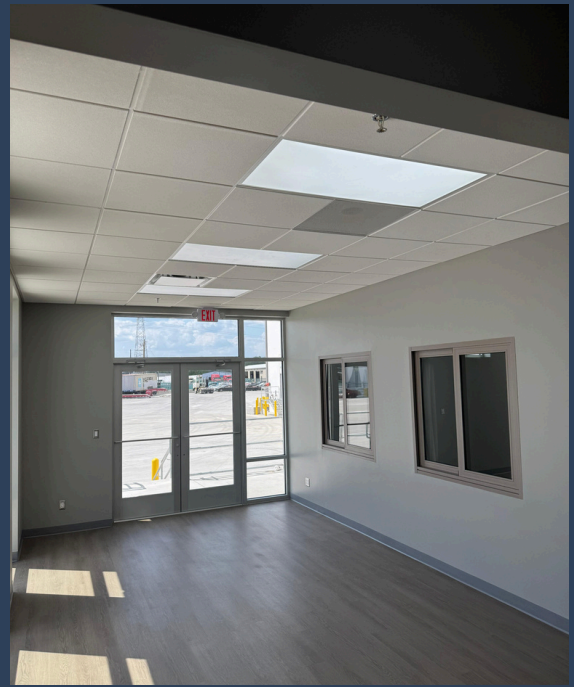
LIGHTING: LED

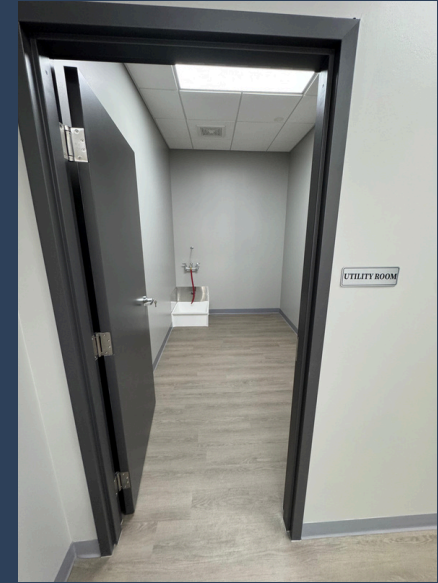
800 AMPS 277/480 VOLTS













**TRAILER  
PARKING**

# SUPERIOR LOGISTICS LOCATION

TRAILER  
PARKING

115-117 PARKWAY DR,  
RINCON, GEORGIA



9 MILES TO  
INTERSTATE 16



3 MILES TO  
INTERSTATE 95



12 MILES TO  
DOWNTOWN SAVANNAH



9 MILES TO  
SAVANNAH AIRPORT



7 MILES TO  
PORT SAVANNAH

# SURROUNDING TENANTS



# PORT OF SAVANNAH

## THE LARGEST SINGLE-TERMINAL CONTAINER FACILITY IN NORTH AMERICA



**3rd**

BUSIEST CONTAINER  
GATEWAY IN THE NATION



**2,856**

REEFER RACK PLUGS  
AT PORT OF SAVANNAH



**10,000**

FEET OF CONTIGUOUS BERTH  
SPACE AT PORT OF SAVANNAH



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115-117 PARKWAY DRIVE  
RINCON, GEORGIA