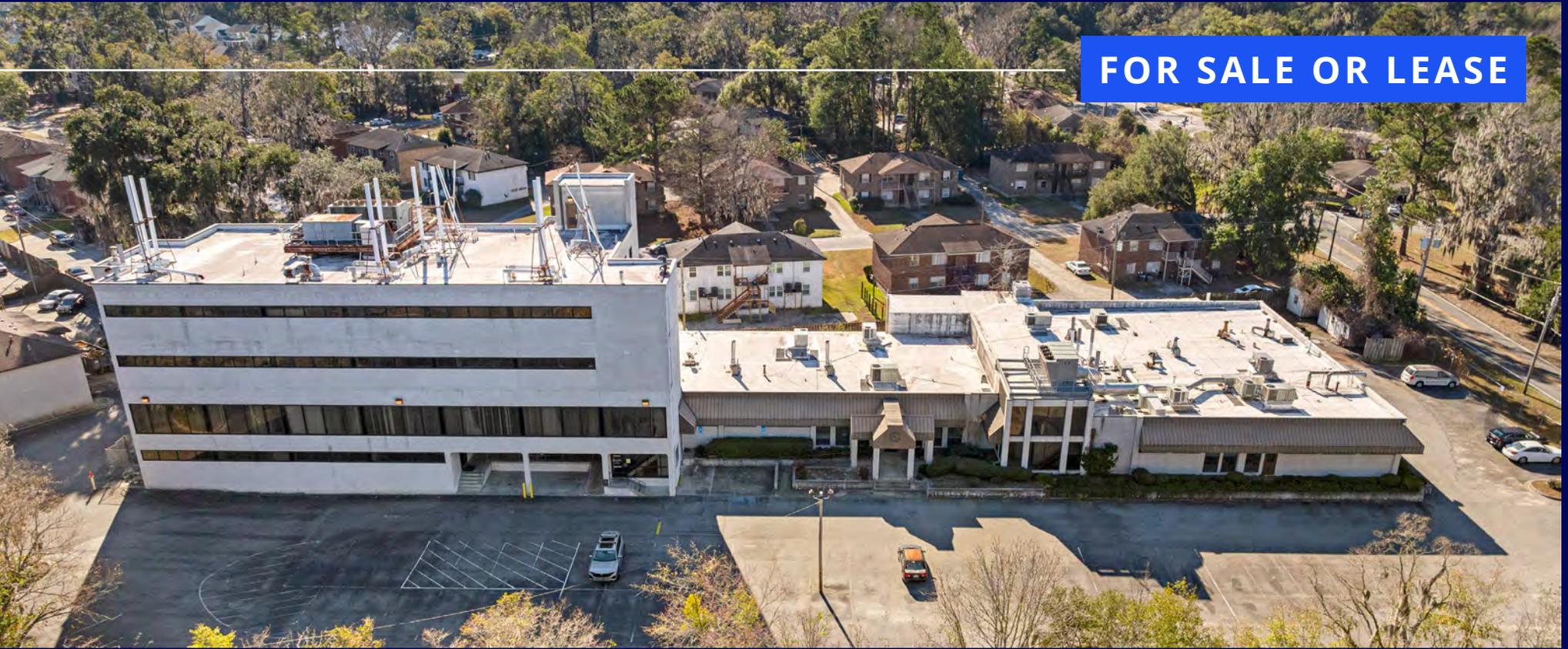


FOR SALE OR LEASE



Infill Flex R&D Facility with Excess Land

5102 La Roche Avenue & Jasmine Avenue Land
Savannah, GA 31404

Ashley W. Smith, SIOR, CCIM

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Principal

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At a Glance

- ±54,824 SF | ±2.33 AC
- Flex R&D Facility
- ±5.32 AC adjacent parcel
- Zoning: I-P
- Ample parking
- **For Sale or Lease**

Property Summary

5102 La Roche Avenue is a well-positioned Flex R&D facility offered for sale or lease, totaling approximately 54,824 SF in a 4-story building (built 1988). The property is situated on a ±2.33-acre site with ample parking and I-P (Light Industrial) zoning, supporting a variety of flex, R&D, office, and light industrial users.

A key value driver is the ability to complement the improved asset with an adjacent ±5.32-acre lot for future development, creating a rare opportunity for a campus-style environment with expansion, additional parking, or new construction potential.

The location provides convenient access to major Savannah demand generators and corridors, including Downtown Savannah, the Medical Arts District (Midtown medical corridor), and the Harry S. Truman Parkway, enhancing connectivity for employees, clients, and regional commuting.

Property Benefits

- Campus-style expansion optionality
- Flex/R&D positioning in an infill Savannah location
- Access to major employment corridors (Medical Arts District / Downtown / Truman Pkwy)

Property Details

5102 La Roche Avenue (Building)

Parcel #	1036702001
Total AC	±2.33 AC
Total Building SF	±54,824 SF (Plus ±19,144 SF 4-Unit Apartment Building)
Year Built	1988
No. of Stories	Four story office/lab in back, two story office near front
Elevators	One, serves four story office/lab
Loading Area	On main parking lot side
Zoning	I-P/EO Institutional Professional - Environmental Overlay

Jasmine Avenue (Excess Land)

Parcel #	1036701003
Total AC	±5.32 AC (±2.5 Upland AC)
Land Condition	±0.8 AC paved & fenced, remaining land is wooded
Zoning	PUD-IS/EO Planned Unit Development Institutional - Environmental Overlay

Aerial View

±5.32 AC Excess Land

Jasmine Avenue

Semken Avenue

La Roche Avenue

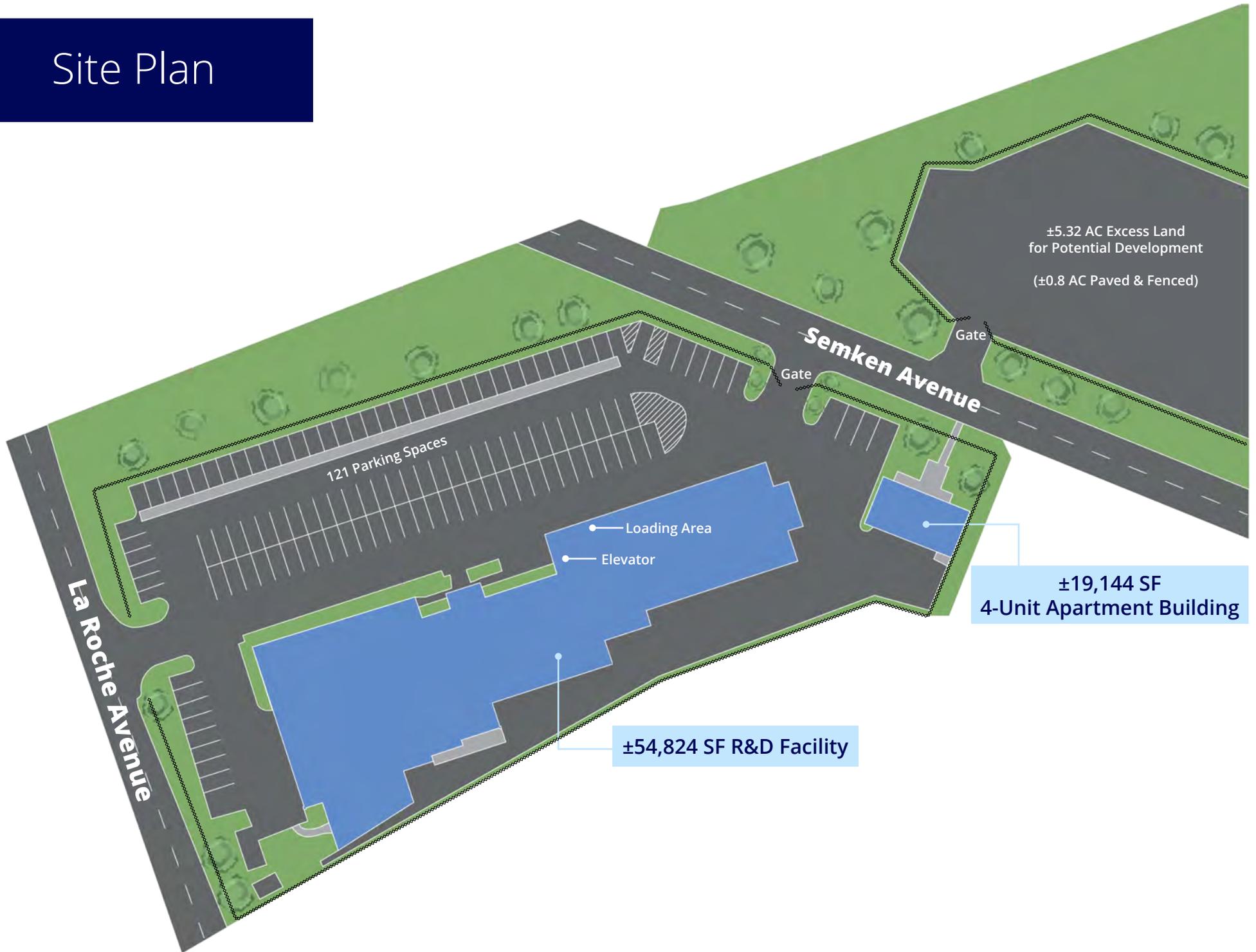
±19,144 SF
4-Unit Apartment Building

±54,824 SF R&D Facility

±5.32 AC Development Opportunity

- Additional flex/office buildings
- Structured surface parking
- Medical campus expansion
- Build-to-suit development

Site Plan





±54,824 SF R&D Facility



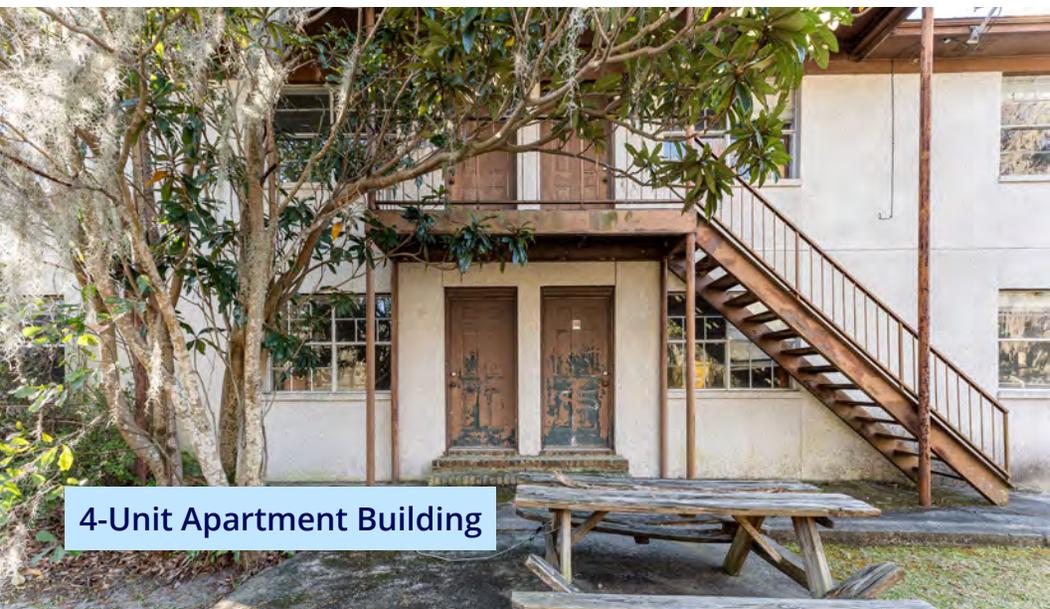
Dock Loading Area



±54,824 SF R&D Facility



±5.32 AC Excess Land



4-Unit Apartment Building

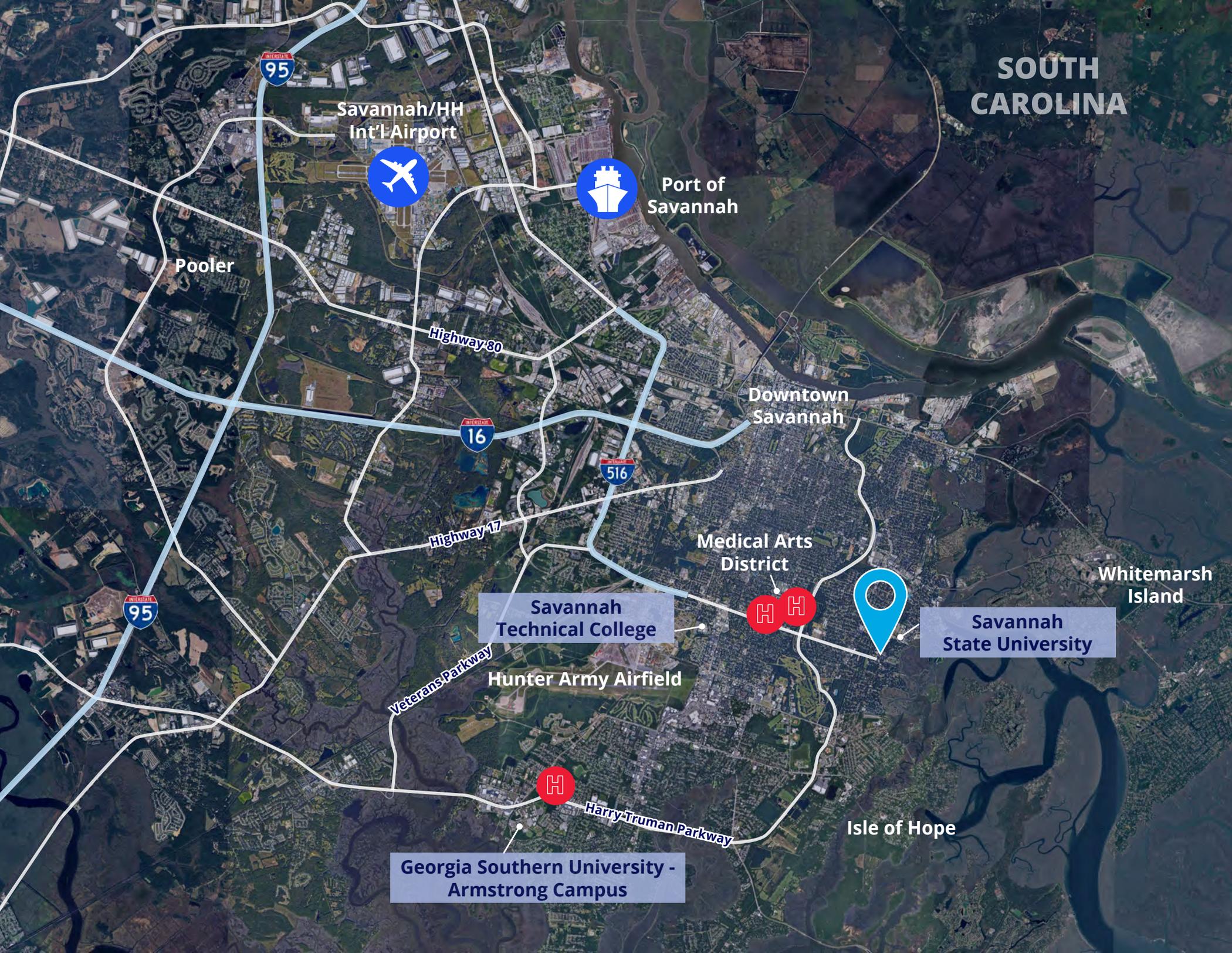


4-Unit Apartment Building

Interior Photos



SOUTH CAROLINA



Savannah/HH
Int'l Airport



Port of Savannah

Pooler

Highway 80



Downtown Savannah



Highway 17

Medical Arts
District



Savannah
Technical College

Whitemarsh
Island

Savannah
State University



Hunter Army Airfield

Veterans Parkway



Harry Truman Parkway

Isle of Hope

Georgia Southern University -
Armstrong Campus

Surrounding Area

To Downtown Savannah

Medical Arts District



Harry Truman Parkway

E Derenne Avenue

La Roche Avenue



±3,200 Students



For more information, contact:

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