

138 Industrial Boulevard Rincon, Effingham County, Georgia 31326

- ±100,200 SF industrial building with outside storage
 - ±97,906 SF warehouse
 - ±2,294 SF office
- Parcel # 0429A-00000-010-A00, ±6.7 acre site
- Brick and metal construction built in 2008
- 18 dock doors and 1 drive-in door
- 24 auto parking spaces
- Additional outside storage/trailer parking (±1 acre)
- 26' clear height
- 30' x 50' column spacing
- ESFR Sprinkler
- New LED lighting in warehouse
- 600 amp/480 V electrical service
- Extensive interior and exterior renovations & repairs completed
- Zoned I-1 Industrial (Effingham County); zoning permits manufacturing and warehousing uses

Availability

- Available Now: ±50,200 SF (includes office)
- Available July 2026: ±100,200 SF

Lease Rate:

Please Inquire OPEX: \$2.25/SF

Contact us:

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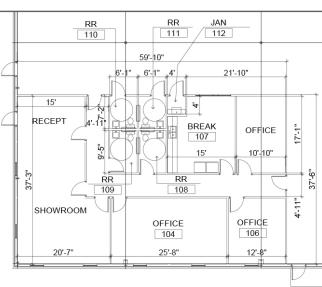


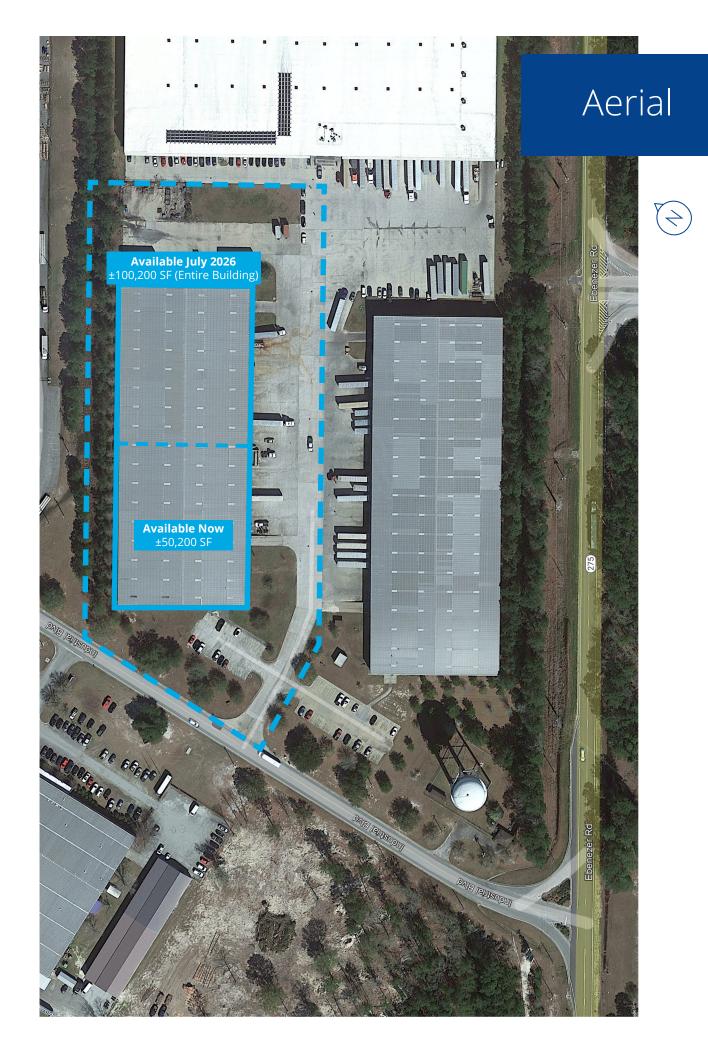
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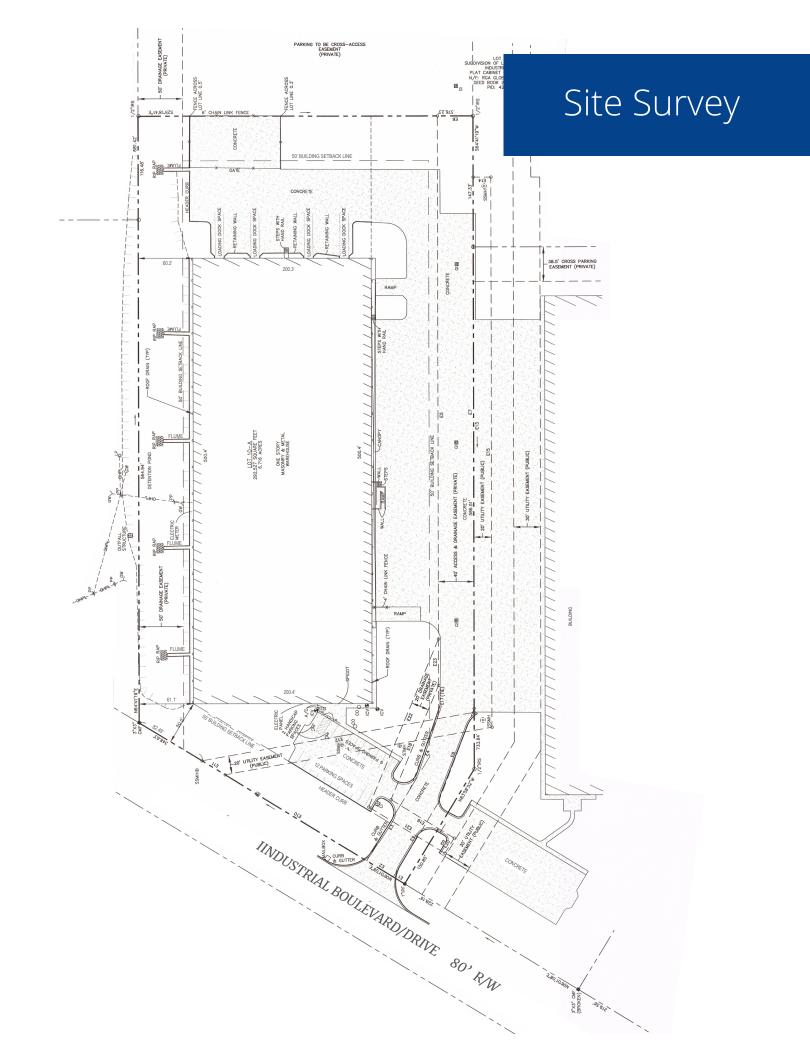


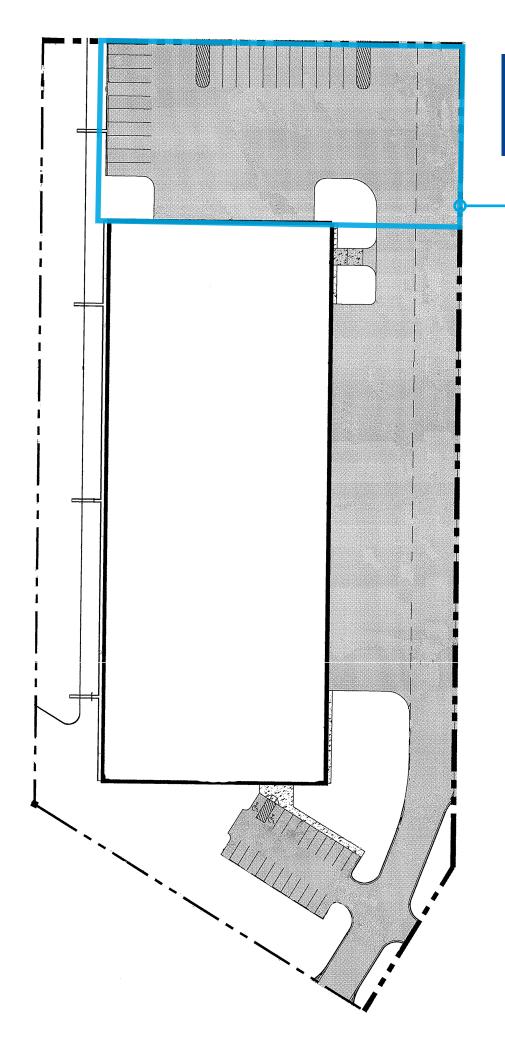
Available July 2026 ±100,200 SF (Entire Building) Floor Plan (5) (2) RR 111 JAN 112 RR 110 59'-10" 6'-1" 21'-10" RECEPT BREAK 107 RR 109 RR 108 SHOWROOM OFFICE Available Now ±50,200 SF 104 20'-7" 25'-8"









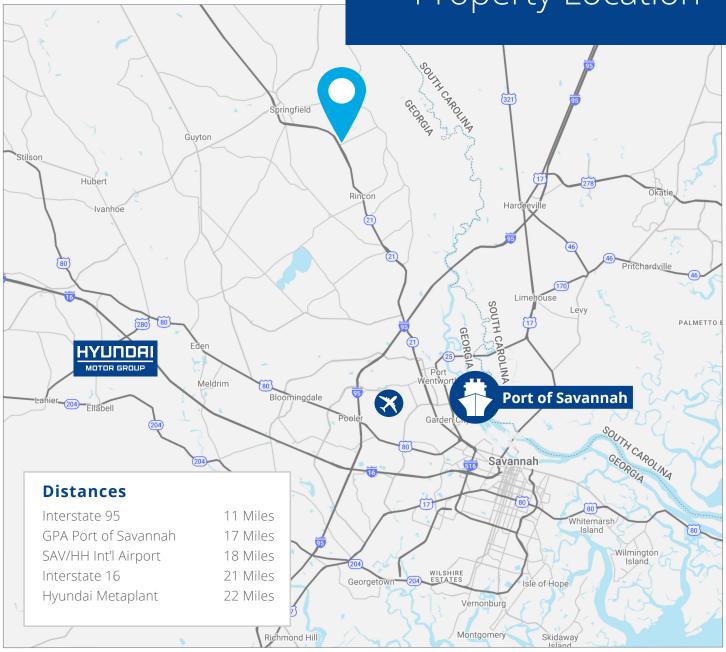


Site Plan

Additional
Outside Storage/Trailer Parking
±1 Acre



Property Location



Contact

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