



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

For Lease

Lease Rate:

Please Inquire
OPEX: \$2.25/SF

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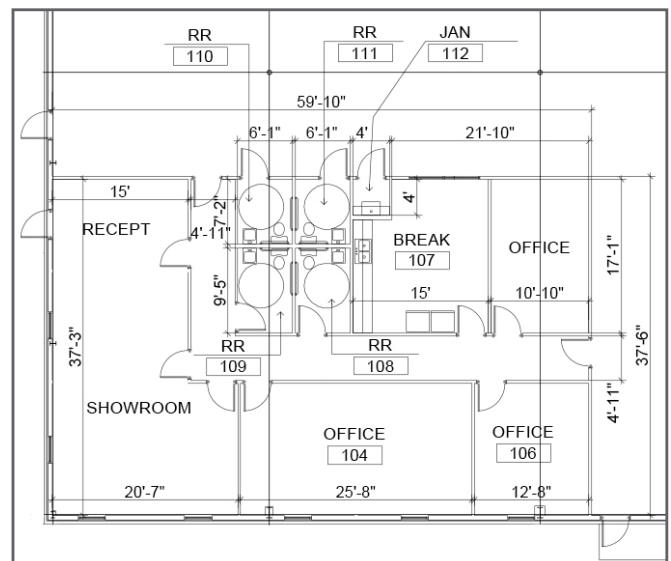


Available July 2026
±100,200 SF (Entire Building)

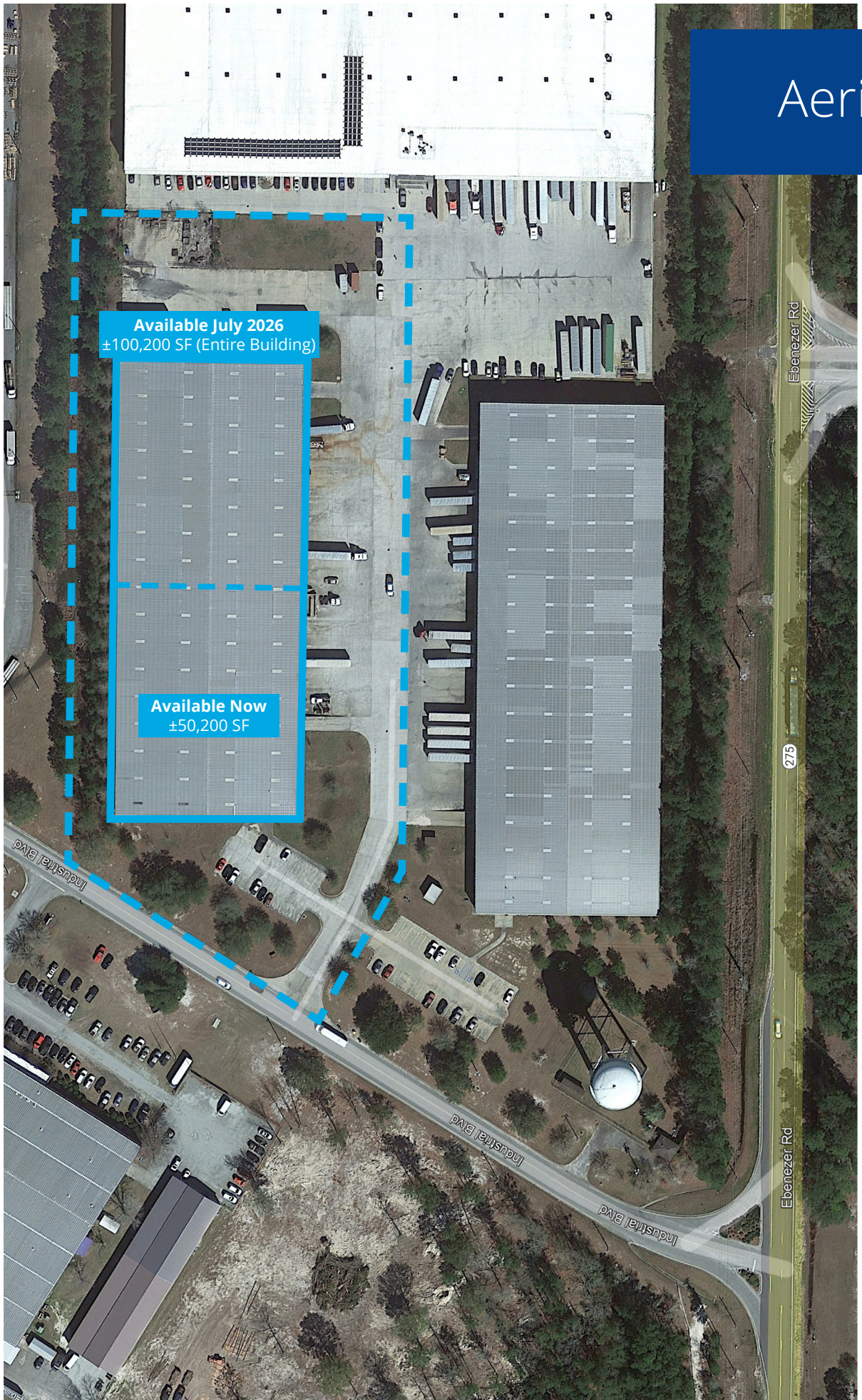
Floor Plan



Available Now
±50,200 SF



Aerial



Available July 2026
±100,200 SF (Entire Building)

Available Now
±50,200 SF

Ebenezer Rd

275

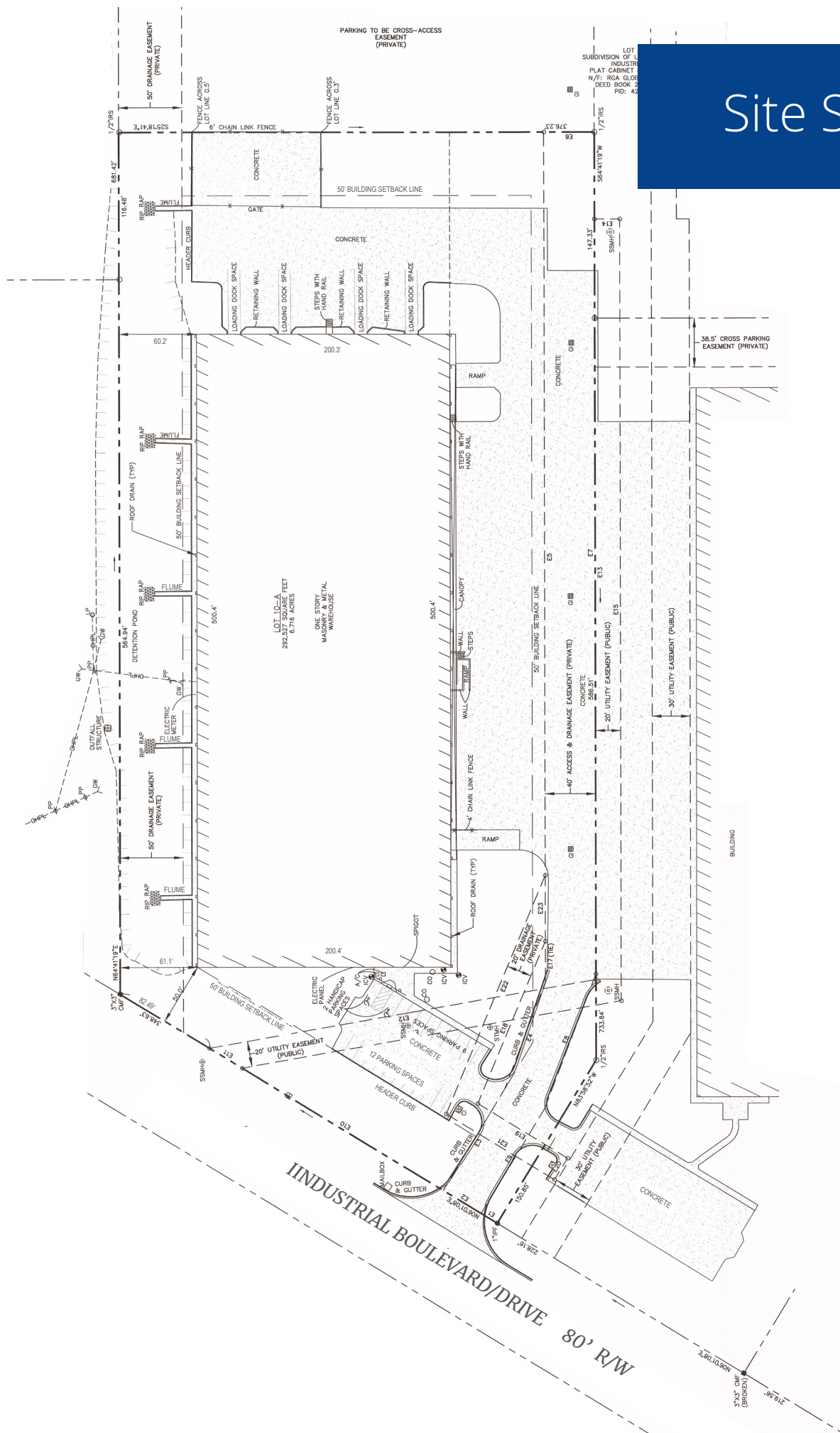
Ebenezer Rd

Industrial Blvd

Industrial Blvd

Industrial Blvd

Site Survey



Site Plan

Additional
Outside Storage/Trailer Parking
±1 Acre

