

±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE

36 WEST CHATHAM COURT
SAVANNAH, GA 31408

Adam Bryant, CCIM, SIOR
Partner
C: 912.667.2740
adam.bryant@svn.com





PROPERTY INFORMATION

1

- Property Summary
- Complete Highlights
- Interior Photos
- Floor Plan
- Aerial | Site
- Aerial | West Chatham Business Park
- Aerial | West Chatham Business Park
- Site Plans

LOCATION INFORMATION

2

- Aerial | Hwy 80 & Chatham Pkwy
- Aerial | I-16 & I-516
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

3

- Demographics Map & Report

ADVISOR BIO & CONTACT

4

- Advisor Bio & Contact



1 PROPERTY INFORMATION

36 West Chatham Court
Savannah, GA 31408

Property Summary



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Estimated CAM:	\$4.05 SF/yr
Building Size:	8,280 SF
Available SF:	8,280 SF
Lot Size:	0.667 Acres
Year Built:	2020
Zoning:	I-1
Market:	Savannah
Submarket:	Westside
APN:	60801-02014

PROPERTY OVERVIEW

SVN is pleased to offer an $\pm 8,280$ square foot free-standing warehouse building for lease within the West Chatham Business Park. The main entrance to the building opens into $\pm 1,271$ square feet of conditioned space with showroom, breakroom, restroom and access to the warehouse. The warehouse portion is approximately $\pm 7,009$ square feet and offers two (2) overhead roll-up doors: one (1) drive-in and one (1) dock-height for efficient loading and unloading. With its blend of functional warehouse space and customer-facing amenities, as well as I-1 zoning, this property is ideal for a variety of business operations. Will be available in turn-key, move-in condition on 05/01/26. Shown by appointment only – please do not disturb the Tenant.

LOCATION OVERVIEW

West Chatham Business Park's location at the intersection of Chatham Parkway and US Highway 80 provides quick access to I-16 and I-95 [home to Amazon and Mitsubishi Power Systems Americas at Pooler's megasite]. It is only 2 miles from the GA Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah. Several major employers, such as Gulfstream, JCB, Colonial Oil, International Paper, the Air National Guard and Coca Cola, are located nearby.

$\pm 8,280$ SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Complete Highlights



PROPERTY HIGHLIGHTS

- $\pm 8,280$ SF Warehouse Building | For Lease | 05/01/26
- $\pm 1,271$ SF Conditioned Showroom | $\pm 7,009$ SF Warehouse
- Two [2] Overhead Roll-up Doors: [1] Drive-in, [1] Dock Height
- Zoned I-1 for Variety of Industrial or Commercial Operations
- Within West Chatham Business Park at Chatham Pkwy & Hwy 80
- Central Location between I-95 & I-16

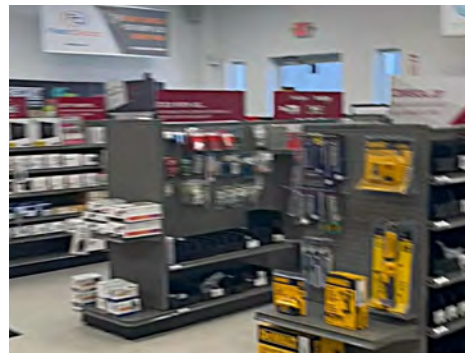
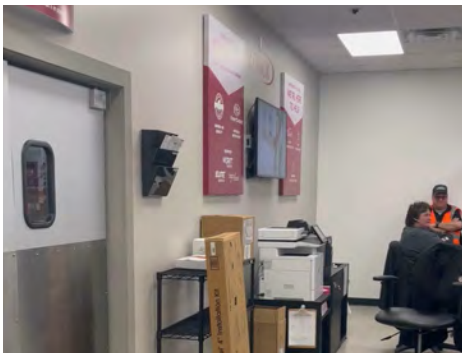
$\pm 8,280$ SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Interior Photos



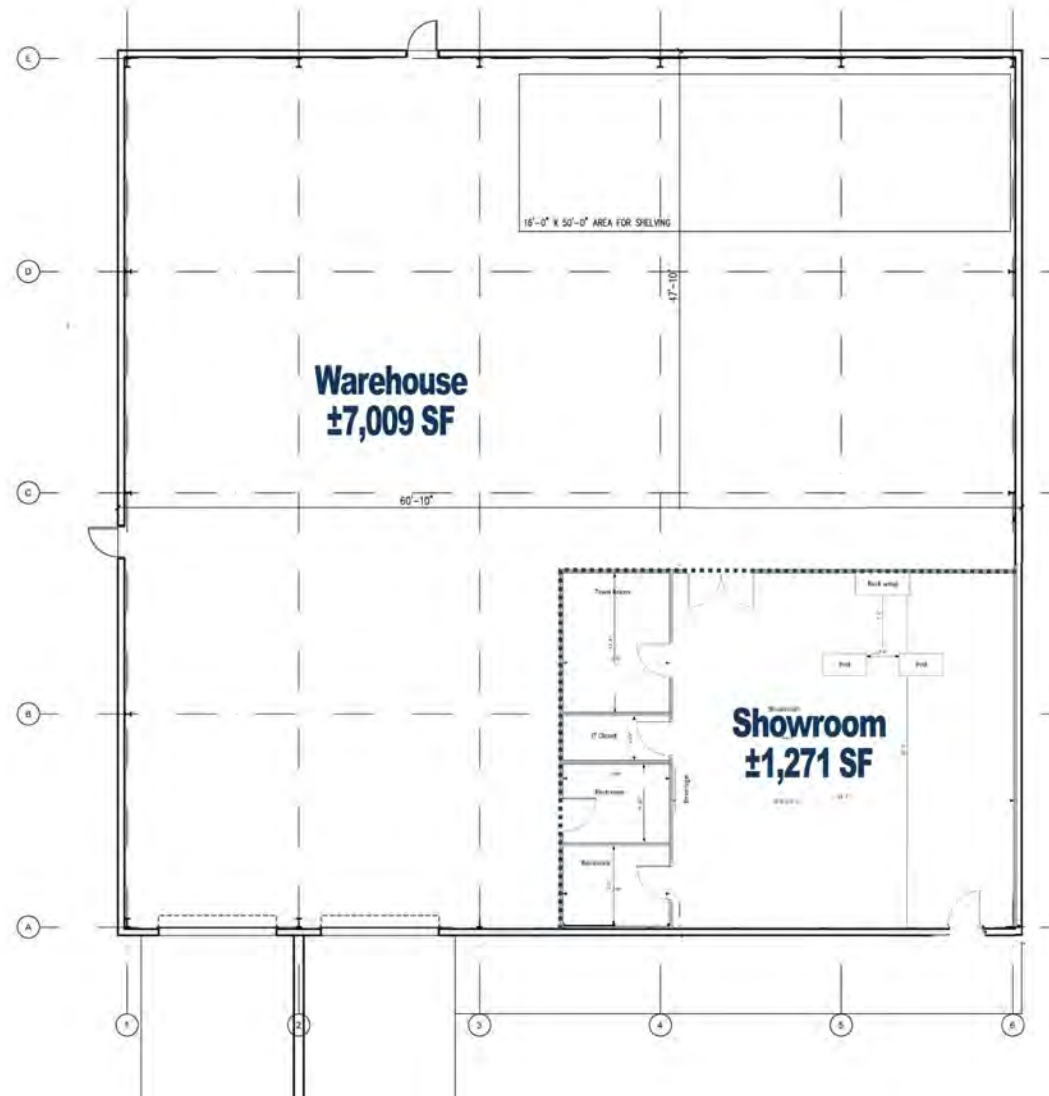
±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Floor Plan



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 7

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial | Site



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 8

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Aerial | West Chatham Business Park



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 9

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Aerial | West Chatham Business Park



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 10

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Site Plans



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 11

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

2 LOCATION INFORMATION

36 West Chatham Court
Savannah, GA 31408

Aerial | Hwy 80 & Chatham Pkwy



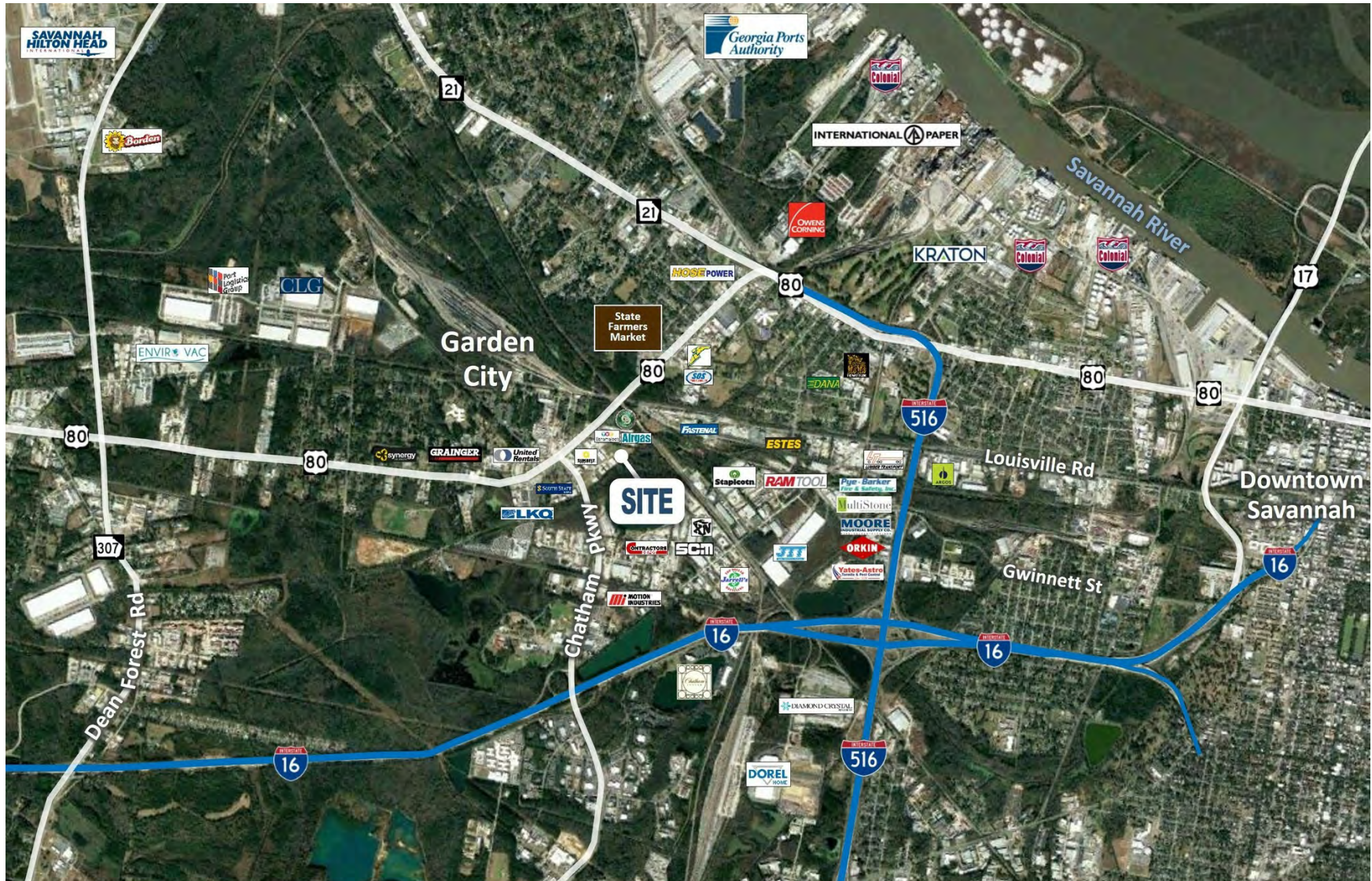
±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 13

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Aerial | I-16 & I-516



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 14

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Aerial | Savannah MSA



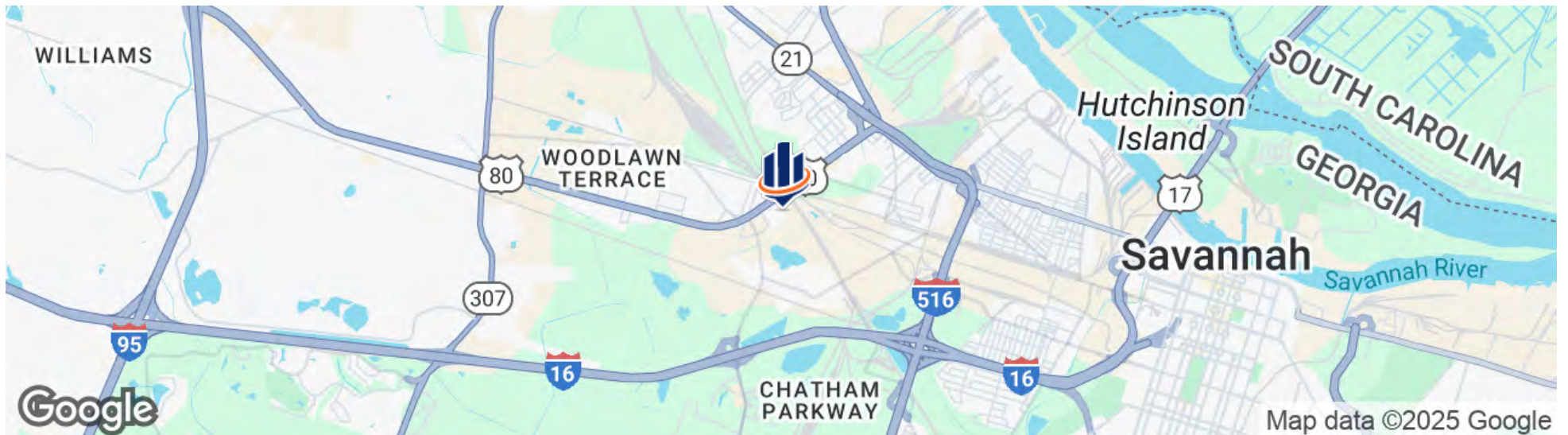
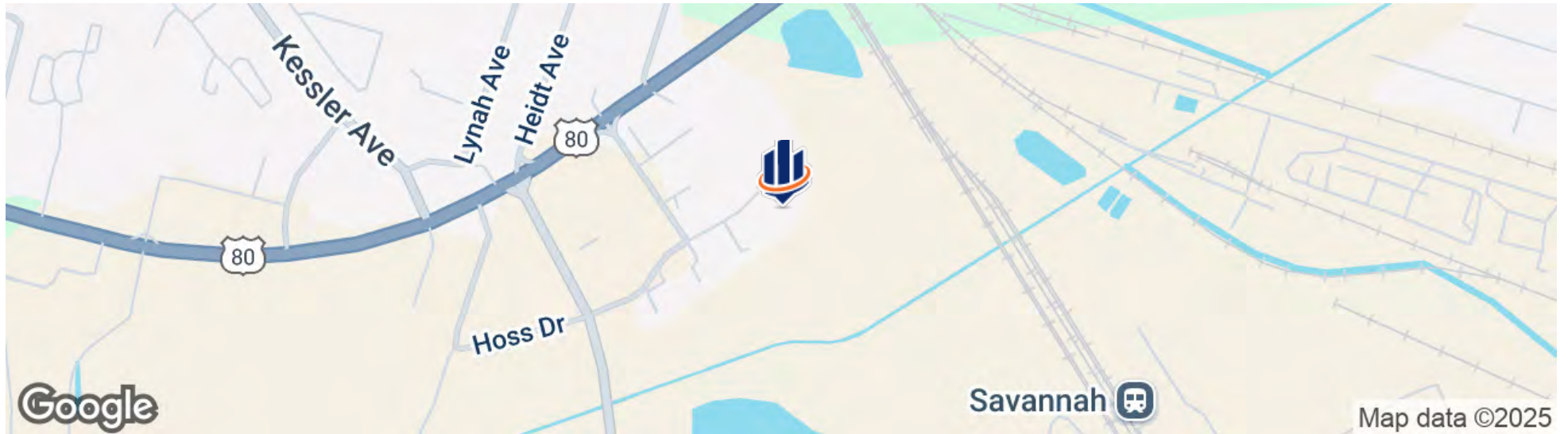
±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 15

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Ownership Stake

Location Maps



±8,280 SF WAREHOUSE BUILDING WITH SHOWROOM | LEASE | 36 WEST CHATHAM COURT SAVANNAH, GA 31408

SVN | GASC | Page 16

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

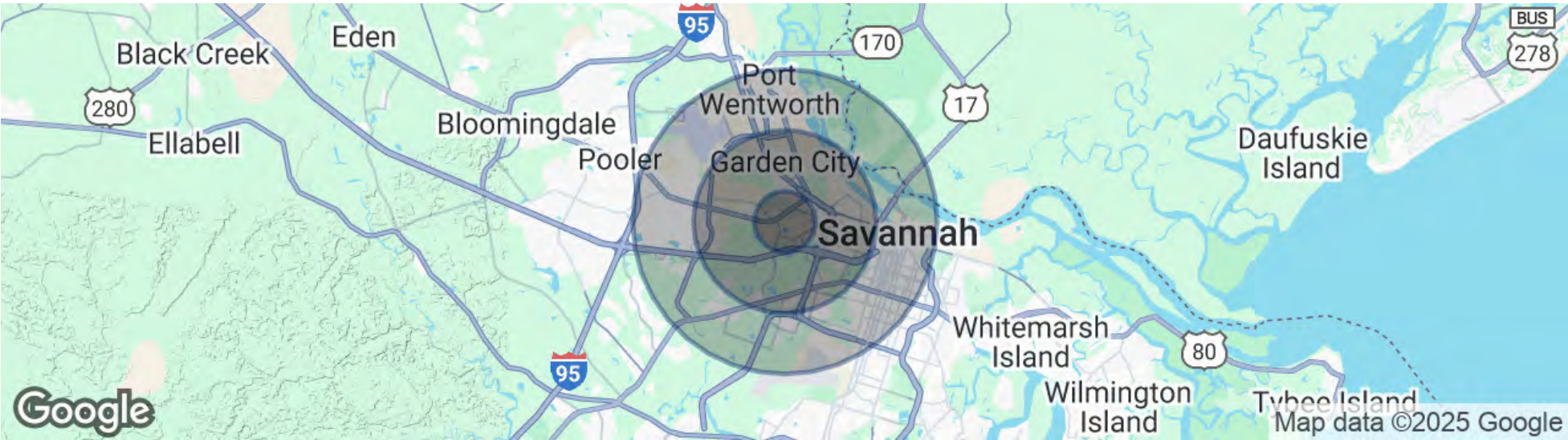
Ownership Stake

3

DEMOGRAPHICS

36 West Chatham Court
Savannah, GA 31408

Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	3,003	25,436	77,119
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME			
Total Households	1,251	9,755	30,382
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$68,939	\$60,496	\$73,410
Average House Value	\$276,464	\$259,683	\$403,843

Demographics data derived from AlphaMap



4 ADVISOR BIO & CONTACT

36 West Chatham Court
Savannah, GA 31408

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]

svnsavhh.com