

105 AVAILABLE  
SAVANNAH, GA 31415

# 440 TELFAIR RD



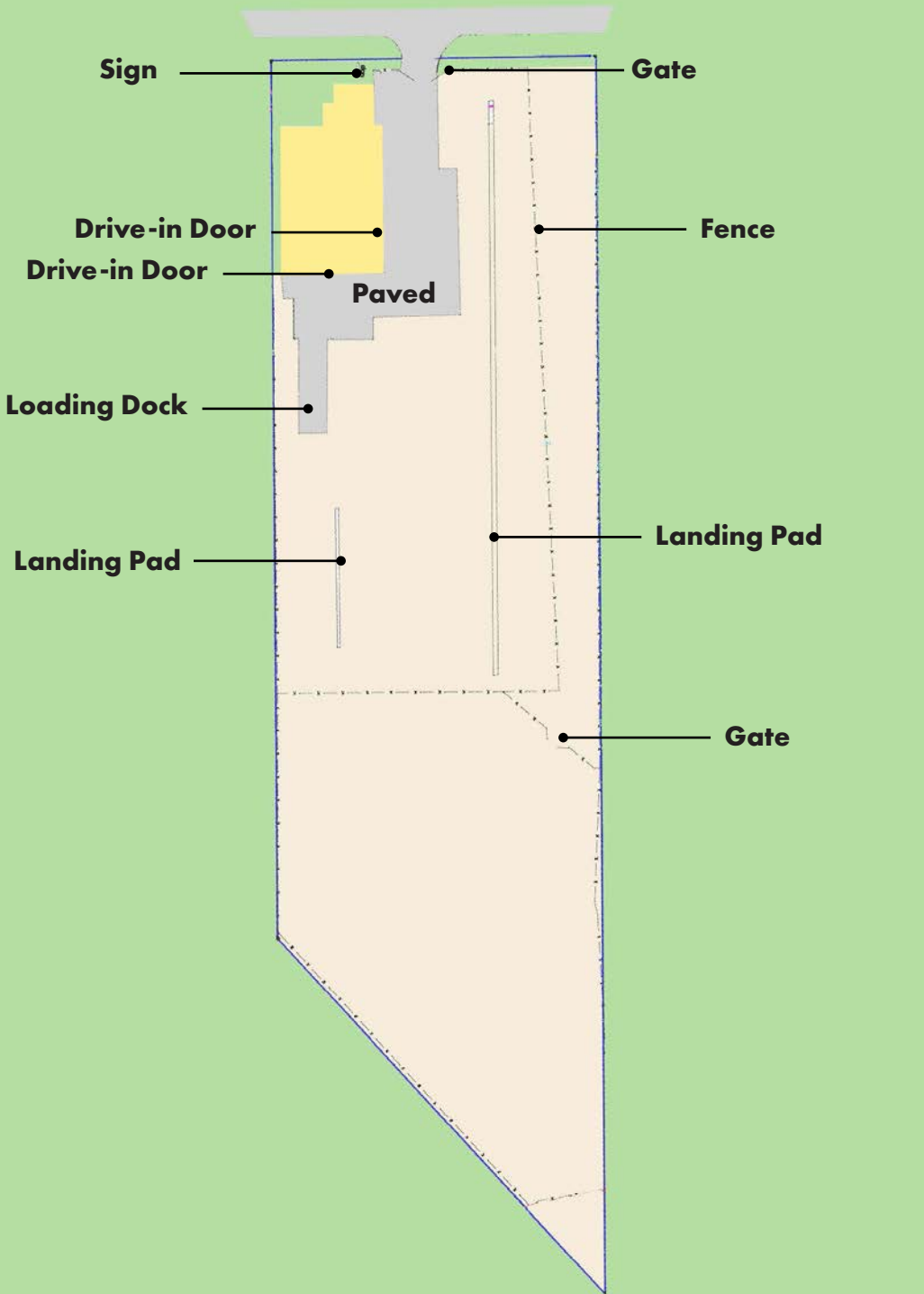
## FOR LEASE OR SALE

10,893 SF WAREHOUSE ON 5.13 ACRES AVAILABLE

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## POTENTIAL USES

- Truck and chassis service, trailer sales and leasing, Equipment Rental and Repair, Mechanical contractors, utility contractors, pipe distributors, building material suppliers, heavy machinery, marine repair, and corporate service supply

<b>ADDRESS:</b>	440 Telfair Rd Garden City, GA 31415
<b>SITE SIZE:</b>	± 5.13 Acres
<b>TOTAL BUILDING SIZE:</b>	±10,893 SF
<b>OFFICE SIZE:</b>	±1,233 SF (Renovated in 2022)
<b>POWER:</b>	3 Phase Power
<b>DRIVE IN DOORS:</b>	Two (2) (12' x 16')
<b>ZONING:</b>	Heavy Industrial (I-2)
<b>LOADING:</b>	External Loading Dock and Ramp
<b>SECURITY:</b>	Fully fenced with full exterior lighting and gated access
<b>CONCRETE LANDING PADS:</b>	Yes
<b>STACKING ALLOWED:</b>	Yes

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# 440 TELFAIR RD - UNIT A



## UNIT A

SITE SIZE:	2.5 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
DRIVE IN DOOR:	Two (2) (12 X 16)
DOCK:	Concrete Loading Pad
SURFACE:	Concrete Building with Ribbon Graveled Yard

# 440 TELFAIR RD - UNIT B

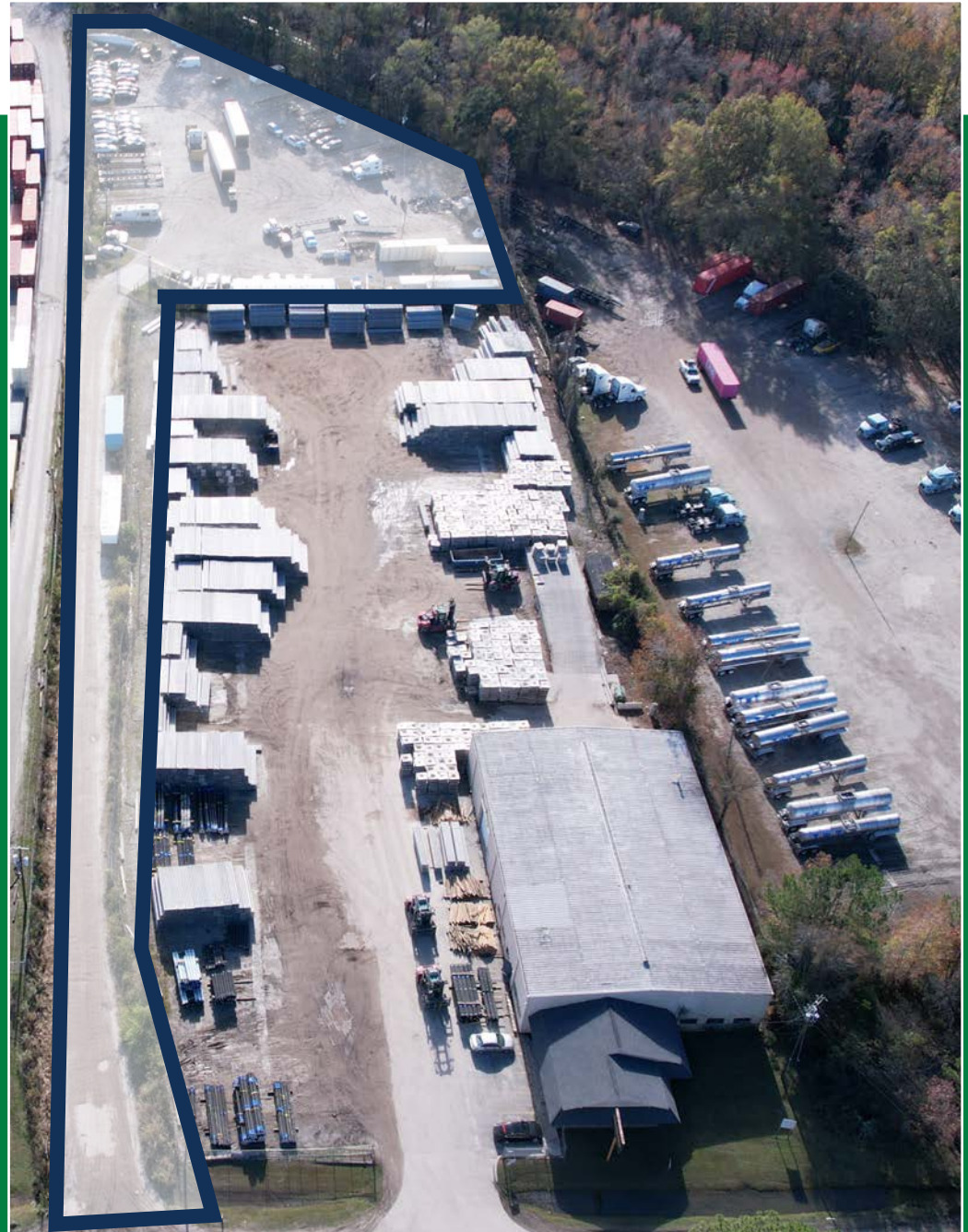
## UNIT B

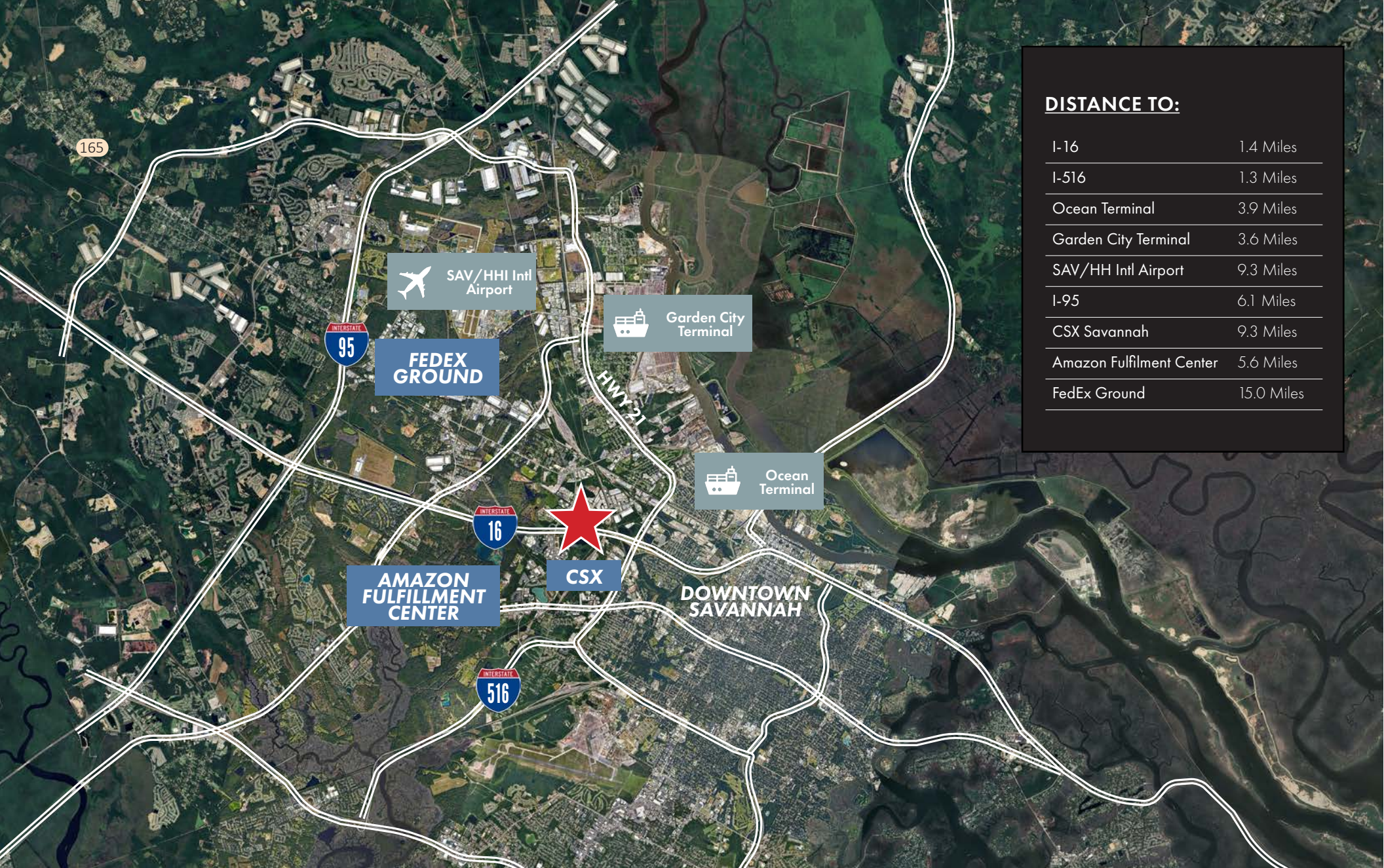
SITE SIZE: ±2.6 Acres

SITE CONDITION: Stabilized, rocked yard

SECURITY: Fully fenced and gated with controlled access

\* ALL THE NECESSARY HOOKUPS FOR A MOBILE OFFICE/TRAILER EXIST AND ARE FUNCTIONAL.



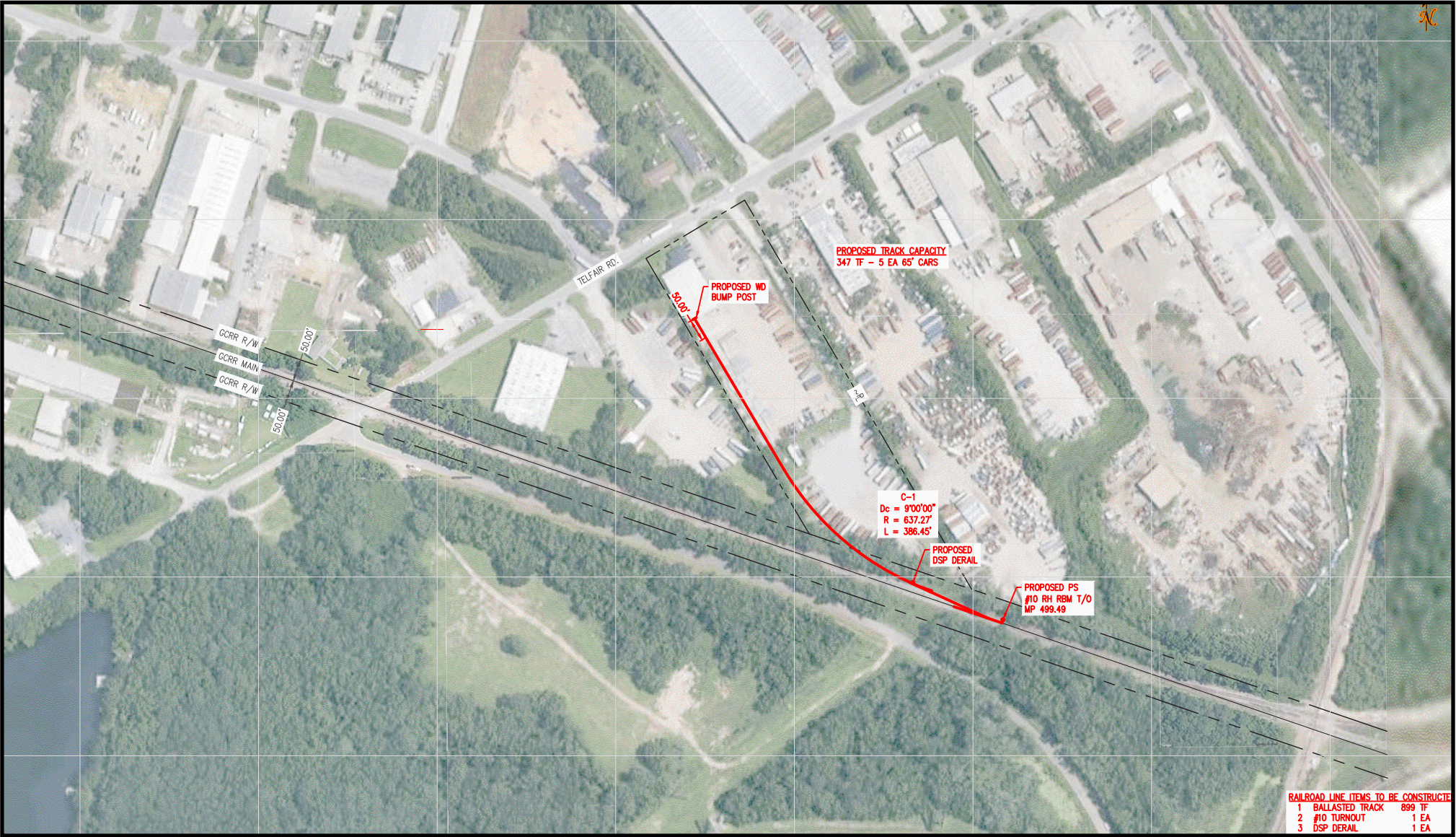


<b>DISTANCE TO:</b>	
I-16	1.4 Miles
I-516	1.3 Miles
Ocean Terminal	3.9 Miles
Garden City Terminal	3.6 Miles
SAV/HH Intl Airport	9.3 Miles
I-95	6.1 Miles
CSX Savannah	9.3 Miles
Amazon Fulfillment Center	5.6 Miles
FedEx Ground	15.0 Miles

# LOCATION OVERVIEW

Immediate access to Highway and Port Connectivity

# CONCEPTUAL RAIL SPUR - PROPOSED





Old Dominion Freight Line

Advanced Commercial Roofing

Industrial Technical Services Inc

Kelly Pipe Co LLC

White Cap

LKQ Savannah

Trans Atlantic Shipping LLC

IMC

Knight Transportation

Colonial Chemical Solutions Inc

Contractors Depot

JIT Warehouse

M&E Baltic

Cycle Up Logistics

B&C Luxury Auto

Optix LLC

Savannah Tank and Equipment Corporation

440 Telfair Rd

Grainger Honda

Total Quality Logistics



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