

# 50 + 52 TELFAIR

SAVANNAH, GEORGIA 31415



4,250 SF ON 3.5 ACRES

HEAVY INDUSTRIAL FOR LEASE



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# THE SUMMARY

## OVERVIEW

50 and 52 Telfair Place is a 4,250 SF warehouse with office space and a 3.5-acre gravel yard for truck parking or industrial storage. The secure site features overhead doors, a loading platform, dock levelers, and a ramp. Zoned I-2 (Heavy Industrial), it allows heavy equipment sales and container stacking. Just 3 miles from Garden City Terminal with easy access to I-16 and I-95, it's ideal for logistics, warehousing, and industrial use.

## PROPERTY SPECS

**ADDRESS:** 50+52 Telfair Place

**CITY:** Savannah, Georgia 31415

**ZONING:** I-2 Heavy Industrial

**BUILDING SF:** ±4,250 SF

**ACRES:** ±3.5 ACRES

**TRUCK POSITIONS:** Four (4)

**DRIVE-IN DOORS:** One (1)

**CLEAR HEIGHT:** 16'

## PLANNED IMPROVEMENTS

FENCE REMOVAL\*

CLEAN UP  
GRAVEL LOT\*



\*Proposed changes will be completed within 90 days of lease being signed.

# POSSIBLE SUBDIVISION SCENARIOS

50 + 52 TELFAIR

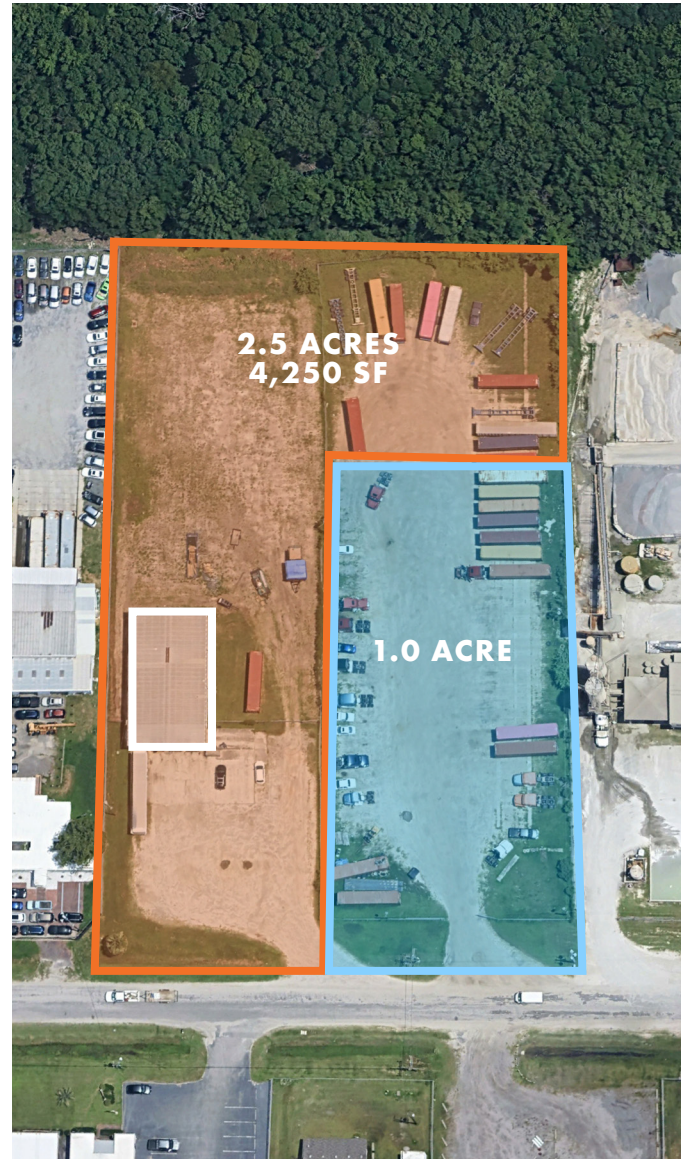
**SCENARIO A:**



**SCENARIO B:**



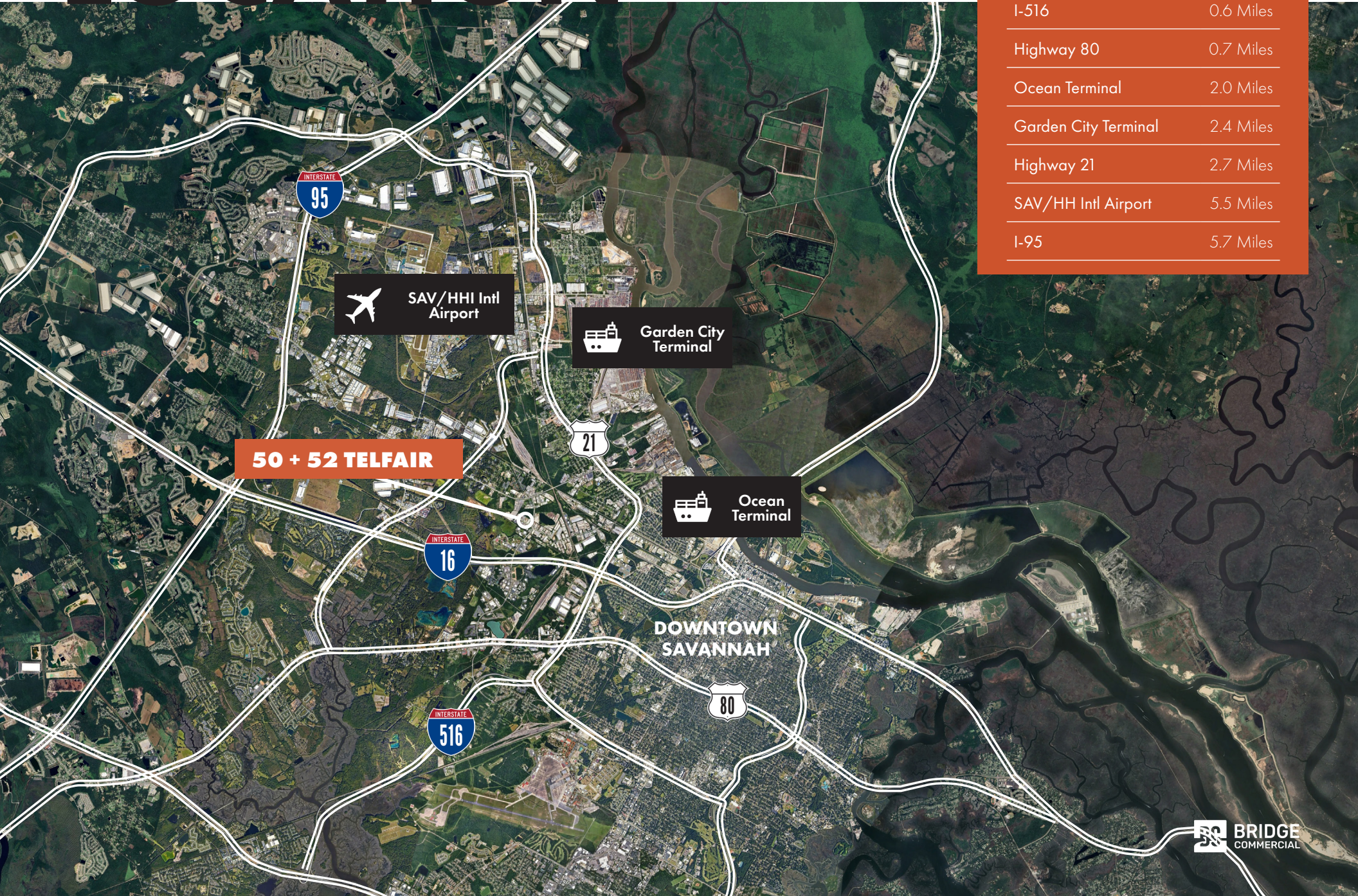
**SCENARIO C:**



# PHOTOS



# LOCATION




## DISTANCE TO:

I-16	0.4 Miles
I-516	0.6 Miles
Highway 80	0.7 Miles
Ocean Terminal	2.0 Miles
Garden City Terminal	2.4 Miles
Highway 21	2.7 Miles
SAV/HH Intl Airport	5.5 Miles
I-95	5.7 Miles

**50 + 52 TELFAIR**

 **SAV/HHI Intl Airport**

 **Garden City Terminal**

 **Ocean Terminal**

**DOWNTOWN SAVANNAH**

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