

# 5231 Ogeechee Road Savannah, GA



## Prime Industrial Development Opportunity – 11.3 Acres Near Port of Savannah

Strategically located just off Ogeechee Road and Dean Forest Road, this 11.3-acre property offers an exceptional industrial or commercial development opportunity just 6 miles from the Port of Savannah.

The site includes a 2,400 sq. ft. industrial shop and a single-family home, ideal for conversion into office space. With convenient access to I-516, Dean Forest Road, and I-16, the property is positioned for logistics, distribution, or other industrial uses.

Recently annexed into Chatham County, the property is adjacent to I-L (Light Industrial) and heavy commercial zoning, and the seller is willing to participate in the rezoning process to align with future development plans.

### Key Highlights

- Zoned Residential R-2
- Great Access to/from I-16
- Distance from GPA
- 11.3 acres with existing industrial infrastructure
- 2,400 sq. ft. shop and house/office on-site
- Just 6 miles from the Port of Savannah
- Easy access to I-516, Dean Forest Rd, and I-16
- Ideal for industrial or commercial use
- Adjacent to I-L zoning – seller will assist with rezoning
- Recently annexed into Chatham County
- Zoned Residential R-2
- Great Access to/from I-16
- Distance from GPA

This is a rare opportunity to secure a well-located industrial site in one of the region's fastest-growing logistics corridors.



### **Kim Lyle**

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