



New Garden City Industrial Complex

5132 Augusta Road, Garden City, GA

Property Information

Announcing a brand new 33,000 square feet building strategically located in the Greater Savannah market designed with your business needs at the forefront! Garden City Industrial Center is developed for small businesses that seek a central location, quality build, and easy access. As a special incentive, when you lease during construction you can customize the space with offices and bathrooms to fit your unique needs. GCIC offers units as small as 1250 square feet, with expansion options in matching increments to suit your growth. Scheduled for availability in Q2 2026, this building is already attracting early interest—with pre-leasing underway now. Contact NAI Mopper|Benton to secure your spot before it's too late.

Key highlights of the property include:

- ±35,000 SF available (divisible to ±1,250 SF)
- Dimensions of individual unit: 40' x 50'; 35' x 50'; 25' x 50'
- Various combinations of larger units: i.e. 25' x 100' or 50' x 50'
- Office/ Private Bathroom: Build-to-Suit
- Each unit will have a garage door and private entrance
- Located near Port of Savannah, I-516, I-16 & I-95

Property Details

Building Size:	±35,000 SF
Unit Sizes:	1,250 SF - 10,000 SF
Clear Height:	24 Feet (30 Foot Center Height)
Lease Rate:	\$18.00/SF NNN
Drive-in Doors:	26 Doors (14' Doors)
Power:	480v/3P
Zoning:	C-2
Target Delivery:	Q2 2026

**For more information,
please contact:**

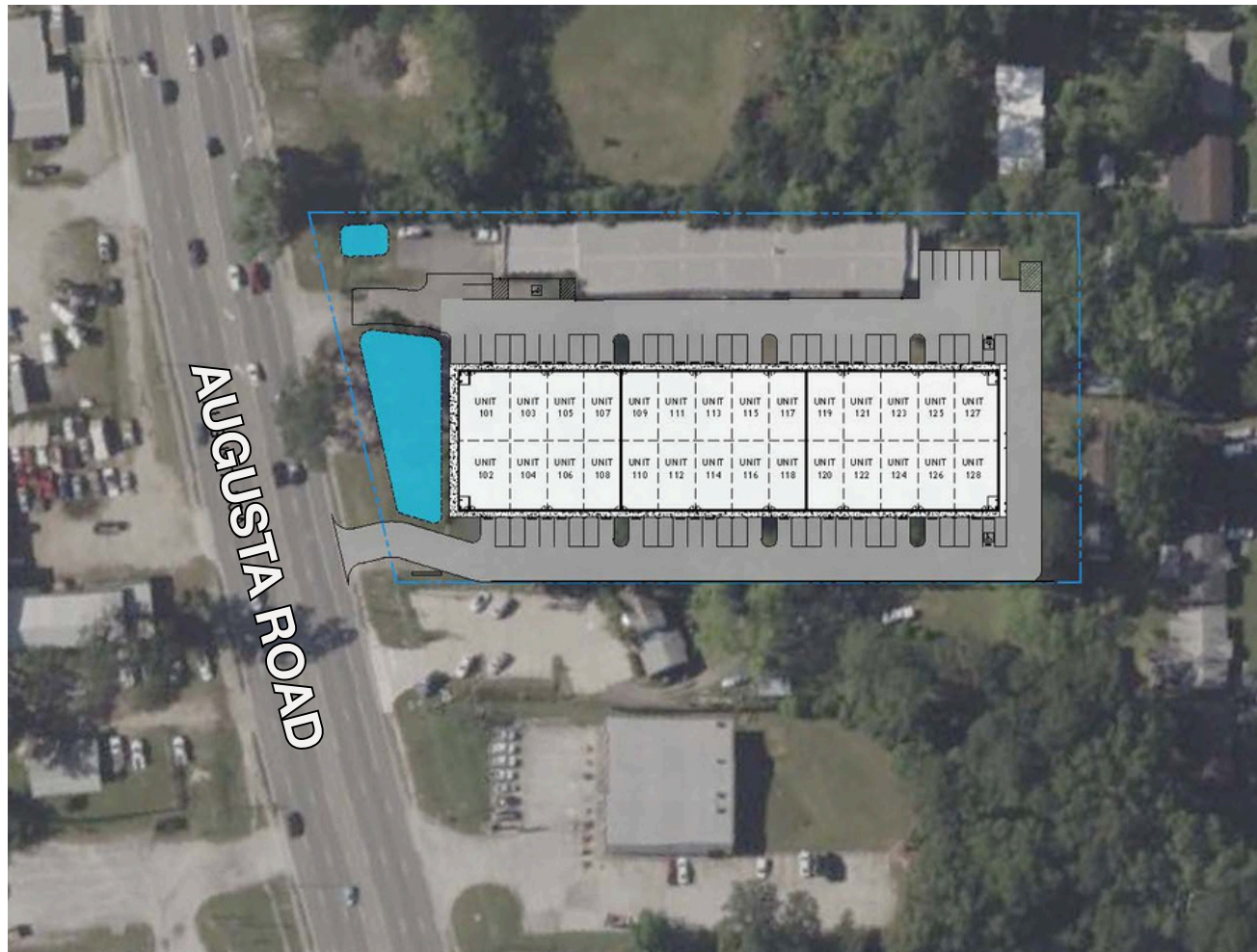


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Guy Minick
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Site Plan



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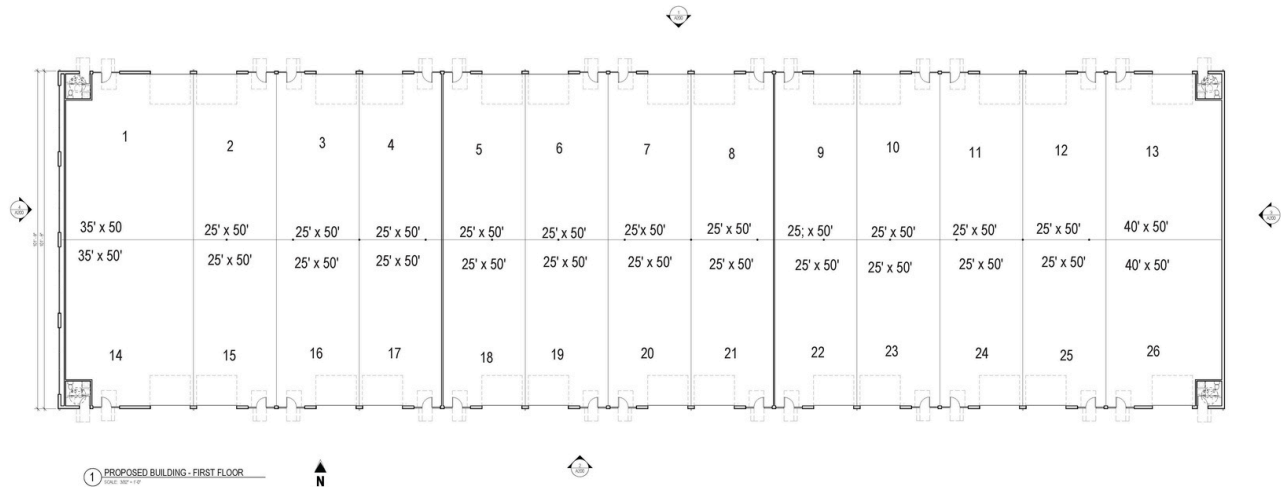


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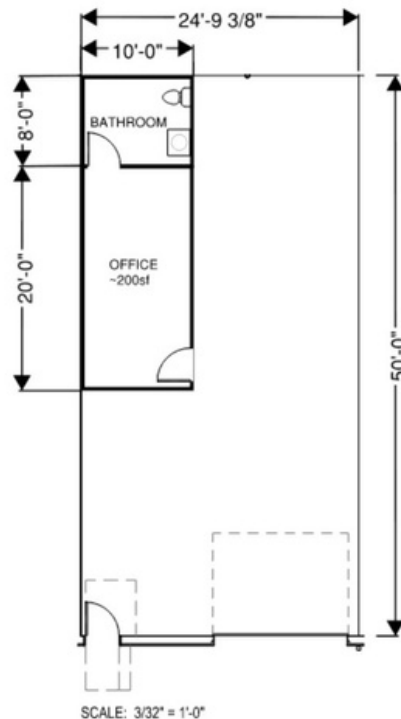


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Floor Plan ±35,000 SF (Divisible)



Sample Build-to-Suit Office with Bathroom



Renderings & Elevation



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Renderings & Elevation



② PROPOSED - SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



① PROPOSED - NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

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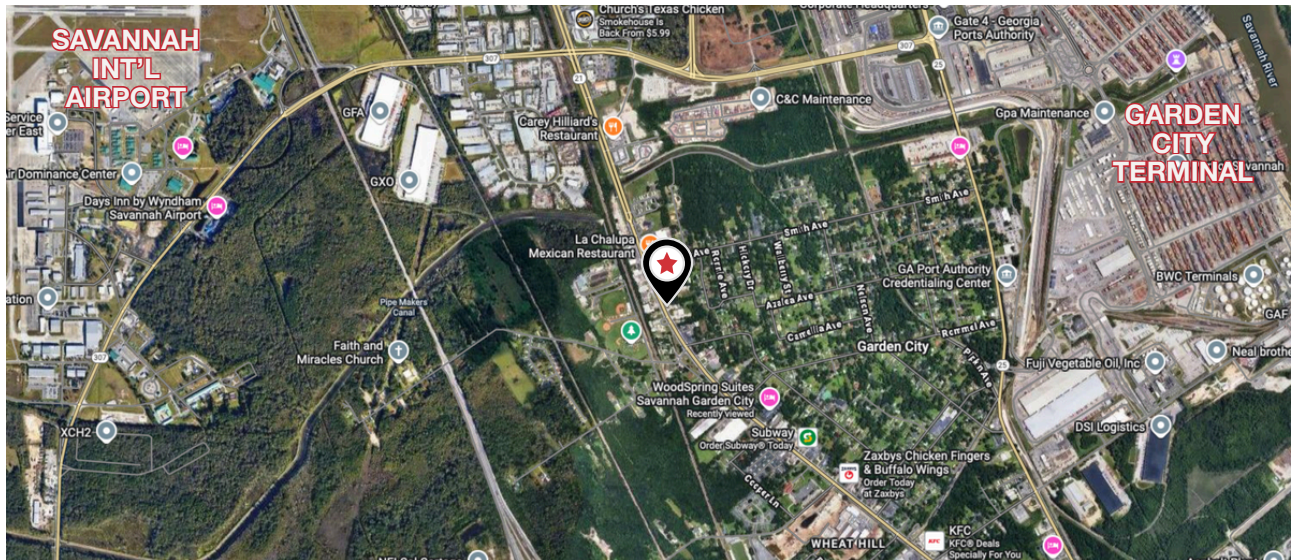


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Site Location



Key Distances

