

FOR LEASE
27,000 SF - 57,000 SF ON 6 ACRES
CROSS-DOCK WAREHOUSE & DISTRIBUTION FACILITY

AVAILABLE NOW

774 KING GEORGE BOULEVARD, SAVANNAH, GA 31419

NEWLY
BUILT 2024



**CLEAR SPAN
BUILDING**



**LARGE OFFICE
SPACE**



**20 LOADING DOCK DOORS
2 DRIVE-IN DOORS**



**ABUNDANT
PARKING SPACES**

THIS NEWLY BUILT, CLEAR-SPAN INDUSTRIAL BUILDING OFFERS A TOTAL OF 57,000 SF ON A 6-ACRE LOT.

THIS SPACE CAN BE LEASED AS A PORTION OF THE BUILDING OR AS THE ENTIRE BUILDING. FOR EXAMPLE, THE FOLLOWING CONFIGURATIONS ARE AVAILABLE:

774 A

30,000 SF AVAILABLE, FEATURING 8 LOADING-DOCK DOORS (9' × 10') WITH DOCK LEVELERS, 1 DRIVE-IN DOOR (14' × 16') WITH A 16-FOOT RAMP, AND 1 DOUBLE DOOR (18' × 16').

THE COMPLETED 3,500 SF OFFICE FEATURES TWO EXECUTIVE OFFICES, AN OPEN WORKSPACE THAT COMFORTABLY ACCOMMODATES UP TO 20 EMPLOYEES, A CONFERENCE ROOM, AN EAT-IN KITCHEN, CUSTOMER RESTROOMS, AND SEPARATE MEN'S AND WOMEN'S CHANGING ROOMS, EACH WITH ITS OWN RESTROOM.

774 B

27,000 SF AVAILABLE, FEATURING 8 LOADING-DOCK DOORS (9' × 10') WITH DOCK LEVELERS, 1 DRIVE-IN DOOR (14' × 16') WITH A 16-FOOT RAMP, AND 1 DOUBLE DOOR (18' × 16').

BUILD-TO-SUIT OFFICE SPACE OF UP TO 1,000 SF CAN BE ADDED AND CUSTOMIZED TO MEET THE TENANT'S OPERATIONAL NEEDS AND SPECIFIC REQUIREMENTS.

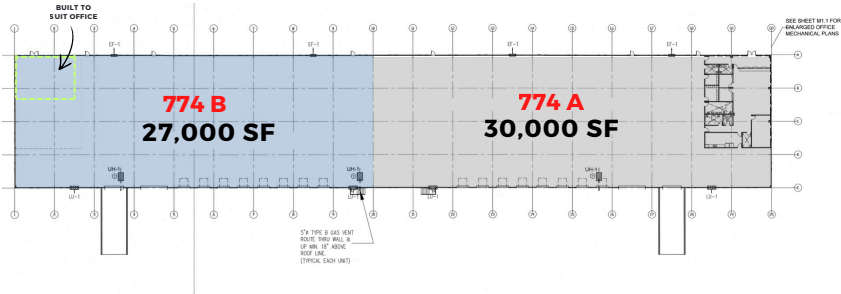
ADDITIONAL BUILDING FEATURES

THE PROPERTY FEATURES EAVE HEIGHTS OF 27 FEET AT THE FRONT AND 25 FEET AT THE REAR, AN ESRF FIRE-PROTECTION SYSTEM, LED LIGHTING THROUGHOUT, ABUNDANT EMPLOYEE PARKING, 10-FOOT CONCRETE TILT-WALL PANELS, AND A SINGLE-SLOPE STANDING-SEAM METAL ROOF. THESE FEATURES MAKE THE FACILITY IDEAL FOR WAREHOUSING AND DISTRIBUTION, RETAIL OPERATIONS, AND LIGHT MANUFACTURING.

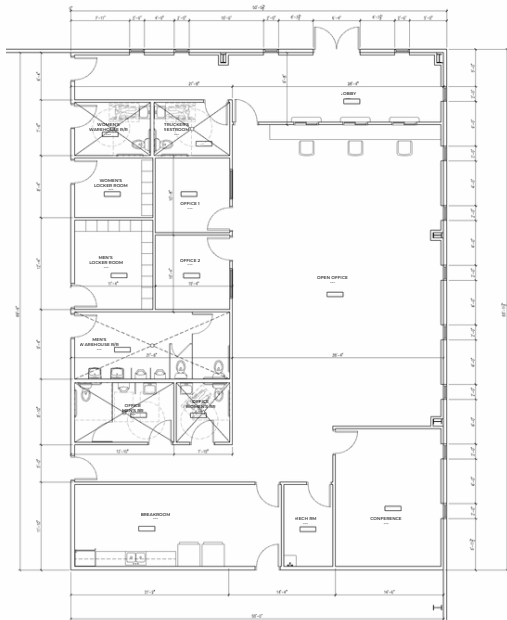
STRATEGIC LOCATION

LOCATED AT 774 KING GEORGE BOULEVARD, JUST 12 MILES FROM THE PORT OF SAVANNAH, THIS HEAVY INDUSTRIAL PROPERTY OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES. IT REPRESENTS A RARE OPPORTUNITY TO SECURE MODERN WAREHOUSE SPACE IN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS.

SITE PLAN



ENLARGED 774 A EXISTING OFFICE PLAN

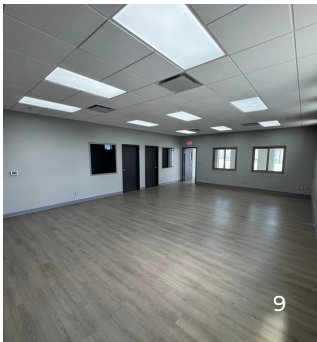


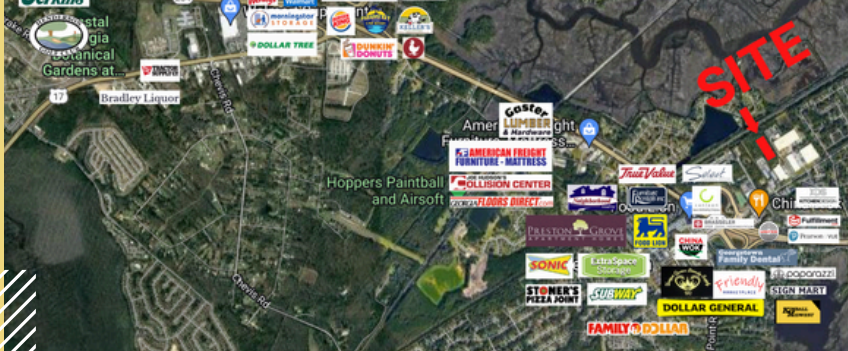












PROPERTY HIGHLIGHTS

- MAKING THIS AN IDEAL FACILITY FOR WAREHOUSING AND DISTRIBUTION, RETAIL, AND LIGHT MANUFACTURING.
- THE WAREHOUSE IS SITUATED DIRECTLY WITHIN THE AFFLUENT GEORGETOWN NEIGHBORHOOD AND IS ONLY A SHORT DRIVE FROM THE PORT OF SAVANNAH, THE AIRPORT, AND NUMEROUS INTERSTATE HIGHWAYS SUCH AS I-95 AND I-16.
- THE AREA IS RAPIDLY EXPANDING INDUSTRIALLY, AND THIS IS A UNIQUE OPPORTUNITY TO POSITION YOURSELF AND YOUR BUSINESS IN A GREAT LOCATION. WITH BRAND NEW FACILITIES AND MODERN AMENITIES.

AERIAL



SURROUNDING AREA



SUPERIOR LOGISTICS LOCATION

16

MILES TO
SAVANNAH AIRPORT

12

MILES TO
PORT SAVANNAH

11

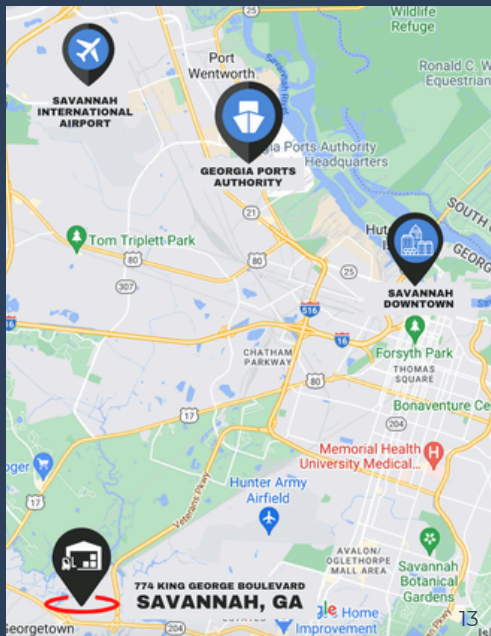
MILES TO
DOWNTOWN SAVANNAH

4

MILES TO
INTERSTATE 95

7

MILES TO
INTERSTATE 516



CONTACT US

PLEASE DO NOT HESITATE TO REACH OUT
WITH ANY QUESTIONS, OR
TO SCHEDULE A TOUR.



774 KING GEORGE BLVD
SAVANNAH, GA 31419



OLEGM@USATRT.COM



917-656-1682

