

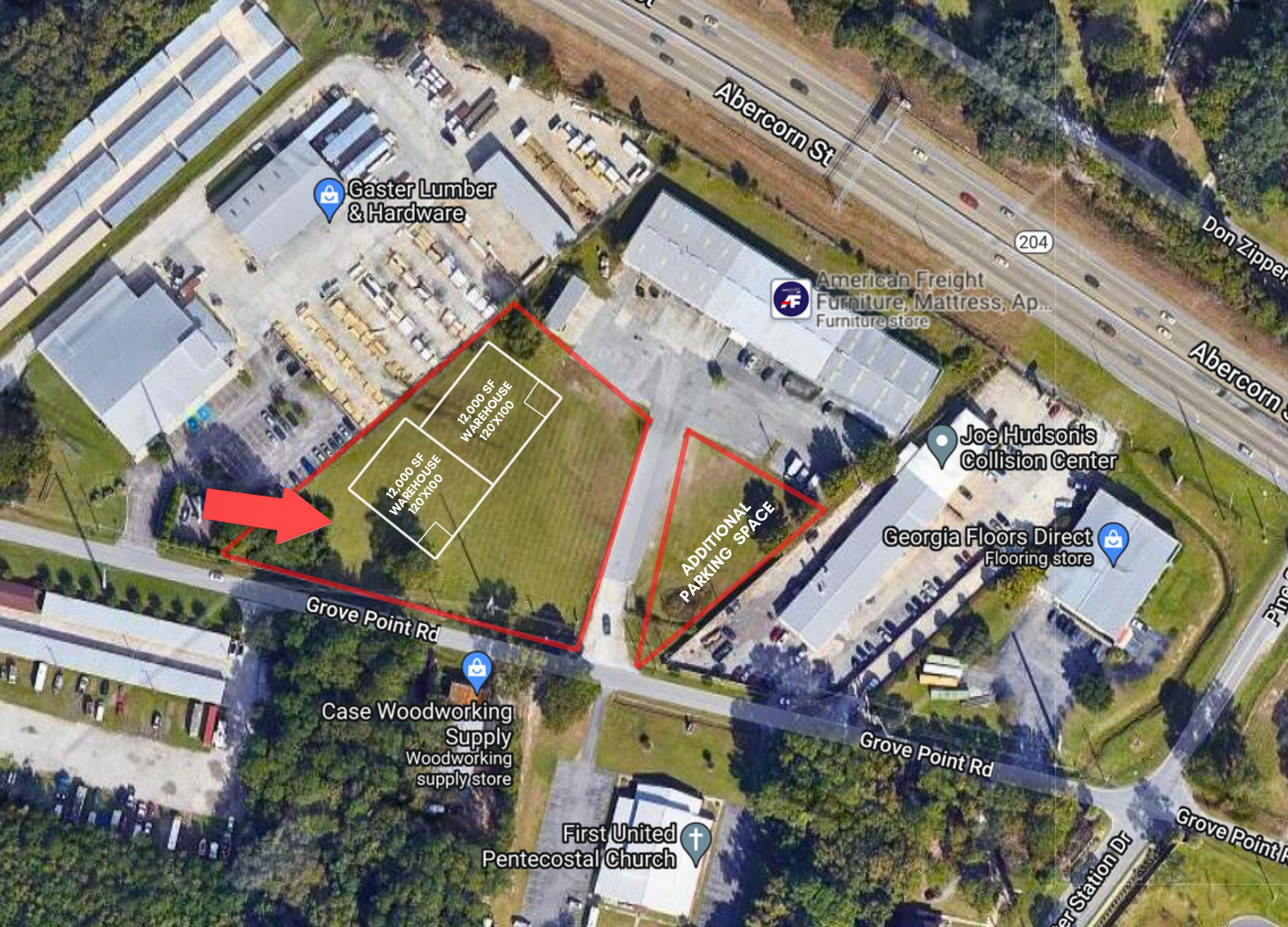
**NEW CONSTRUCTION**

**FOR LEASE 24,000 SF**  
**2 X 12,000 UNITS**  
**AVAILABLE JUNE 2025**



**15000-A ABERCORN ST,  
SAVANNAH, GA**





Gaster Lumber & Hardware

American Freight Furniture, Mattress, Ap... Furniture store

Joe Hudson's Collision Center

Georgia Floors Direct Flooring store

Case Woodworking Supply Woodworking supply store

First United Pentecostal Church

12,000 SF WAREHOUSE 120'X100'

ADDITIONAL PARKING SPACE

Abercorn St

204

Don Zipper

Abercorn

Grove Point Rd

Grove Point Rd

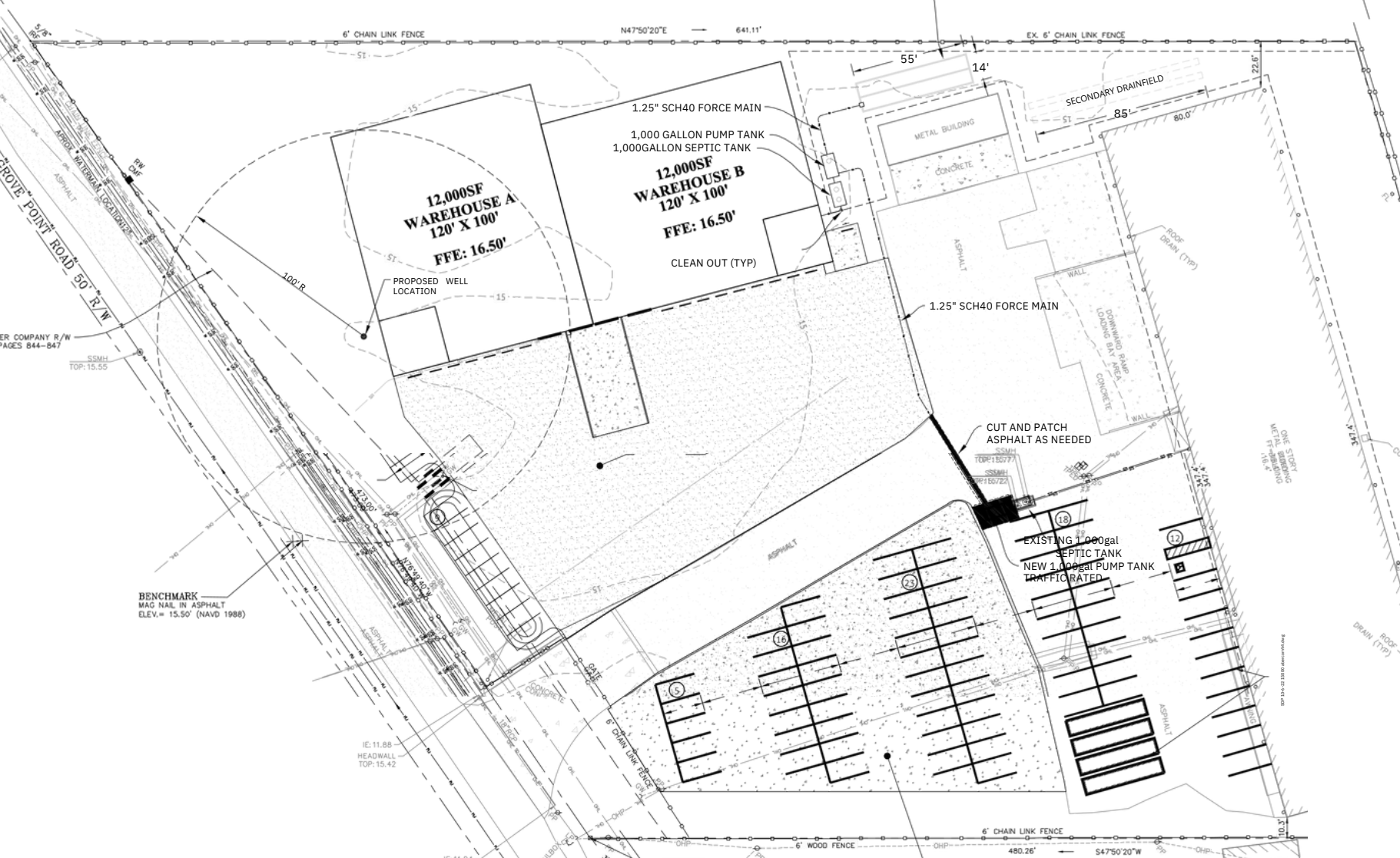
er Station Dr

Grove Point R



RAYMOND O. GASTER JR.  
PIN: 11005 2001A

INSTALL FIELD LEVEL  
ACROSS ENTIRE LENGTH



6' CHAIN LINK FENCE

N47°50'20"E 641.11'

EX. 6' CHAIN LINK FENCE

**12,000SF  
WAREHOUSE A  
120' X 100'  
FFE: 16.50'**

**12,000SF  
WAREHOUSE B  
120' X 100'  
FFE: 16.50'**

1.25" SCH40 FORCE MAIN  
1,000 GALLON PUMP TANK  
1,000 GALLON SEPTIC TANK

CLEAN OUT (TYP)

METAL BUILDING  
CONCRETE

SECONDARY DRAINFIELD

1.25" SCH40 FORCE MAIN

CUT AND PATCH  
ASPHALT AS NEEDED

EXISTING 1,000gal  
SEPTIC TANK  
NEW 1,000gal PUMP TANK  
TRAFFICATED

BENCHMARK  
MAG NAIL IN ASPHALT  
ELEV. = 15.50' (NAVD 1988)

IE: 11.88  
HEADWALL  
TOP: 15.42

IE: 11.94

RE: 725158.39  
E: 946802.16

6' CHAIN LINK FENCE

480.26' S47°50'20"W

**NEW CONSTRUCTION**

**24,000 SF**

**15000-A ABERCORN ST,  
SAVANNAH, GA**





**NEW CONSTRUCTION**



**CASE**  
WOODWORKING SUPPLY

**Castle**  
LUMBER  
& Hardware

**SecurCare**  
Self Storage

**AMERICAN**  
FREIGHT

**JOE HUDSON'S**  
COLLISION CENTER

GEORGIA  
**FLOORS DIRECT**.com

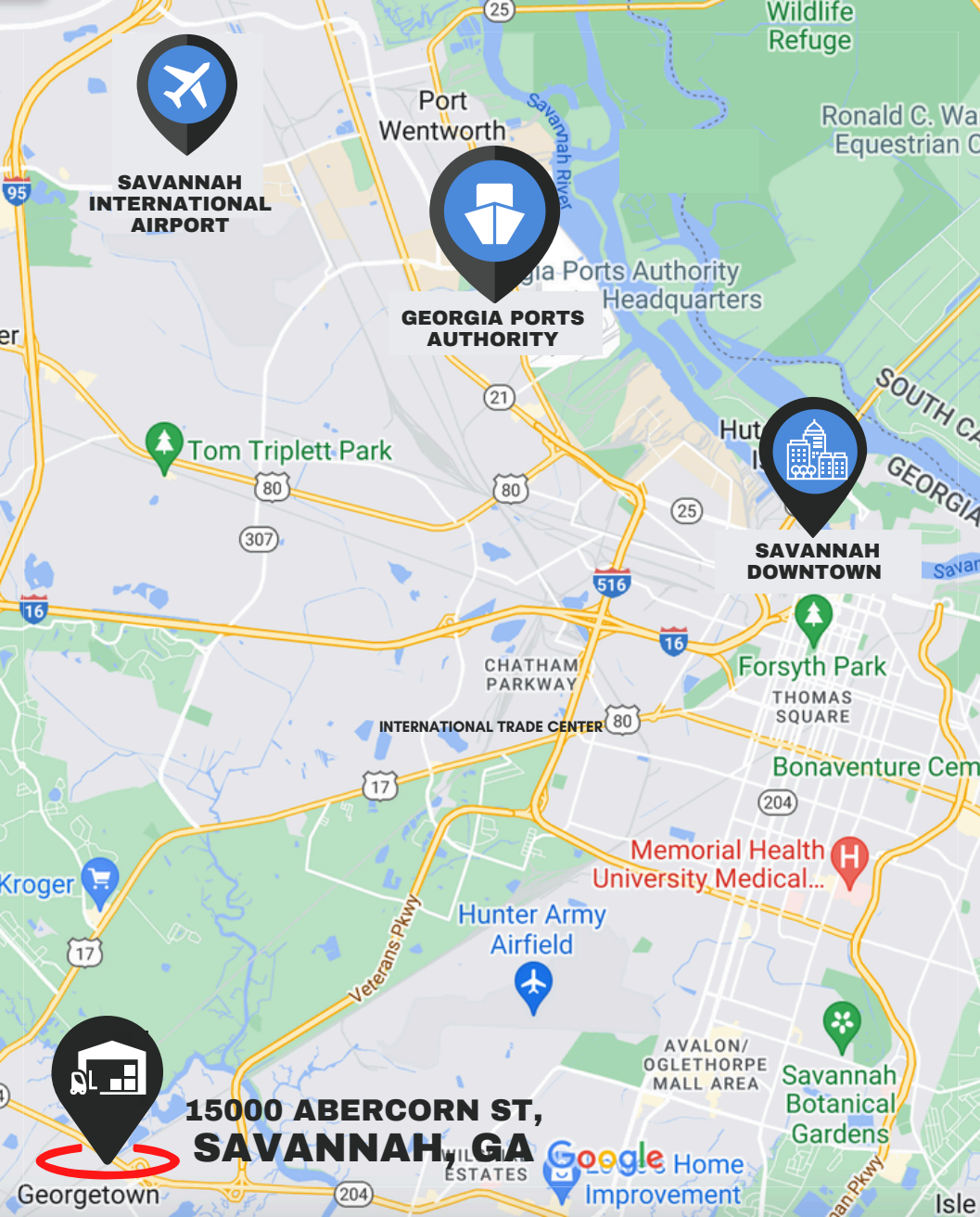
**GA STATE ROUTE 204**

204

204

**15000-A ABERCORN ST,  
SAVANNAH, GA**





## HIGHLIGHTS

- New 24,000 SF warehouse
- Single slope standing seam metal roof
- Front eave height 29', rear eave height 25'
- Clear span buildings (no interior columns)
- 2 Loading Docks
- 4 Drive -in Doors
- 2x 1,000 SF Office
- Plenty parking spaces

## TRAVEL DISTANCES

- Interstate 95 - 2 mi
- Savannah Port- 14 mi
- Savannah Airport - 15 mi
- Downtown Savannah- 12 mi
- Interstate 16 - 12 mi
- Charleston, SC 118 mi
- Jacksonville, FL - 128 mi
- Atlanta, GA - 244 mi
- Charlotte, NC 263 mi

**15000 ABERCORN ST,  
SAVANNAH, GA**





166,700 VPD

Ogeechee Rd (26,500 VPD)

E Montgomery Cross Rd (55,280 VPD)

23,400 VPD

Veterans Pkwy

Abercorn St (63,500 VPD)

**SUBJECT PROPERTY**


























HUNTER ARMY AIRFIELD







































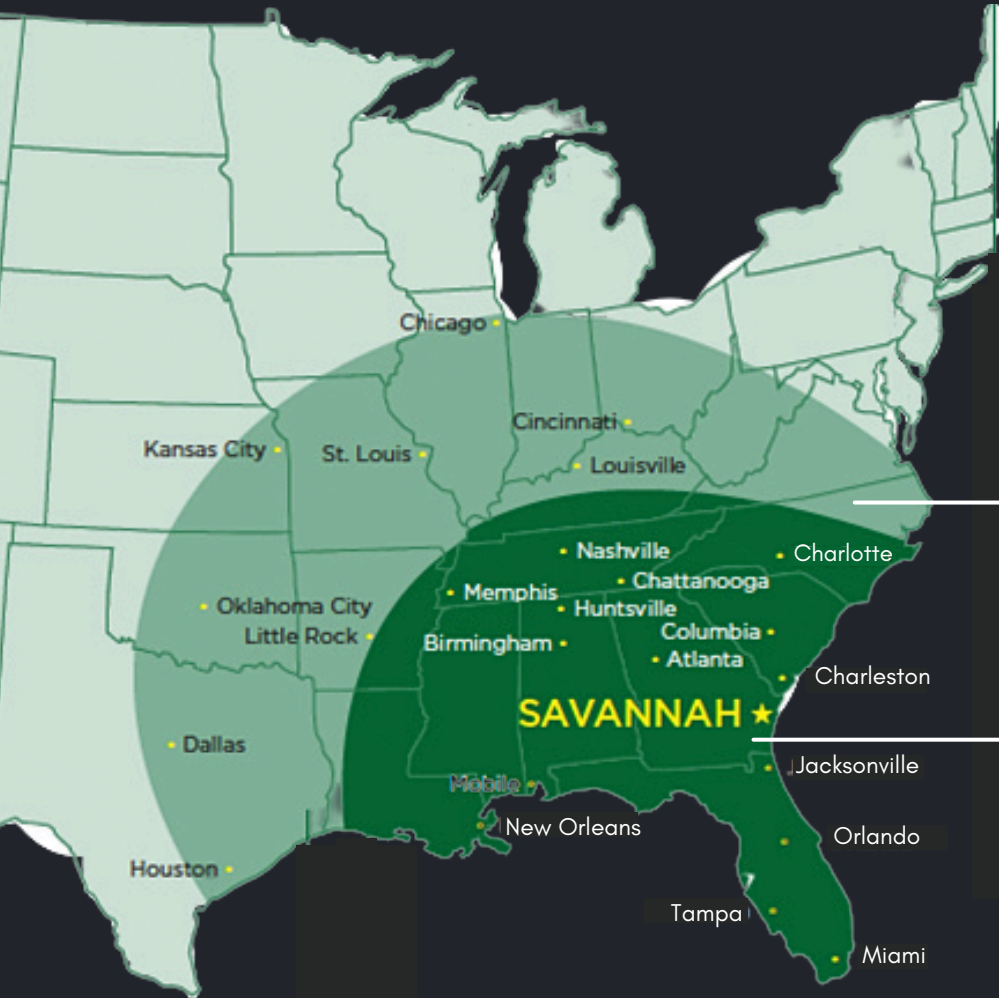






# SAVANNAH: GATEWAY TO AMERICAN COMMERCE

The Port of Savannah handled an all-time record of nearly 500,000 twenty-foot equivalent container units in March, an increase of more than 48 percent, or 162,275 TEUs, compared to the same month in 2020.



**44%**

within easy reach of inland connectivity infrastructure

**20%**

of U.S. population & industry is best served by the Port of Savannah