



3920 OGEECHEE RD. SAVANNAH, GA 31405

TRIPLE NET LEASE
FULLY LEASED

JONATHAN LASALA
VP of Leasing
jlalasa@ironhornenterprises.com

OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala

VP of Leasing

 315-882-7531


 Jonathan@ironhornenterprises.com



Ironhorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Savannah, GA
Demographics
Amenities Map

EXECUTIVE SUMMARY

A single tenant triple net lease investment opportunity is available minutes from the airport in Savannah.

The property consists of a 7,000 square foot high bay mechanical facility with four large high bay grade level doors on a 2-acre fenced lot. Strategic and convenient access to key Savannah locations including the International Port, Savannah/Hilton Head International Airport, Interstate 95, and major roadways.

The property also includes a retail sales office counter upfront. Currently leased to Transdev, the largest private operator and integrator of multiple modes of public transportation in the United States, including bus, paratransit, rail, NEMT, microtransit, shuttle, and autonomous vehicles.

THE OFFERING

Offering Price	\$4,200,000
Building SF	7,000 SF
Year Built	1985
Lot Size (Acres)	2
Zoning Type	Commercial
Property Subtype	Service
Drive-In Doors	8
Parcel ID	2079201004B 2079201004C

JONATHAN LASALA
VP of Leasing
jlasala@ironhornenterprises.com



INVESTMENT HIGHLIGHTS



Strategic Location: The property is strategically positioned just 18 minutes from The Savannah International Airport and 13 minutes from the Georgia Ports. With direct highway access, it offers prime connectivity to key transportation hubs, enhancing logistics and accessibility for tenants.



Ample Outdoor Space: Situated on 2 acres of land, the property features a fenced truck court and configurable outdoor space. This allows for parking and fleet vehicle storage, providing growth options for multiple medium to long-term tenants.



Portfolio Expansion Opportunity: Valuable opportunity to expand your property portfolio into Savannah, GA, a region that has experienced a surge in demand in recent years. Investing in this location can capitalize on the region's growth and economic momentum.



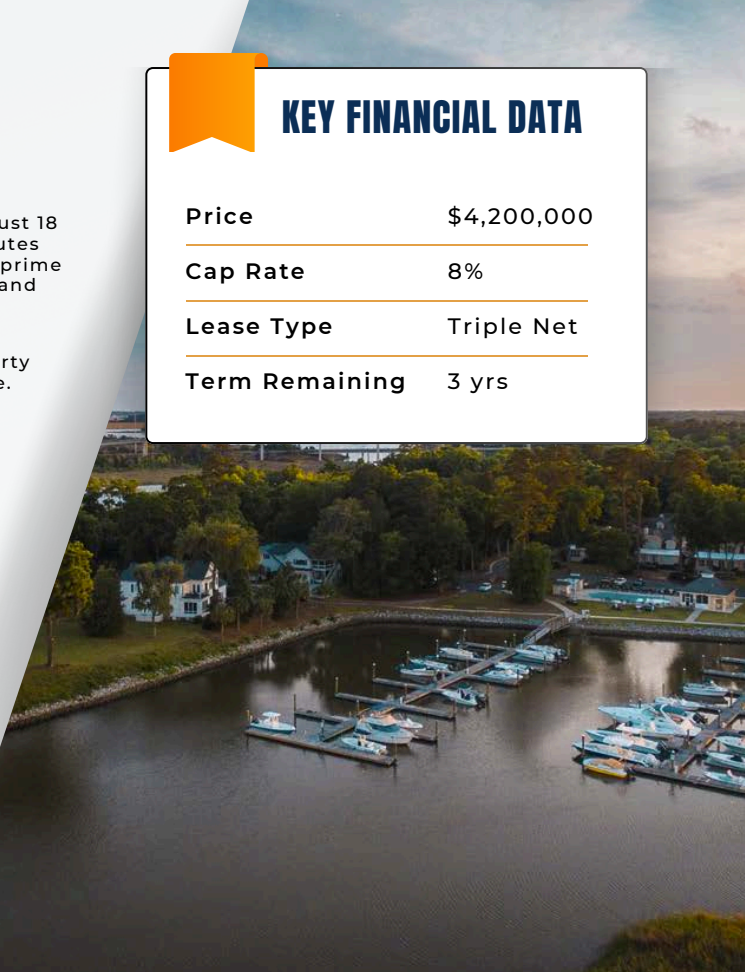
Versatile Leasable Space: With 7,000 square feet of gross leasable space, the property offers versatility to accommodate various tenant needs. Whether for warehouse, distribution, or other commercial purposes, the space can be configured to suit different business requirements.



Logistics Advantage: The property's proximity to key transportation nodes like the airport and Georgia Ports provides a logistics advantage for tenants, facilitating efficient supply chain management and reducing transportation costs. This strategic location adds value and attractiveness to potential tenants seeking seamless connectivity for their operations.

KEY FINANCIAL DATA

Price	\$4,200,000
Cap Rate	8%
Lease Type	Triple Net
Term Remaining	3 yrs



FINANCIAL SUMMARY

THE OFFERING

Property Address	3920 Ogeechee Rd
City/State	Savannah, GA
Property Type	Single Tenant Commercial
Ownership	Fee Simple
Zoning Type	Commercial

BUILDING SUMMARY

Rentable Building Area	7,000 SF
Total Building Area	7,000 SF
Land Area	2 Acres
Stories	1
High Bay Grade Level Doors	4
Drive Ins	8
Clear Height	16'



3920 Ogeechee Rd.
Savannah, GA 31405



Price
\$4,200,000



Cap Rate
9%



Rent Increases
+3% Annually

FINANCIAL SUMMARY

Price	\$4,200,000
Price/SF	\$700
NOI	\$391,812
Cap Rate	9.3%
Pro Forma Cap Rate	10.2%
Total Tenants	1
Occupancy	100%

FINANCIAL SUMMARY

	Year 1	Year 2	Year 3	Year 4	Year 5
POTENTIAL GROSS REVENUE					
BASE RENTAL REVENUE	\$380,400.00	\$391,812.00	\$403,566.00	\$415,673.00	\$428,144.00
TAX & INS; MANGEMENT FEE	\$7,512.48	\$7,512.48	\$7,512.48	\$7,512.48	\$7,512.48
EFFECTIVE GROSS REVENUE	\$387,912.48	\$399,324.48	\$411,078.48	\$423,185.48	\$435,656.48
OPERATING EXPENSES					
PROPERTY TAX	\$4,192.67	\$4,192.67	\$4,192.67	\$4,192.67	\$4,192.67
INSURANCE	\$3,320.00	\$3,320.00	\$3,320.00	\$3,320.00	\$3,320.00
TOTAL OPERATING EXPENSES	\$7,512.67	\$7,512.67	\$7,512.67	\$7,512.67	\$7,512.67
NET OPERATING INCOME	\$380,400.00	\$391,812.00	\$403,566	\$415,673.00	\$428,144.00

JONATHAN LASALA
 VP of Leasing
 jlasala@ironhornenterprises.com



RENT ROLL

3920 OGEECHEE RD. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Other Income	Lease From	Lease To
Space 1	First Transit, Inc	7,000	\$391,812	\$55.97	Tax/Ins \$7,512.48	11/01/2022	10/31/2027
TOTAL		7,000	\$391,812		\$7,512.48		



TENANT SUMMARY

Transdev/First Transit, Inc

Transdev in Savannah, GA is a leading operator and integrator of multiple modes of public transportation, offering services such as bus, paratransit, rail, and autonomous fleet solutions. Committed to safety, innovation, and sustainability, Transdev empowers seamless journeys for passengers while prioritizing operational performance and fleet maintenance.

With a focus on diversity, equity, and inclusion, Transdev provides safe, reliable, and innovative transportation solutions that serve the common good. Through their dedication to excellence and commitment to empowering freedom of movement, Transdev continues to make a positive impact on the communities they serve.



LEASE OVERVIEW

Tenant	Franchisee
Lease Type	Triple Net
Lease Commencement	11/01/2022
Lease Expiration	10/31/2027
Base Term Remaining	3 years
Options	2 Options to Extend
Rental Increase	+3% Annually
Tenant Purchase Rights	-

JONATHAN LASALA
VP of Leasing
jlasala@ironhornenterprises.com



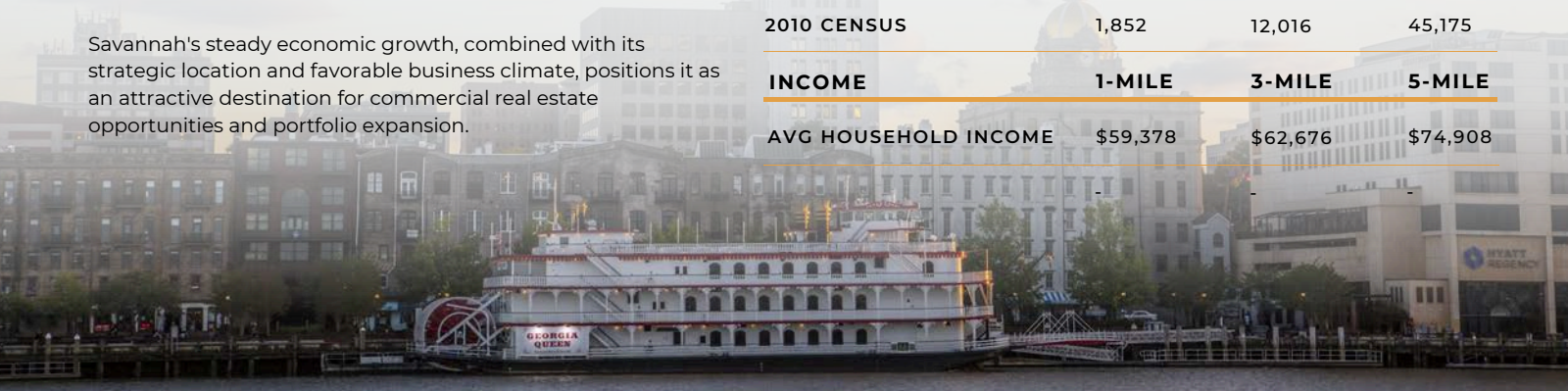
ABOUT SAVANNAH, GA

Situated strategically along the southeastern coast of the United States, Savannah boasts excellent transportation infrastructure with access to Interstate 95, Savannah/Hilton Head International Airport, and the Georgia Ports Authority. This connectivity makes it a prime location for logistics, distribution, and manufacturing industries.

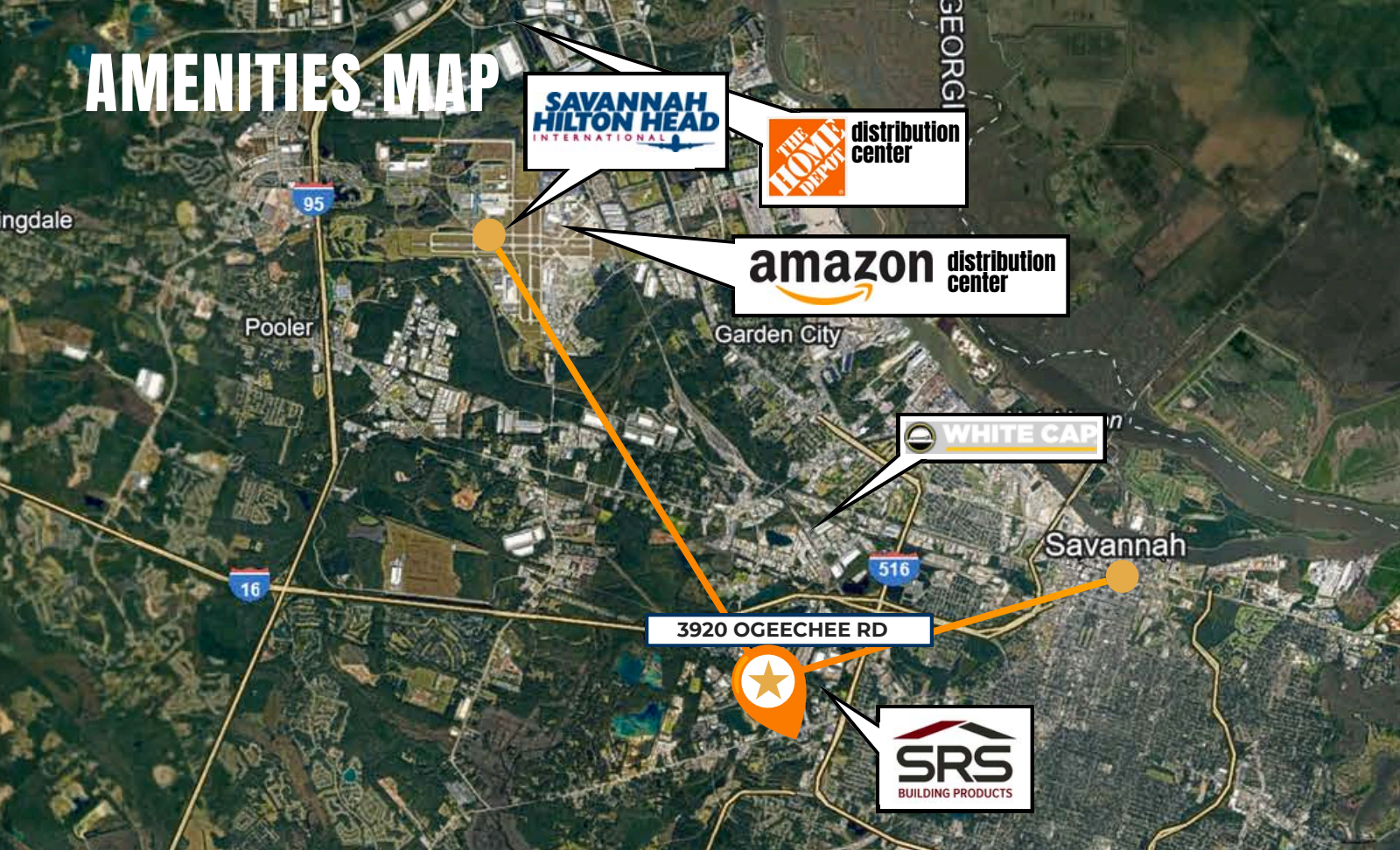
The city's diverse economy, including sectors like tourism, healthcare, and manufacturing, provides a solid foundation for commercial ventures. Investors benefit from a business-friendly environment, supportive local government policies, and a skilled workforce. The region's historic charm, coupled with modern amenities, attracts businesses and visitors alike, contributing to a vibrant commercial real estate market.

Savannah's steady economic growth, combined with its strategic location and favorable business climate, positions it as an attractive destination for commercial real estate opportunities and portfolio expansion.

POPULATION	1-MILE	3-MILE	5-MILE
2028 PROJECTION	5,616	34,289	124,253
2023 ESTIMATE	5,058	34,010	121,602
2010 CENSUS	5,562	34,011	116,013
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2028 PROJECTION	2,599	13,283	51,753
2023 ESTIMATE	2,260	12,930	50,062
2010 CENSUS	1,852	12,016	45,175
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$59,378	\$62,676	\$74,908



AMENITIES MAP



**SAVANNAH
HILTON HEAD
INTERNATIONAL**

**THE HOME
DEPOT** distribution center

amazon distribution center

WHITE CAP

3920 OGEECHEE RD

SRS
BUILDING PRODUCTS

ngdale

Pooler

Garden City

Savannah

GEORGIA

95

16

516

3920 OGEECHEE RD. | SAVANNAH, GA 31405

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Jonathan LaSala

VP of Leasing

📞 315-882-7531

✉️ Jonathan@ironhornenterprises.com



Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5857 Fisher Rd., East
Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IRONHORN ENTERPRISES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPR ADVISOR FOR MORE DETAILS.