

**NEW CONSTRUCTION**

**FOR LEASE 24,000 SF**  
**2 X 12,000 UNITS**

**AVAILABLE JANUARY 2027**



**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

Grove Point Rd

Case Woodworking Supply Woodworking supply store

First United Pentecostal Church

ADDITIONAL PARKING SPACE

12,000 SF WAREHOUSE 120'x100

12,000 SF WAREHOUSE 120'x100

Abercorn St

204

Don Zipper

Abercorn

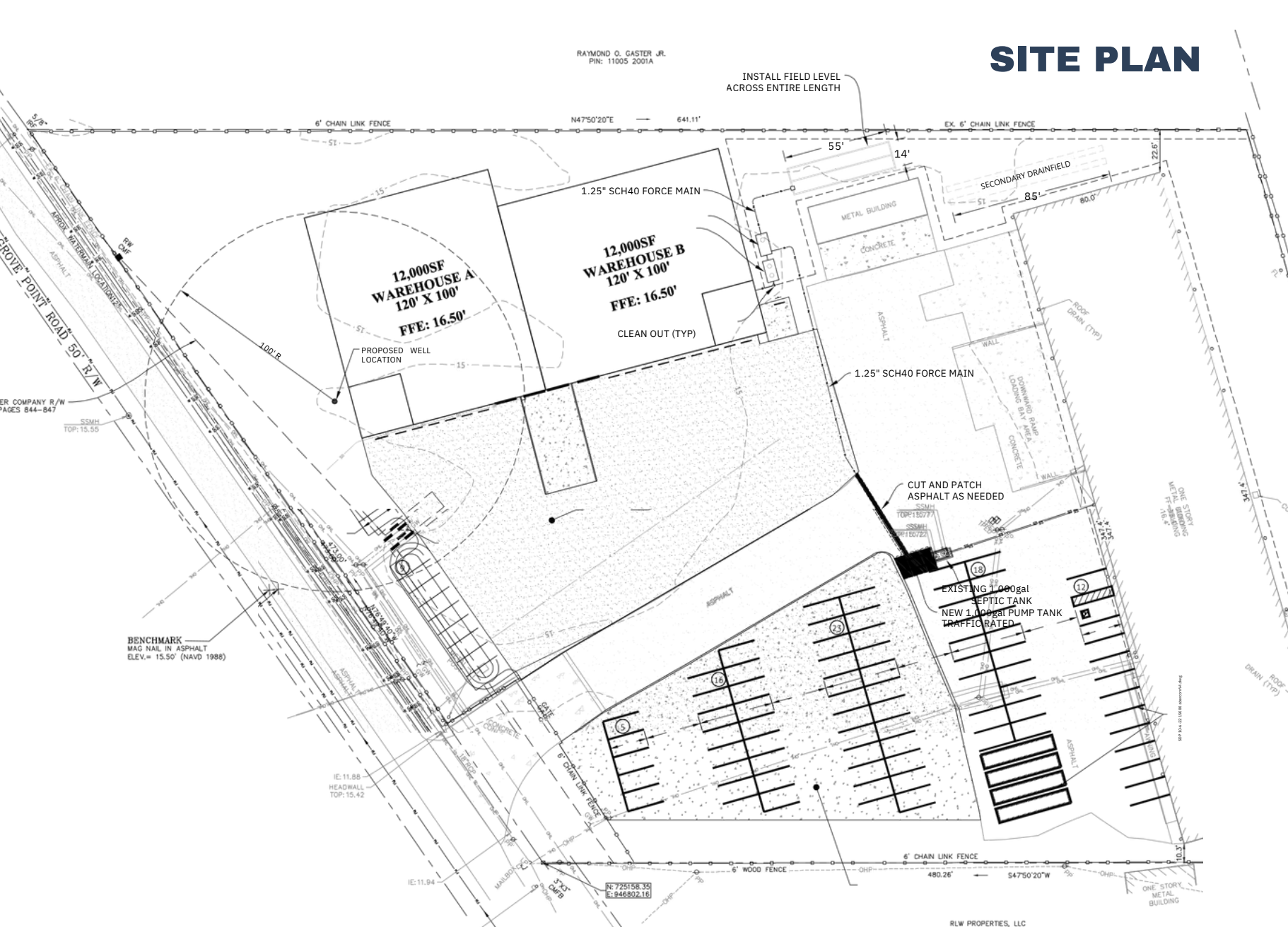
Grove Point Rd

er Station Dr

Grove Point R

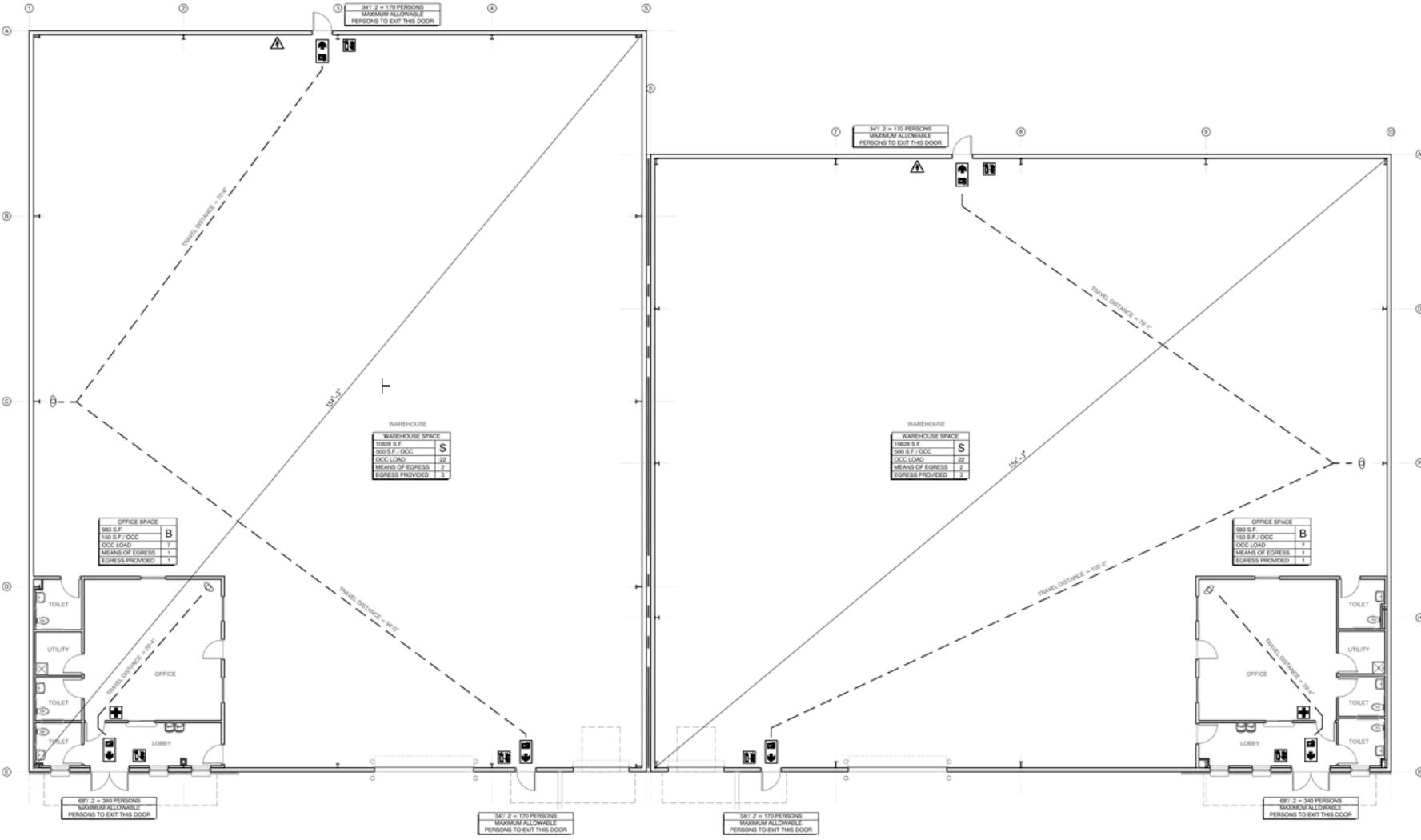
RAYMOND O. GASTER JR.  
PIN: 11005 2001A

# SITE PLAN



N: 725158.39  
E: 946802.16

# WAREHOUSE PLAN



SHY 2 = 170 PERSONS  
 MAXIMUM ALLOWABLE  
 PERSONS TO EXIT THIS DOOR

SHY 2 = 170 PERSONS  
 MAXIMUM ALLOWABLE  
 PERSONS TO EXIT THIS DOOR

WAREHOUSE	
WAREHOUSE SPACE	S
1089 S.F.	
200 S.F. / OCC.	
OCC. LOAD	22
MEANS OF EGRESS	2
EGRESS PROVIDED	2

WAREHOUSE	
WAREHOUSE SPACE	S
1089 S.F.	
200 S.F. / OCC.	
OCC. LOAD	22
MEANS OF EGRESS	2
EGRESS PROVIDED	2

OFFICE SPACE	
383 S.F.	B
150 S.F. / OCC.	
OCC. LOAD	7
MEANS OF EGRESS	1
EGRESS PROVIDED	1

OFFICE SPACE	
383 S.F.	B
150 S.F. / OCC.	
OCC. LOAD	7
MEANS OF EGRESS	1
EGRESS PROVIDED	1

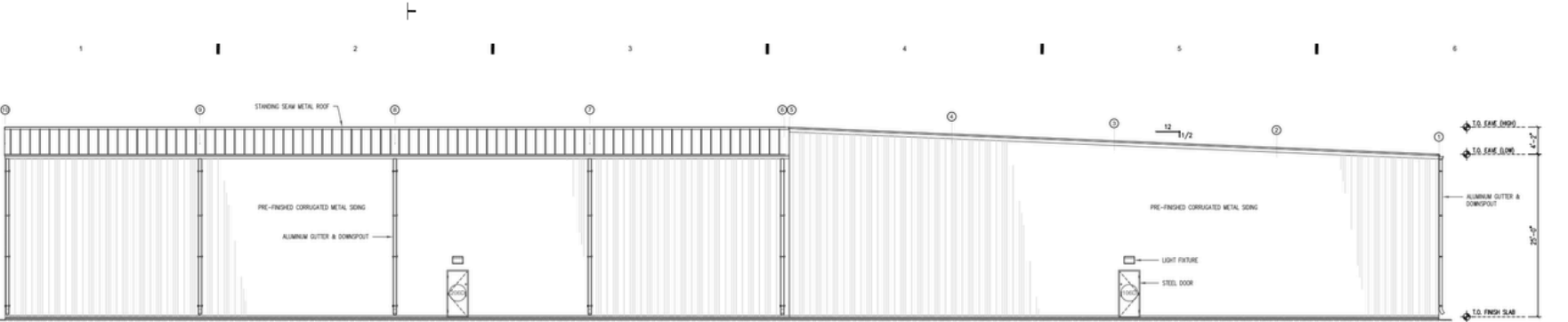
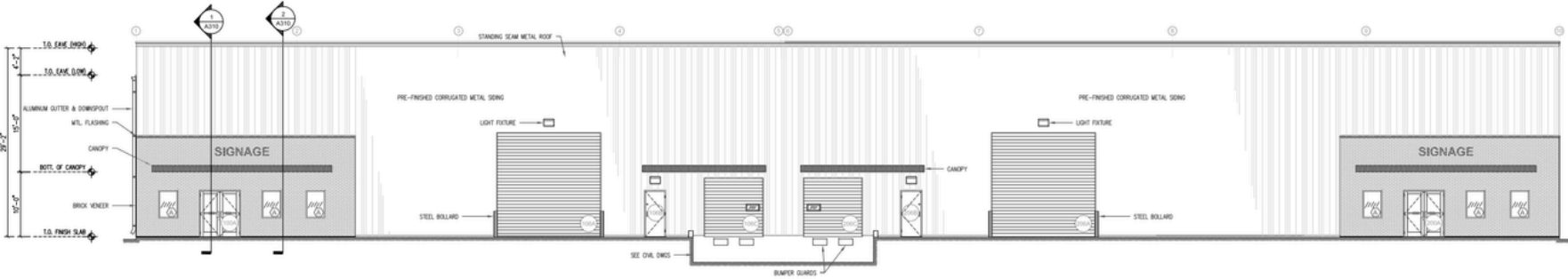
SHY 2 = 343 PERSONS  
 MAXIMUM ALLOWABLE  
 PERSONS TO EXIT THIS DOOR

SHY 2 = 170 PERSONS  
 MAXIMUM ALLOWABLE  
 PERSONS TO EXIT THIS DOOR

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# WAREHOUSE PLAN



**NEW CONSTRUCTION**

**24,000 SF**



**NEW CONSTRUCTION**



**CASE**  
WOODWORKING SUPPLY

**Goste**  
LUMBER  
& Hardware

**SecurCare**  
Self Storage

**AMERICAN**  
FREIGHT

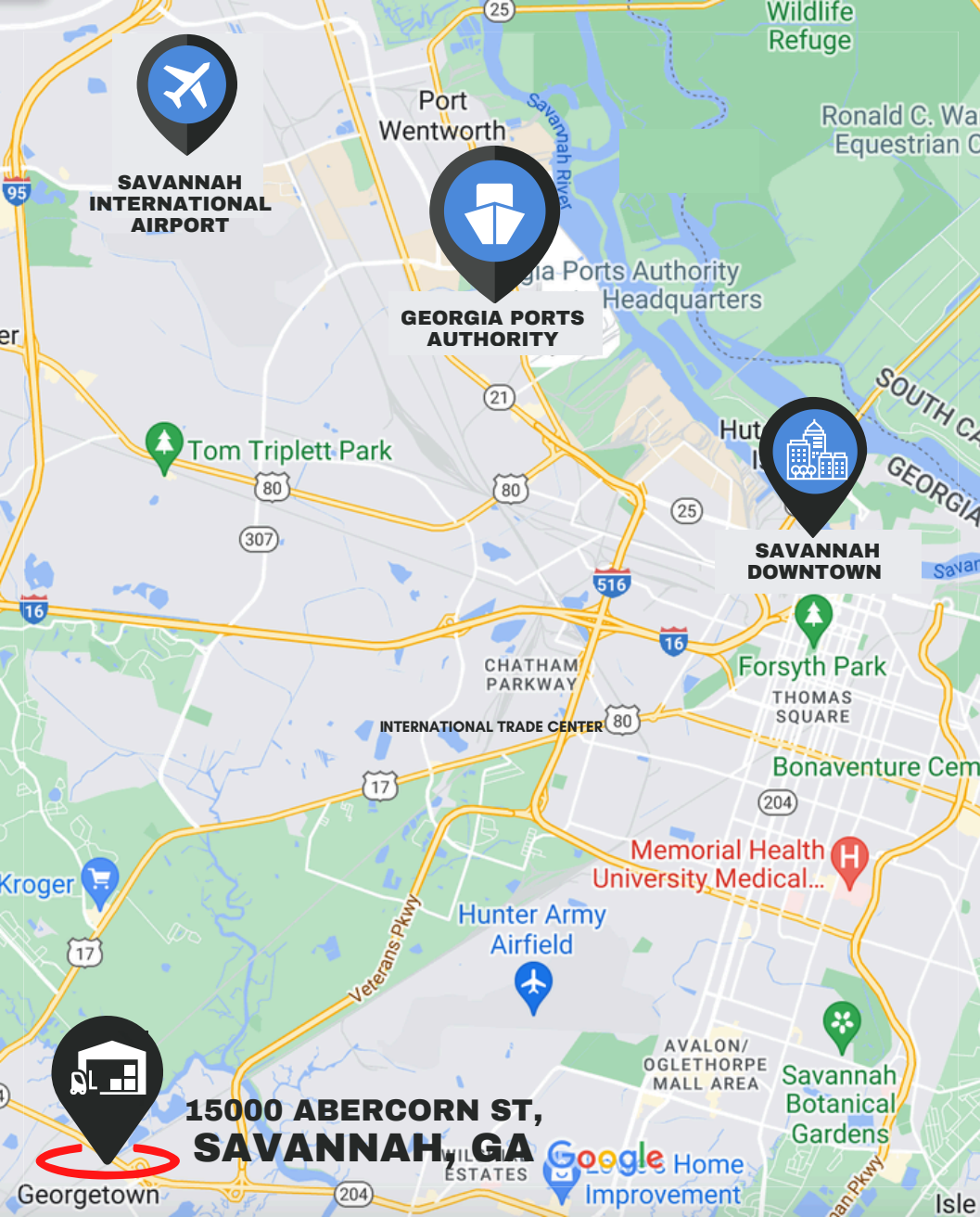
**JOE HUDSON'S**  
COLLISION CENTER

**GEORGIA**  
FLOORS DIRECT.com

204

**GA STATE ROUTE 204**

204



# HIGHLIGHTS

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



95  
166,700 VPD

Ogeechee Rd (26,500 VPD)

E Montgomery Cross Rd (55,280 VPD)

Veterans Pkwy (23,400 VPD)

Abercorn St (63,500 VPD)

**SUBJECT PROPERTY**




















HUNTER ARMY AIRFIELD















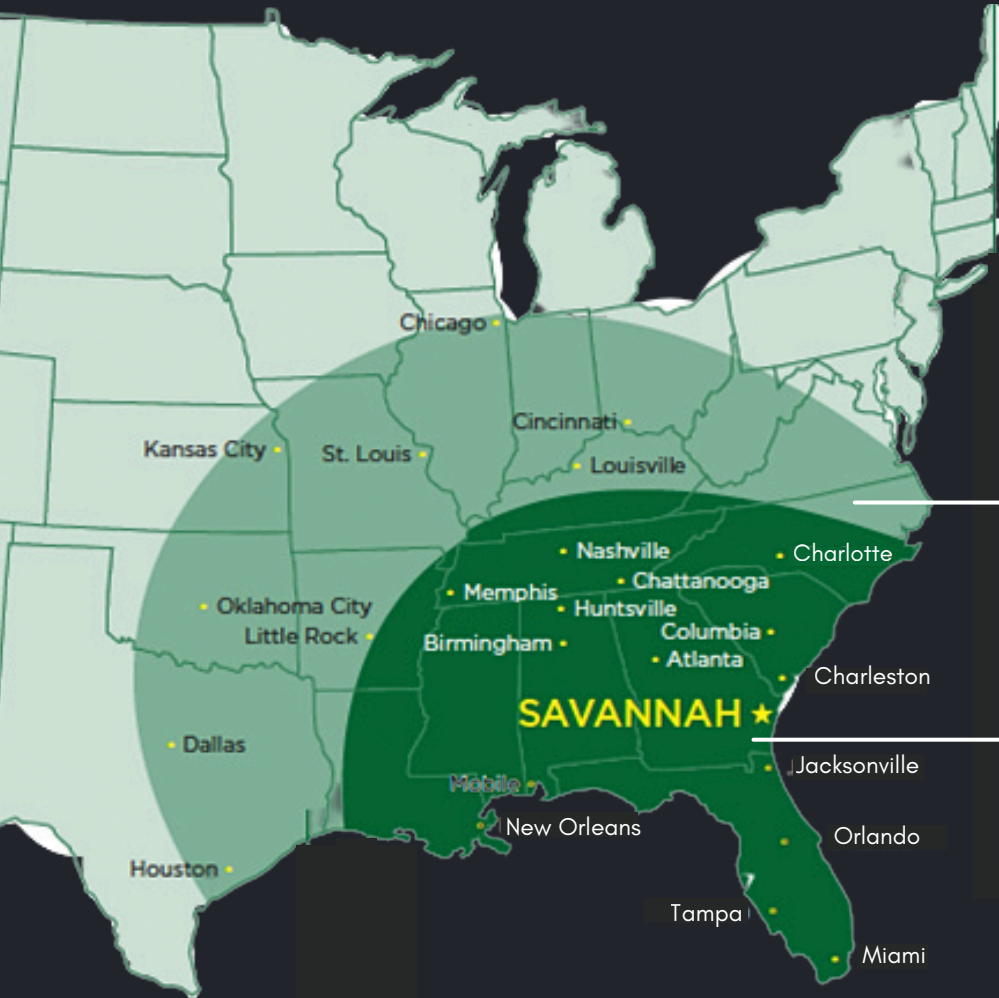







# SAVANNAH: GATEWAY TO AMERICAN COMMERCE

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



# CONTACT US



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SAVANNAH, GA 31419



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