

2 INDUSTRIAL WAREHOUSES

151,200 SF & 165,600 SF | 4 STAR WAREHOUSE
ON A 30 ACRE LOT

FOR LEASE
READY FEBRUARY 2026

115 A-B & 117 A-B PARKWAY DRIVE, RINCON, GEORGIA 31326



WITHIN 9 MILES TO
PORT SAVANNAH

**NEW CONSTRUCTION
WAREHOUSES**



**DOCK HEIGHT
DRIVE-IN LOADING**



**30 ACRE
LOT SIZE**



**BRAND NEW CLASS 4
CONSTRUCTION**

WATCH VIDEO





HIGHLIGHTS

THIS PREMIER 30-ACRE INDUSTRIAL DEVELOPMENT WILL FEATURE TWO STATE-OF-THE-ART BUILDINGS TOTALING 316,800 SF.

**BUILDING 115 A-B OFFERS DIVISIBLE SPACE RANGING FROM 75,600 SF TO 151,200 SF.
BUILDING 117 A-B IS DIVISIBLE FROM 82,800 SF TO 165,600 SF.**

EACH BUILDING INCLUDES TWO 3,000 SF OFFICE SPACES LOCATED AT THE ENDS OF THE STRUCTURE.

CONSTRUCTED WITH A REINFORCED 4,500 PSI CONCRETE SLAB ENGINEERED FOR LONG-TERM DURABILITY, EACH BUILDING INCORPORATES 5 LBS OF STRUCTURAL FIBER PER CUBIC YARD OF CONCRETE TO ENHANCE LOAD-BEARING CAPACITY AND MINIMIZE CRACKING. DESIGNED TO SUPPORT LOGISTICS AND DISTRIBUTION OPERATIONS, THE PARK WILL PROVIDE 360 TRAILER PARKING SPACES AND IS ZONED FOR HEAVY INDUSTRIAL USE.

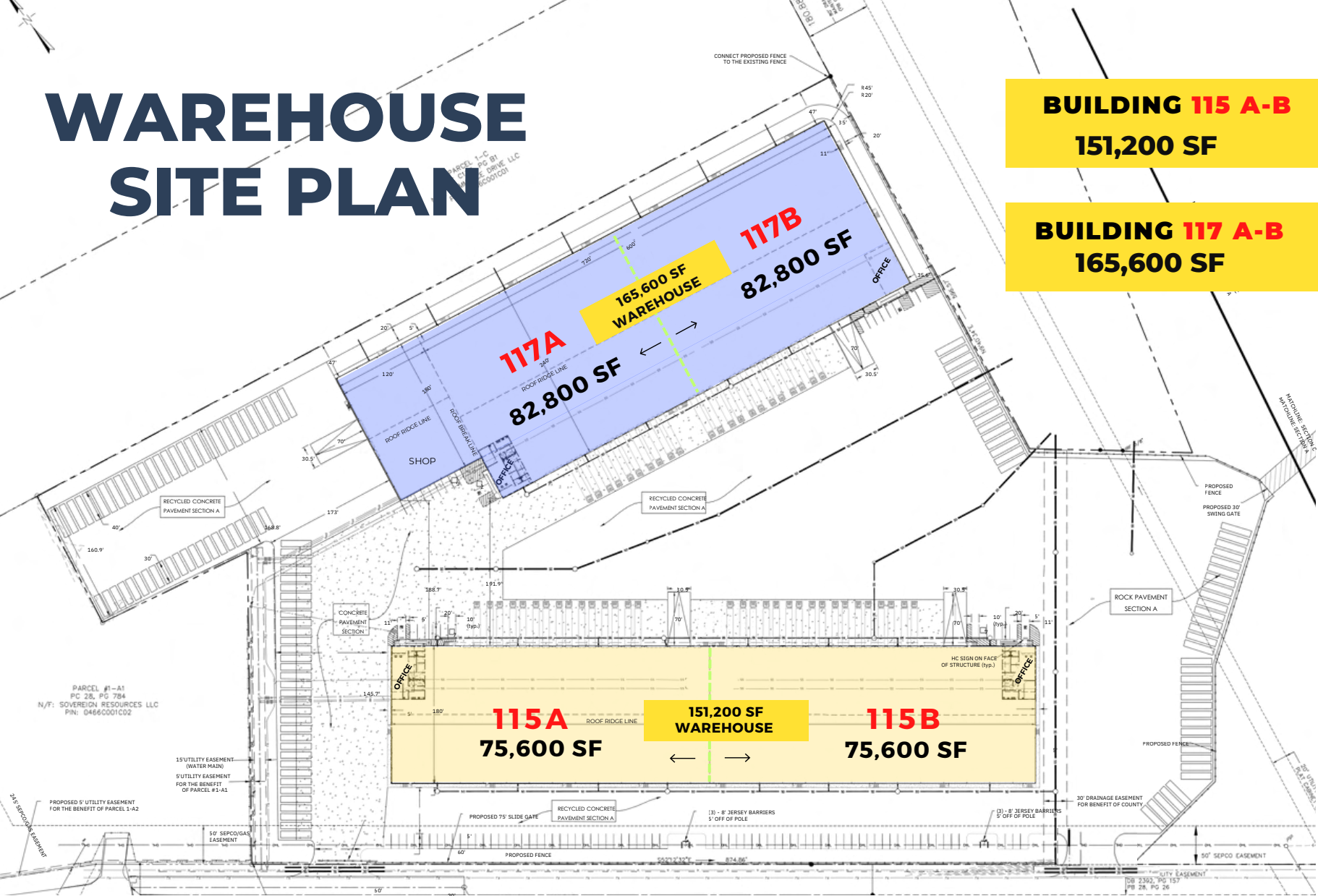
STRATEGICALLY LOCATED ALONG HIGHWAY 21 AT THE SAVANNAH-RINCON BORDER, JUST 9 MILES FROM THE PORT OF SAVANNAH, THE SITE OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES.

THIS DEVELOPMENT REPRESENTS A RARE OPPORTUNITY TO SECURE MODERN WAREHOUSE SPACE IN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS. COMPLETION IS SCHEDULED FOR FEBRUARY 2025.

WAREHOUSE SITE PLAN

BUILDING 115 A-B
151,200 SF

BUILDING 117 A-B
165,600 SF



SITE PLAN

BUILDING 115 A-B
151,200 SF

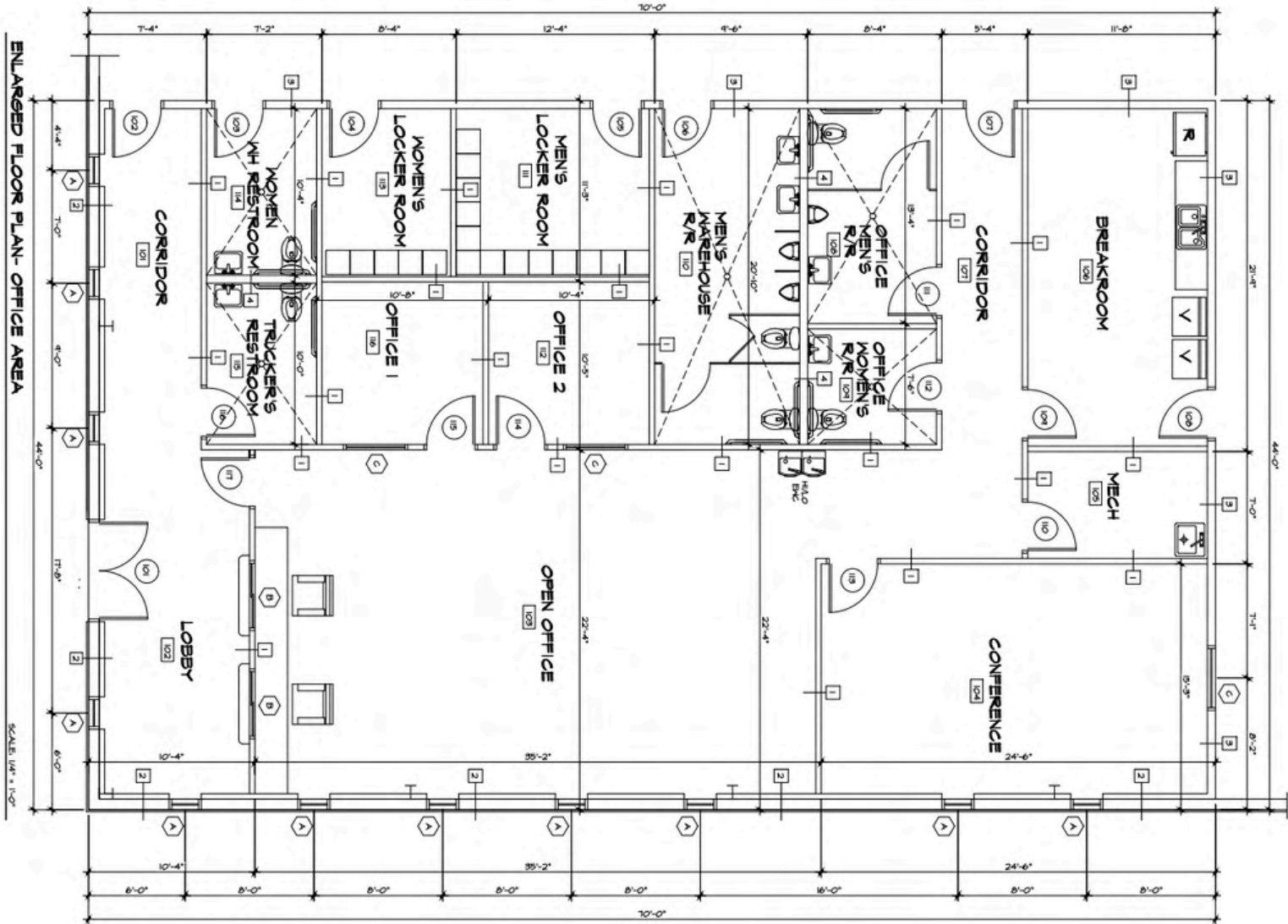
BUILDING 117 A-B
165,600 SF

**TRAILER
PARKING**

117A 82,800 SF
117B 82,800 SF
165,600 SF WAREHOUSE

115A 75,600 SF
115B 75,600 SF
151,200 SF WAREHOUSE

OFFICE PLAN FOR BUILDINGS 115 A-B & 117 A-B





BUILDING 115 A-B

TOTAL SIZE :	151,200 SF
OFFICE:	2 X 3,000 SF
TRAILER PARKING:	180 SPOTS
CAR PARKING:	80 SPOTS
CLEAR HEIGHT:	32'
ZONIG:	HEAVY INDUSTRIAL

COLUMN SPACING:	50 X 60
DOCK-HIGH DOORS/LOADING:	34 (9' X 10')
DOUBLE DOORS:	2 (24' X 20')
DRIVE IN DOORS:	2 (24' X 20')
LIGHTING:	LED



BUILDING 117 A- B

TOTAL SIZE :	165,600 SF
OFFICE:	2X 3,000 SF
TRAILER PARKING:	180 SPOTS
CAR PARKING:	80 SPOTS
CLEAR HEIGHT:	32'
ZONIG:	HEAVY INDUSTRIAL

COLUMN SPACING:	50 X 60
DOCK-HIGH DOORS/LOADING:	24 (9'X10')
DOUBLE DOORS:	2 (24' X 20')
DRIVE IN DOORS:	2 (24' X 20')
LIGHTING:	LED







115A 115A















SUPERIOR LOGISTICS LOCATION



**115-117 PARKWAY DR,
RINCON, GEORGIA**



9 MILES TO
INTERSTATE 16



3 MILES TO
INTERSTATE 95



12 MILES TO
DOWNTOWN SAVANNAH



9 MILES TO
SAVANNAH AIRPORT



9 MILES TO
PORT SAVANNAH

PORT OF SAVANNAH

THE LARGEST SINGLE-TERMINAL CONTAINER FACILITY IN NORTH AMERICA



3rd

BUSIEST CONTAINER
GATEWAY IN THE NATION



2,856

REEFER RACK PLUGS
AT PORT OF SAVANNAH



10,000

FEET OF CONTIGUOUS BERTH
SPACE AT PORT OF SAVANNAH

2 INDUSTRIAL WAREHOUSES

151,200 & 165,600 SF ON A 30 ACRE LOT

LEASING INFORMATION



OLEGM@USATRT.COM



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115-117 PARKWAY DRIVE
RINCON, GEORGIA