

# 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



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

PARCEL #1-A1  
PC 28, PG 784  
N/F: SOVEREIGN RESOURCES LLC  
PIN: 0466C001C02

15'UTILITY EASEMENT  
(WATER MAIN)  
5'UTILITY EASEMENT  
FOR THE BENEFIT  
OF PARCEL #1-A1

**115A**  
**75,600 SF**

## 151,200 SF WAREHOUSE

**115B**  
**75,600 SF**

# **BUILDING 115 A-B**

## **151,200 SF**

# **BUILDING 117 A-B**

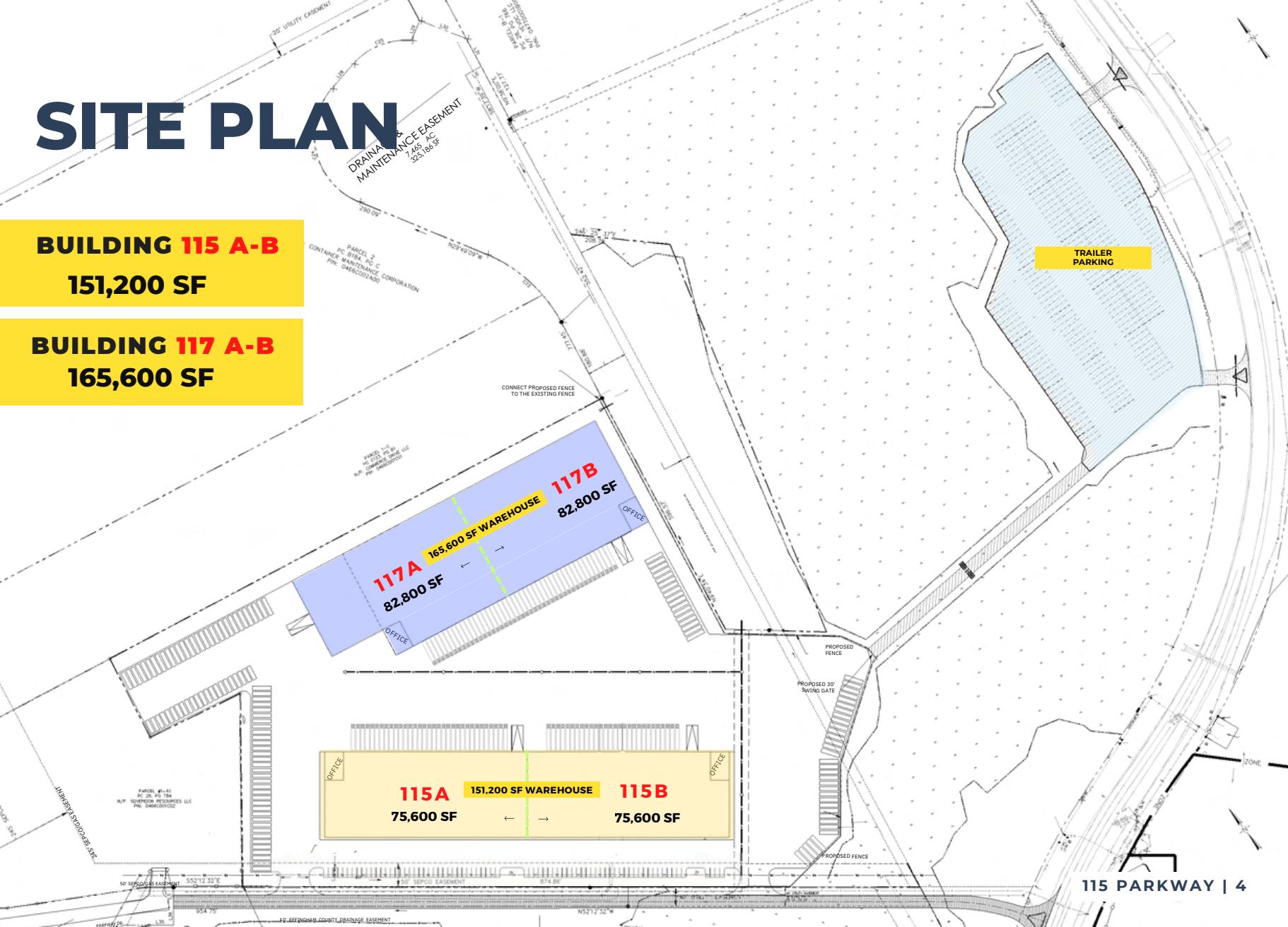
## **165,600 SF**

# SITE PLAN

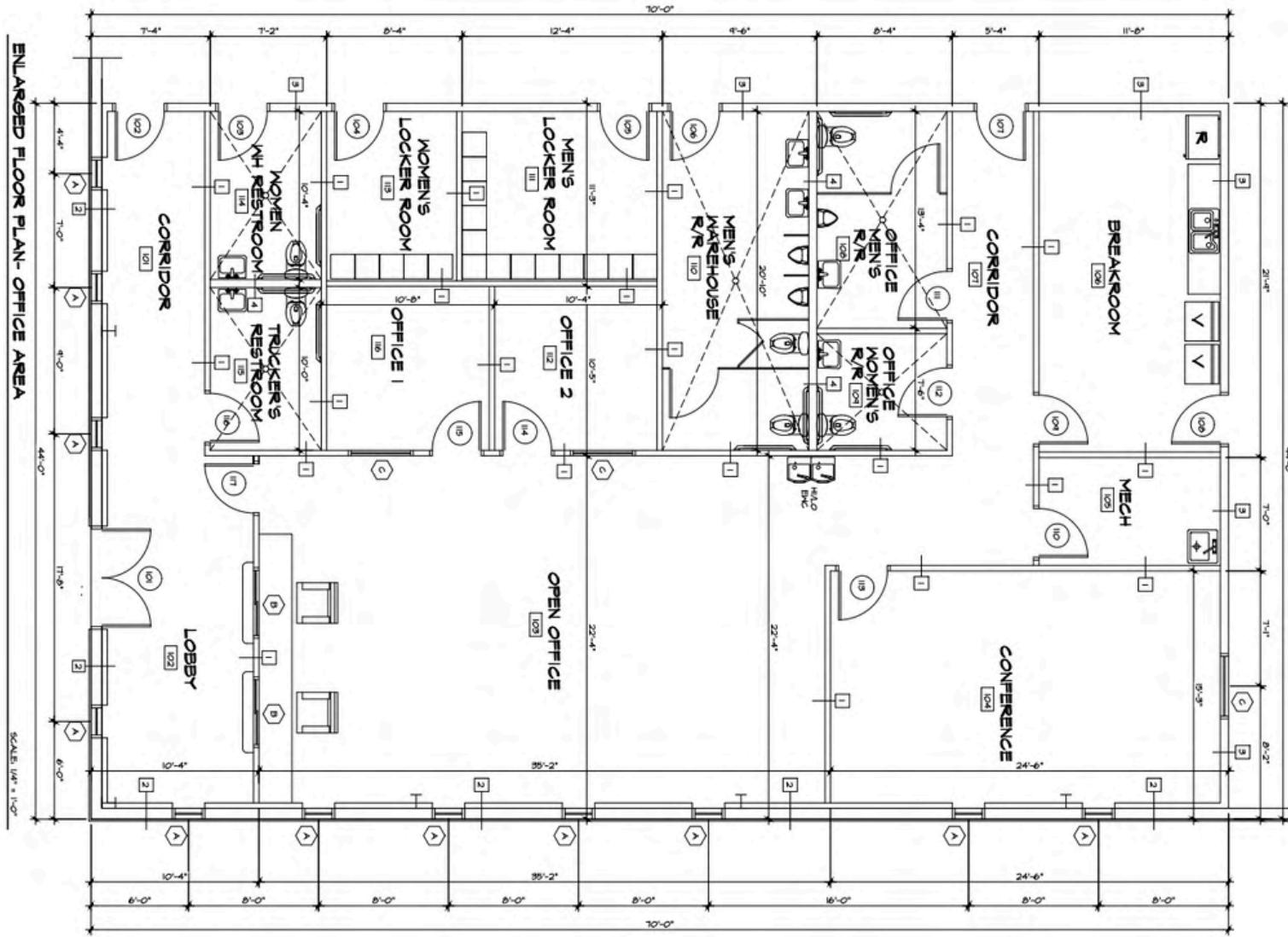
## **BUILDING 115 A-B**

### **151,200 SF**

## **BUILDING 117 A-B 165,600 SF**



# 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'

ZONING: 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'

ZONIC: 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

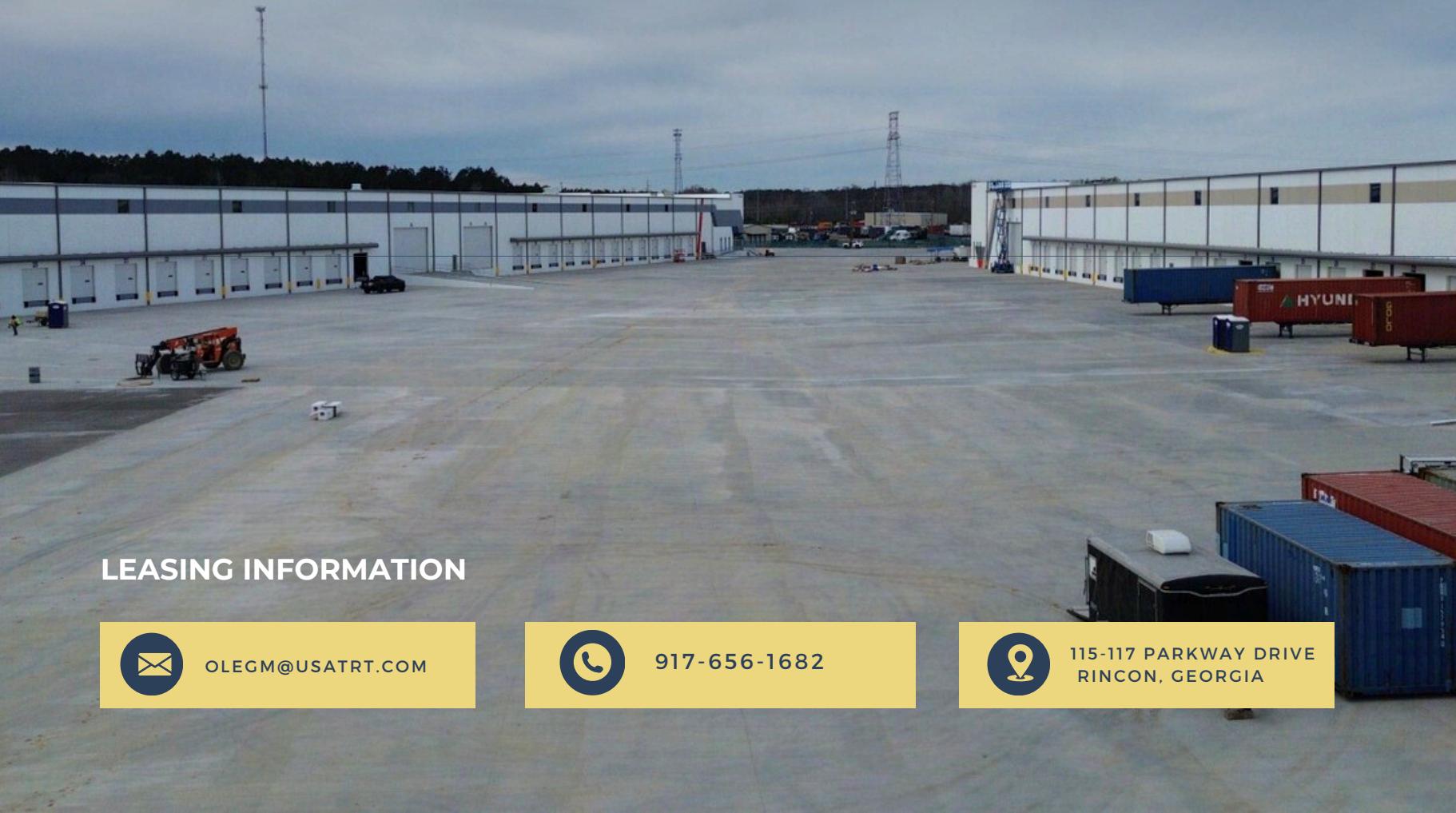


**10,000**

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



917-656-1682



115-117 PARKWAY DRIVE  
RINCON, GEORGIA