

For Lease

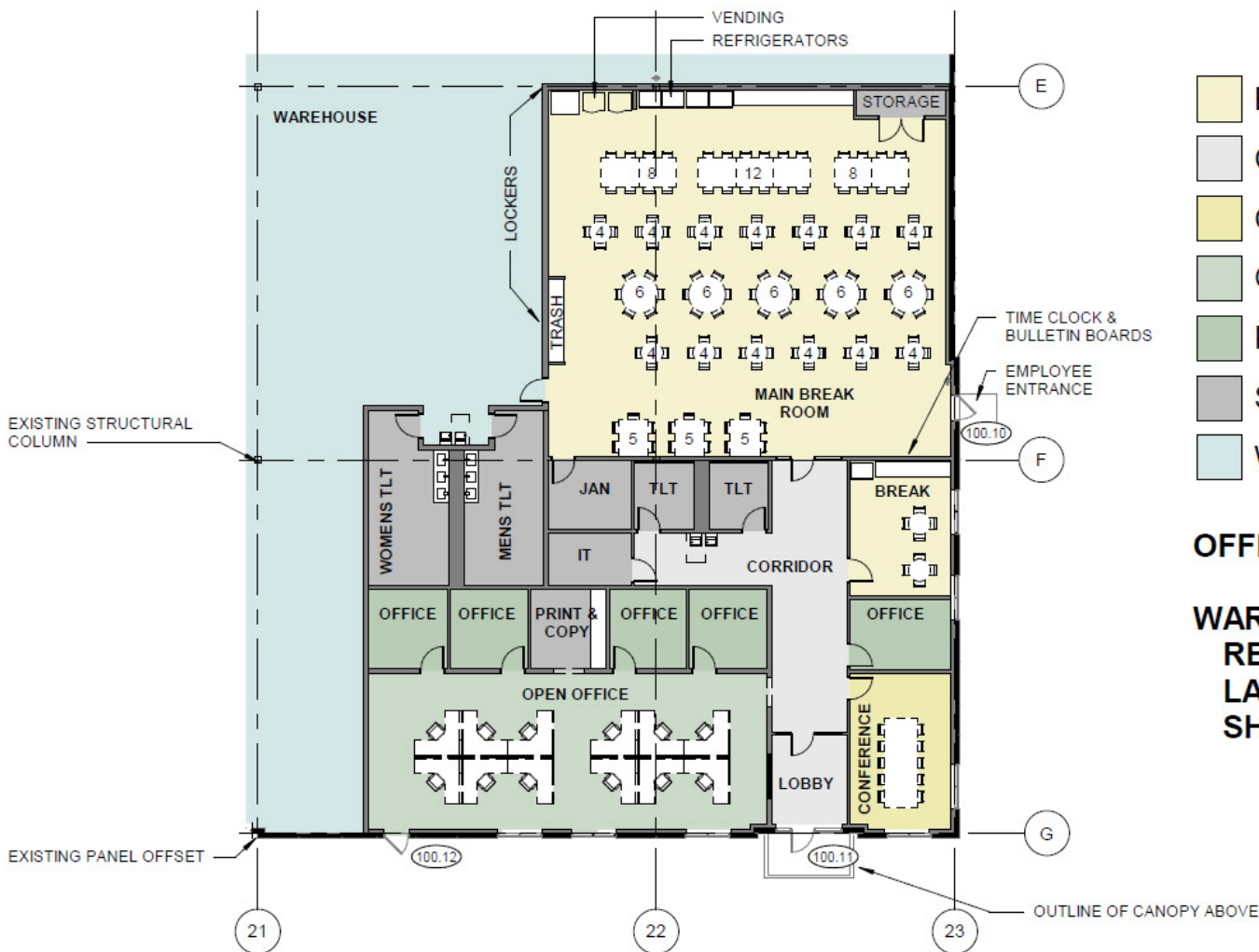
1319 Dean Forest Road

Savannah, GA 31405 | Class A Distribution | Rear Load | 355, 527 SF Available 7/1/2025



CBRE

Office Floorplan

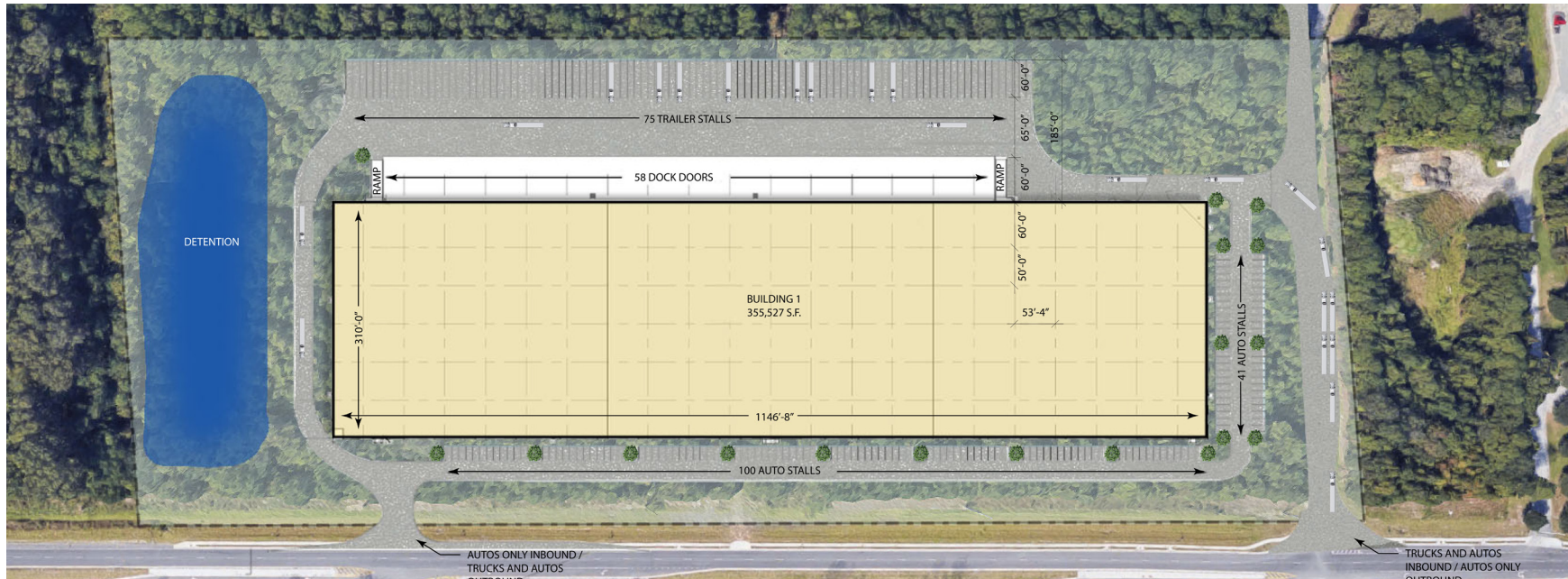


- BREAKROOM
- CIRCULATION
- CONFERENCE
- OPEN OFFICE
- PRIVATE OFFICE
- SUPPORT
- WAREHOUSE

OFFICE SQUARE FOOTAGE = 3,500 SF

WAREHOUSE SUPPORT SPACES = 3,500 SF
RESTROOMS
LARGE BREAKROOM
SHIPPING OFFICE

Building Specifications

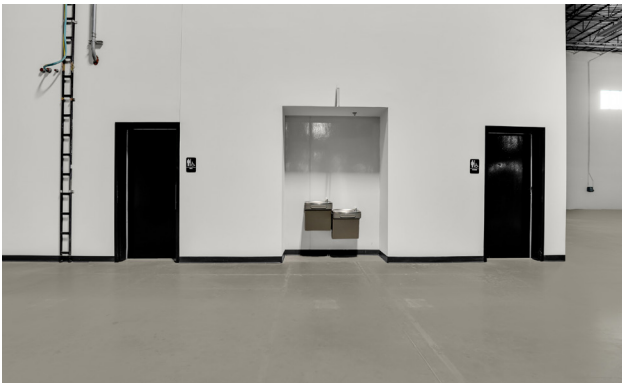
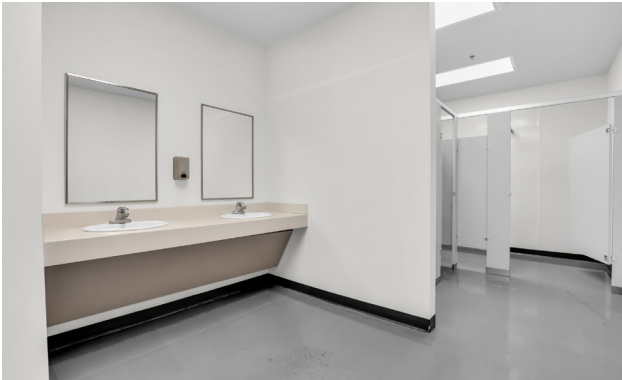
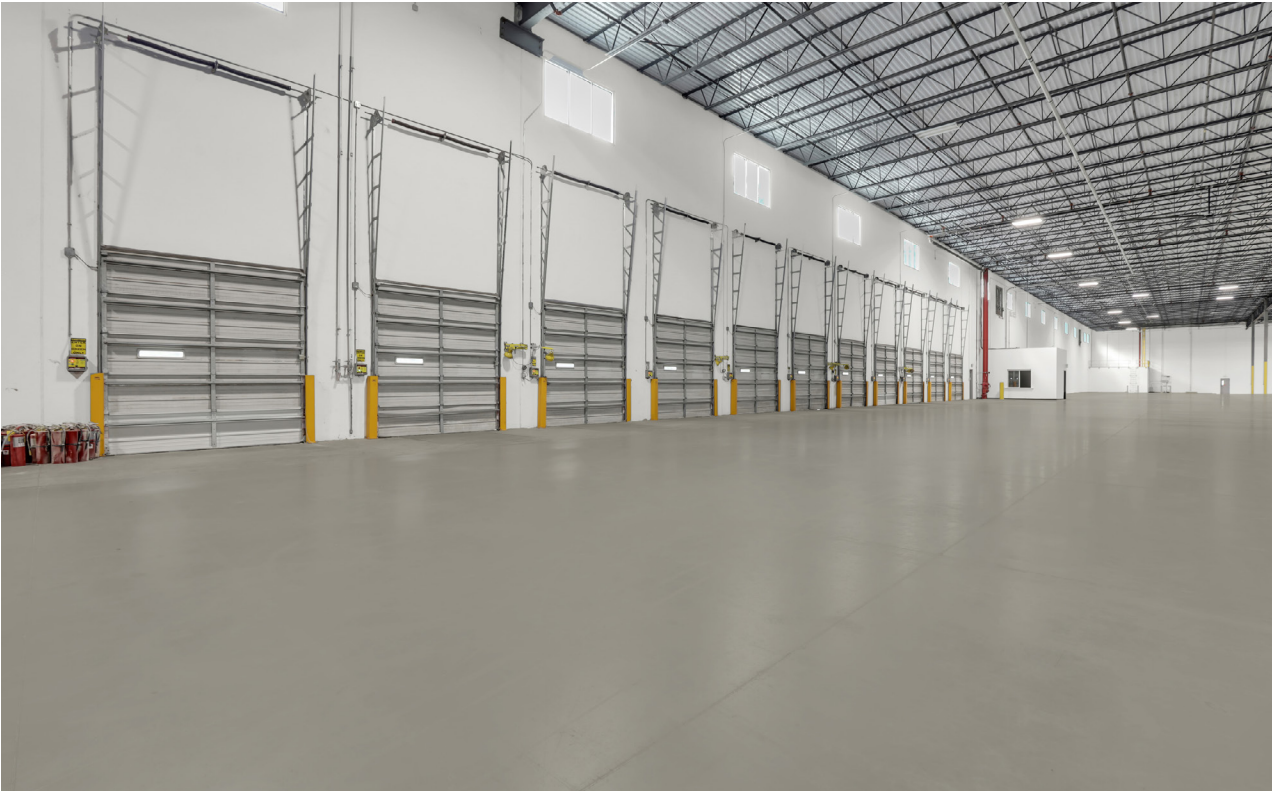


Available SF	355,527 SF Rear Load	Loading Bays	53'-4" x 60'	Floor	6" unreinforced (4,000 PSI) concrete on compacted subgrade
Clear Height	32'	Auto Parking	141	Speed Bay	5 HVLS Fans
Dimensions	1,146' x 310'	Trailer Parking	75	Charging Stations	Electrical Distribution for 20 battery charging stations
Docks	58 (40 w/ mechanical pit levelers)	Sprinkler System	ESFR	Dock Doors	Swing Arm Light/Fan Combo at Every Other Door
Drive-ins	2 (12' x 14')	Sprinkler System	ESFR		
Interior Bays	53'-4" x 50'	Power	2000 Amp, 270/480 Volt, 3 Phase		

Interior Photos



Interior Photos





7 Miles to Georgia Port Authority

3.1 Miles to I-95

1 Mile to I-16


Hyundai
Metaplant

1319 Dean
Forest Road



7 Miles to Georgia
Port Authority



3.1 Miles to I-95



1 Mile to I-16

The Port of Savannah

- The **3rd largest port** and the **fastest-growing container port** by TEU's in the U.S.
- The Port's Garden City Terminal is the **largest single container terminal** in North America
- Immediate **access to I-16 and I-95** offering a one to two-day drive to key cities and manufacturing points throughout the Southeast and Midwest
- The new **Mason Mega Rail** delivers the largest intermodal rail facility for a port authority in North America
- The port's **owner-operated** terminal offers flexibility and the power to tailor their services to your needs
- **Two Class I** on-terminal rail facilities to allow more choices to reach your inland markets
- Ocean Terminal **renovation** projected completion in 2028 will transform the current three berth facility into **two big ship berths**
- **\$29 Million Exit Ramp** for truckers direct to the highway
- **Talmadge River Bridge** to be heightened by 2028 allowing larger container ships into the port



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Savannah, GA 31405



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