

1313 Rogers Street

Savannah, GA 31415



For more information:

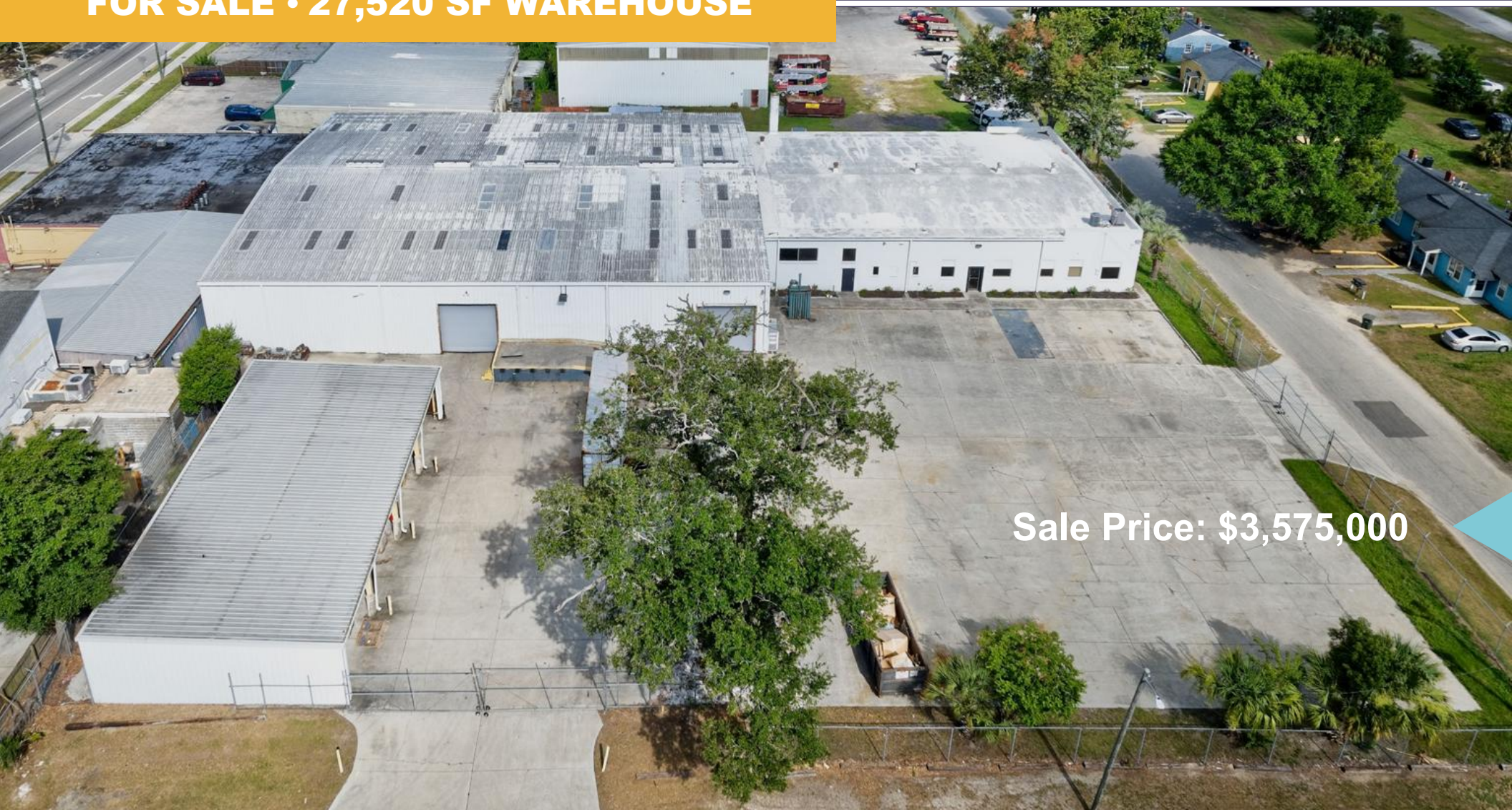
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FOR SALE • 27,520 SF WAREHOUSE



Sale Price: \$3,575,000

PROPERTY OVERVIEW

1313 Rogers Street presents a rare opportunity to acquire a versatile office-warehouse facility in Savannah's prime industrial corridor. Situated on a fully fenced 1.34-acre site, the property includes 27,520 square feet of improvements featuring an office, 21'5" clear heights, and both dock-high and grade-level loading. Its flexible configuration is well suited for warehousing, light manufacturing, distribution, or service operations, while its proximity to the Port of Savannah and major transportation corridors provides excellent logistical advantages.

PROPERTY HIGHLIGHTS

- ±27,250 SF warehouse
- Two (2) drive-in doors
- Light Industrial (LI) zoning
- Less than 1 miles from GPA Ocean Terminal

NEIGHBORING TENANTS



SITE PLAN

Your Exterior Pros /
Performance Energy

1313 ROGERS STREET
24,404 SF

STORAGE SHED

Chu's
Supermarket

Bottle Shop

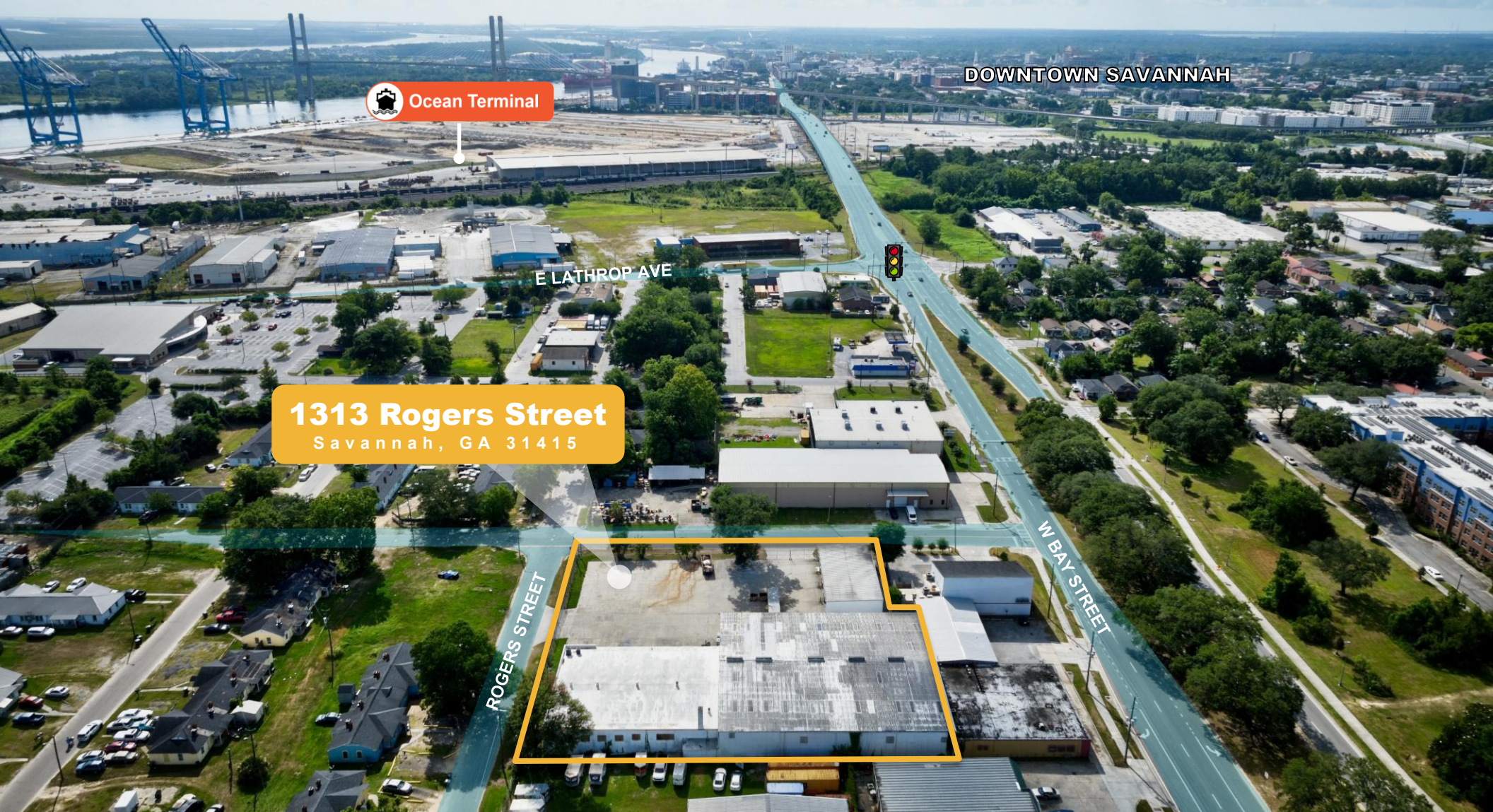
Nancy's
Seafood

Port City
Industrial &
Marine
Supply

PROPERTY OVERVIEW

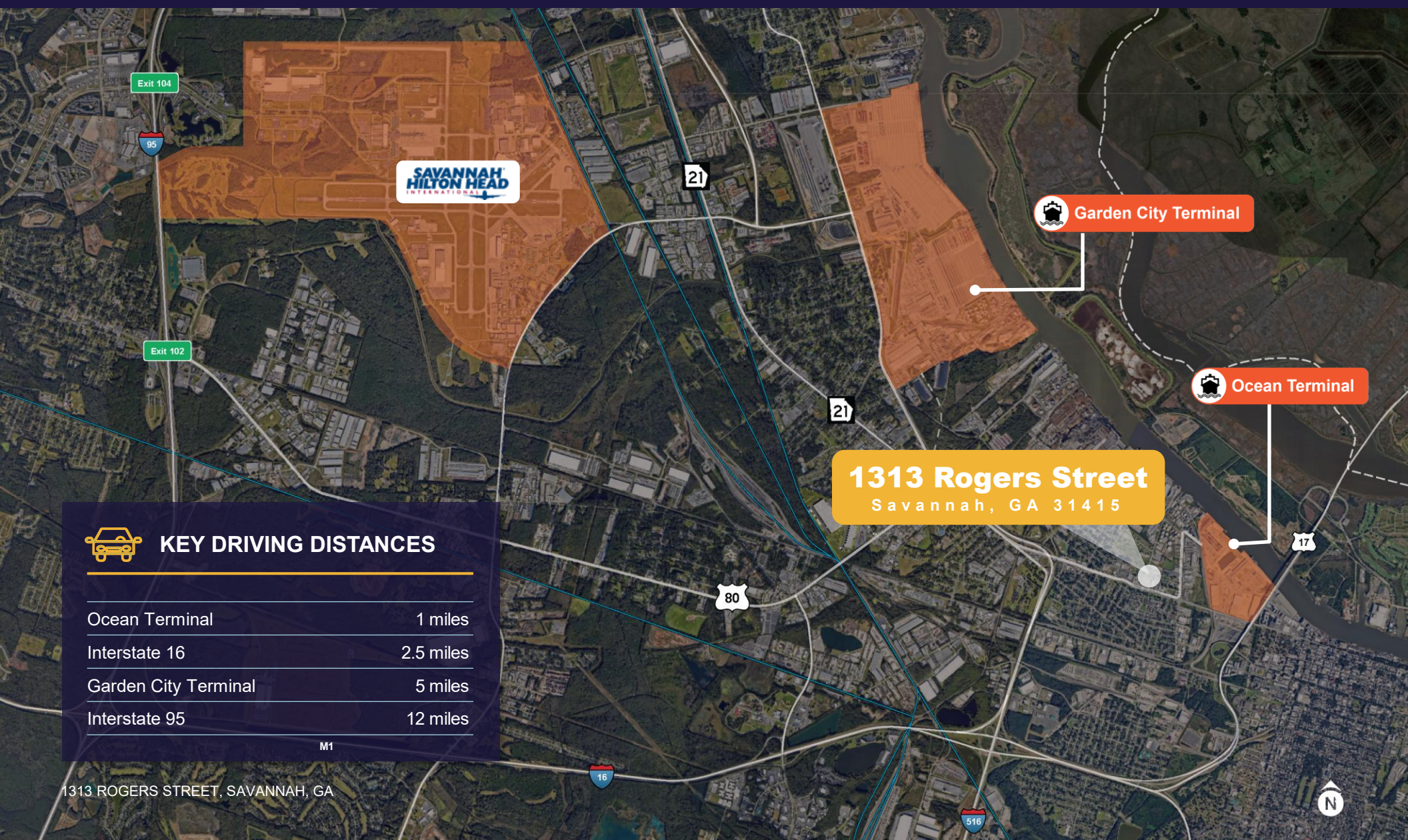
Property Type	Industrial - Warehouse
Zoning	I-L-T
Parcel Number	20020 12014
Design	Single-tenant, Owner-occupied
Building Area	24,404 sf (warehouse) 3,200 sf (storage shed) 27,520 sf total
Acres	±1.34 acres, fully fenced
Clear Height	21'5"
Drive-in Doors	Two (2)
Surface Parking	10 auto
Sprinklers	Wet
Year Built	1980

25



LOCATION OVERVIEW

Strategically located in one of Savannah's established industrial corridor, 1313 Rogers Street offers exceptional connectivity to the region's transportation infrastructure. The property provides convenient access to the Port of Savannah, Interstate 16, Interstate 95, downtown Savannah, and the area's major distribution corridors, making it well positioned for manufacturing, warehousing, logistics, and service-related operations.



KEY DRIVING DISTANCES

Ocean Terminal	1 miles
Interstate 16	2.5 miles
Garden City Terminal	5 miles
Interstate 95	12 miles

M1

1313 ROGERS STREET, SAVANNAH, GA



SAVANNAH OVERVIEW



- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy. They anticipate investing \$4.2 billion in the next ten years as part of its port master plan to expand cargo handling capabilities to support future supply chain requirements.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over of \$4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians.
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a \$5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a \$929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

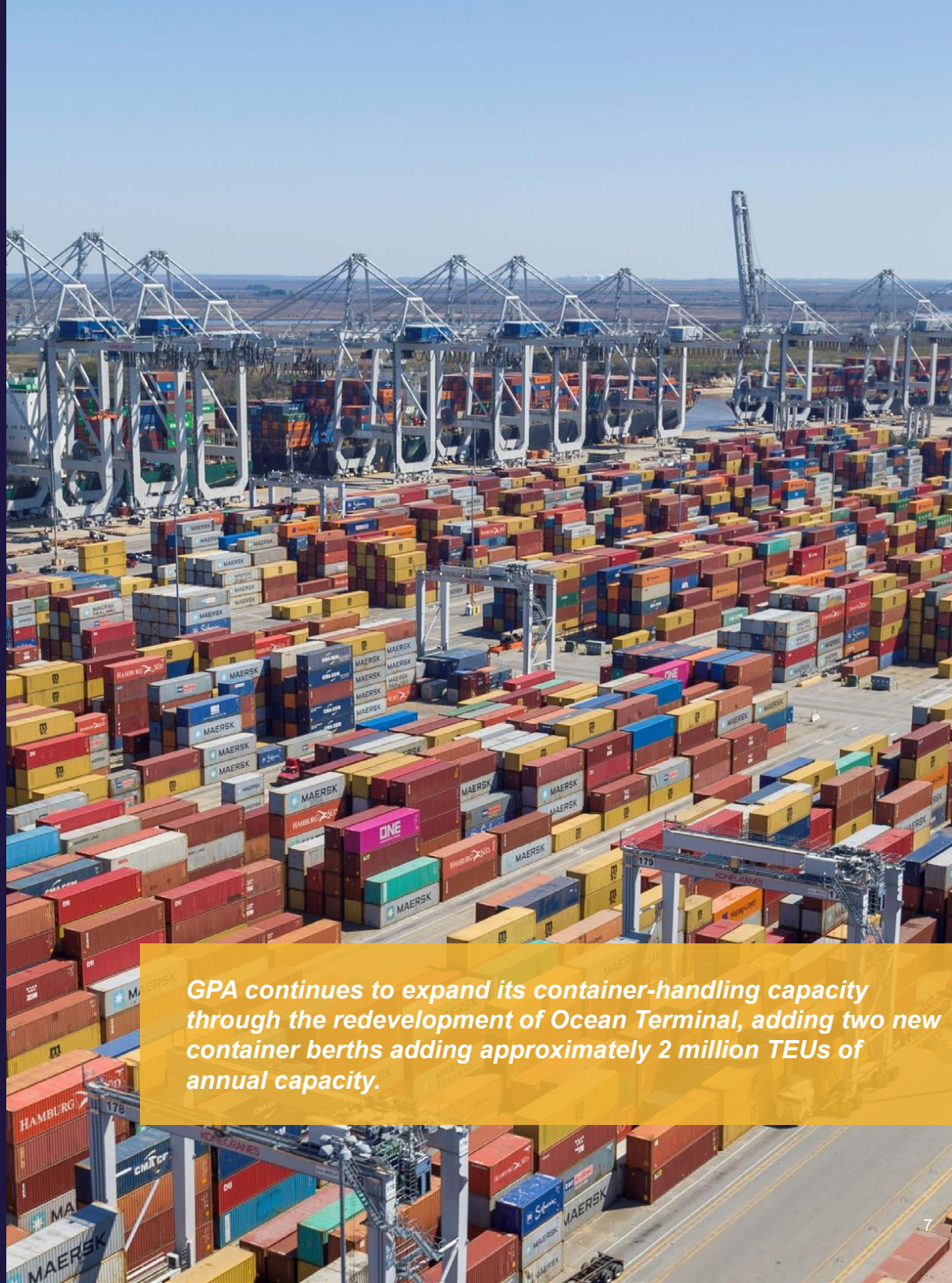
PORT OF SAVANNAH

The Georgia Port Authority (GPA) operates the Port of Savannah, one of the fastest-growing and most efficient ports in North America. As a key hub for international trade, it provides direct access to two major interstates, I-16 and I-95, making it a prime location for logistics and distribution. The Port boasts a deep-water terminal capable of accommodating the largest container vessels, supported by on-site access to two Class I railroads—Norfolk Southern and CSX—ensuring rapid and reliable transportation to major U.S. markets.

- #1 fastest growing container port in the U.S.
- #1 largest single-terminal container facility in the US
- #1 largest U.S. on-terminal intermodal facility
- #2 largest East Coast port
- #3 busiest U.S. container gateway

Fast and easy access to **44%** of U.S. consumers and manufacturers

Over **20%** of the U.S. population best served by the Port of Savannah



GPA continues to expand its container-handling capacity through the redevelopment of Ocean Terminal, adding two new container berths adding approximately 2 million TEUs of annual capacity.

FOR MORE INFORMATION, PLEASE CONTACT:



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**CUSHMAN &
WAKEFIELD**

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