



Ground Lease | Build-to-Suit Lease

PRIME COMMERCIAL OPPORTUNITY

in New ±11 MSF Industrial Development
with frontage on Veterans Parkway

Savannah, Georgia

Colliers

CAPITAL
DEVELOPMENT PARTNERS

The Property

Highlights

- Situated at the newly completed Veterans Parkway interchange, featuring convenient access and signalized intersections
- Incredible opportunity to be the first and only commercial service site on Veterans Parkway
- With high visibility this property is perfect for gas stations, convenience stores, retail, restaurants, and general services, among others
- Surrounded by ±11 million square feet of new Class A industrial development bringing an estimated 2,000 employees and an additional 13,079 vehicles per day



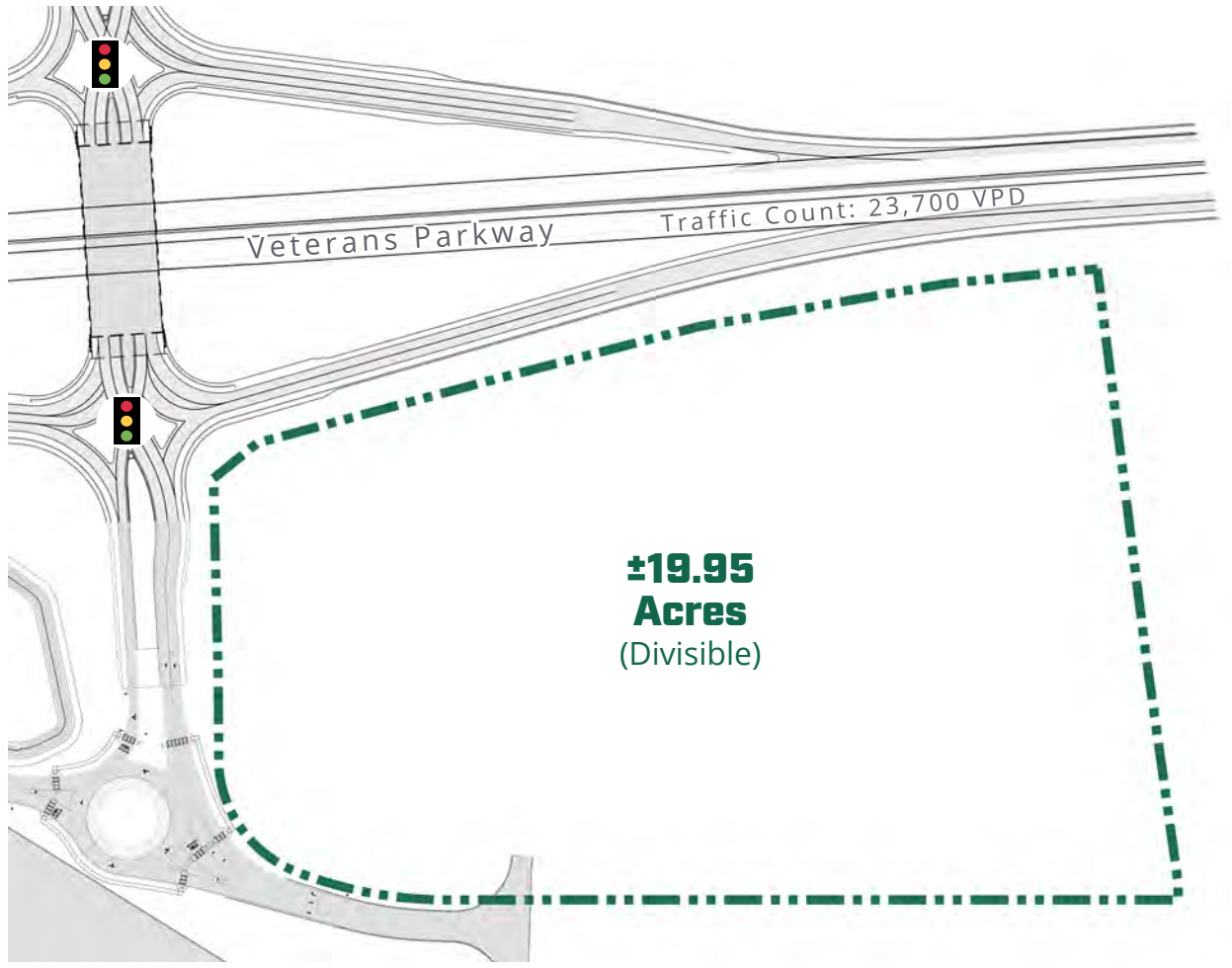
Tract Size:
**±19.95
Acres**
(Divisible)



Frontage:
**±1,100'
Along
Veterans Parkway**



Pricing:
**Please
Inquire**



Port of Savannah

Downtown Savannah

To
16

SITE

Veterans Parkway





Booming ±11 Million SF Industrial Development.

Recently Completed	Size
Building 1	1,456,000 SF
Building 7A	284,744 SF
Building 7B	284,744 SF
Building 9	942,400 SF
Building 10	413,230 SF
Building 11	982,400 SF
Flex Building 1	150,000 SF
Flex Building 2	150,000 SF

Three warehouse buildings under construction and an additional ±6.4 million square feet of future development over the next few years.

Newly completed interchange!



23,700
Vehicles Per Day



Estimated employees
2,000

Supply the demand.

This property is strategically positioned to meet the growing demand for commercial services along Veterans Parkway in Savannah, Georgia. With its high visibility and convenient access to major highways, this property offers the perfect location for businesses looking to establish a presence in the area.



SAV/HH Airport

Port of Savannah

INTERSTATE
95

INTERSTATE
16

Exit 94

Abercorn Street

204

Exit 2

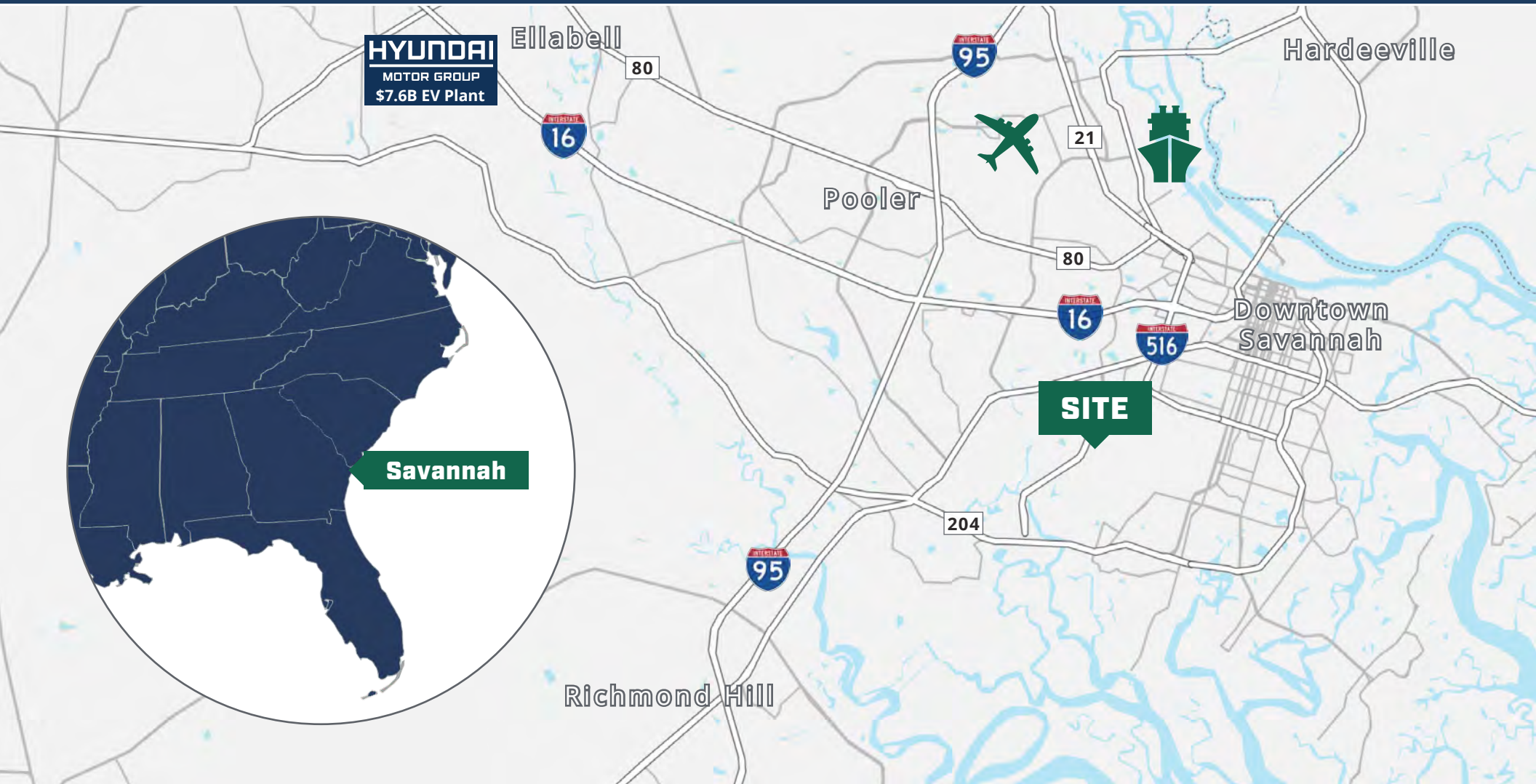
SITE

Opportunity to be the first and only commercial service site along Veterans Parkway

Centrally

Located to Serve
the Greater
Savannah Area.

Major Roadway	Distance	Destination	Distance
Interstate 516	2.5 Miles	Downtown Savannah	7 Miles
Highway 204	3 Miles	Pooler	12 Miles
Interstate 16	4.5 Miles	Airport	14 Miles
Interstate 95	8.5 Miles	Richmond Hill	15 Miles



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