

FOR LEASE

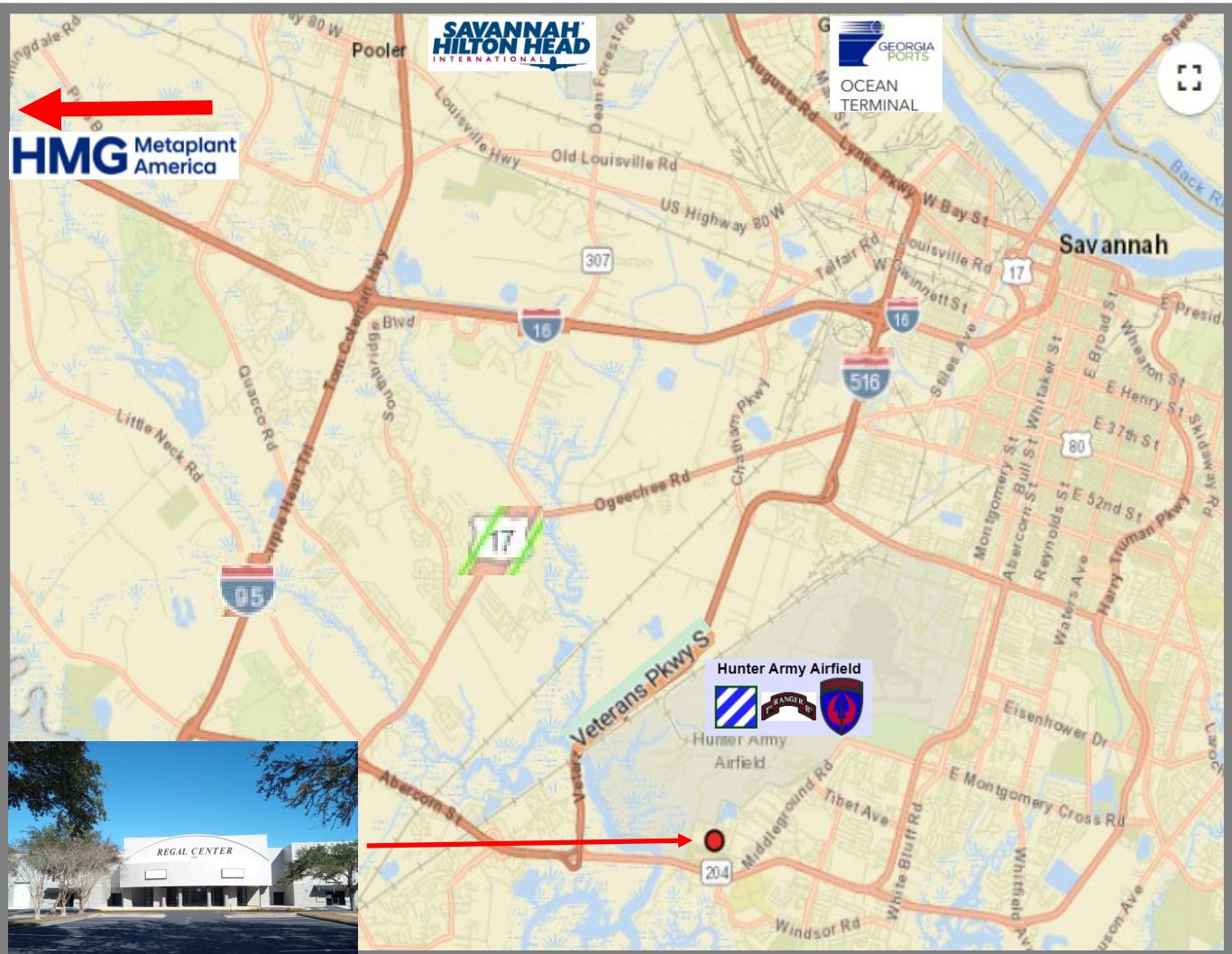
1132 Shawnee Avenue,
Savannah, Georgia 31419, Up to 41,603 RSF

Flex Warehouse Space Zoned B-C

Distances:

Enmark Arena 11.4 Miles
Downtown Sav 13.5 Miles
Ocean Terminal 13.6 Miles
Airport 19.0 Miles
Interstate 95 7.0 Miles
Veterans Pkwy 2.0 Miles
Interstate 16/516 10.2 Miles
Hyundai Plant 26.0 Miles

Call: Gary Mankin, CCIM,
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1132 Shawnee Avenue, Savannah, Georgia 31419

Flex Warehouse Space Up to 41,603 RSF

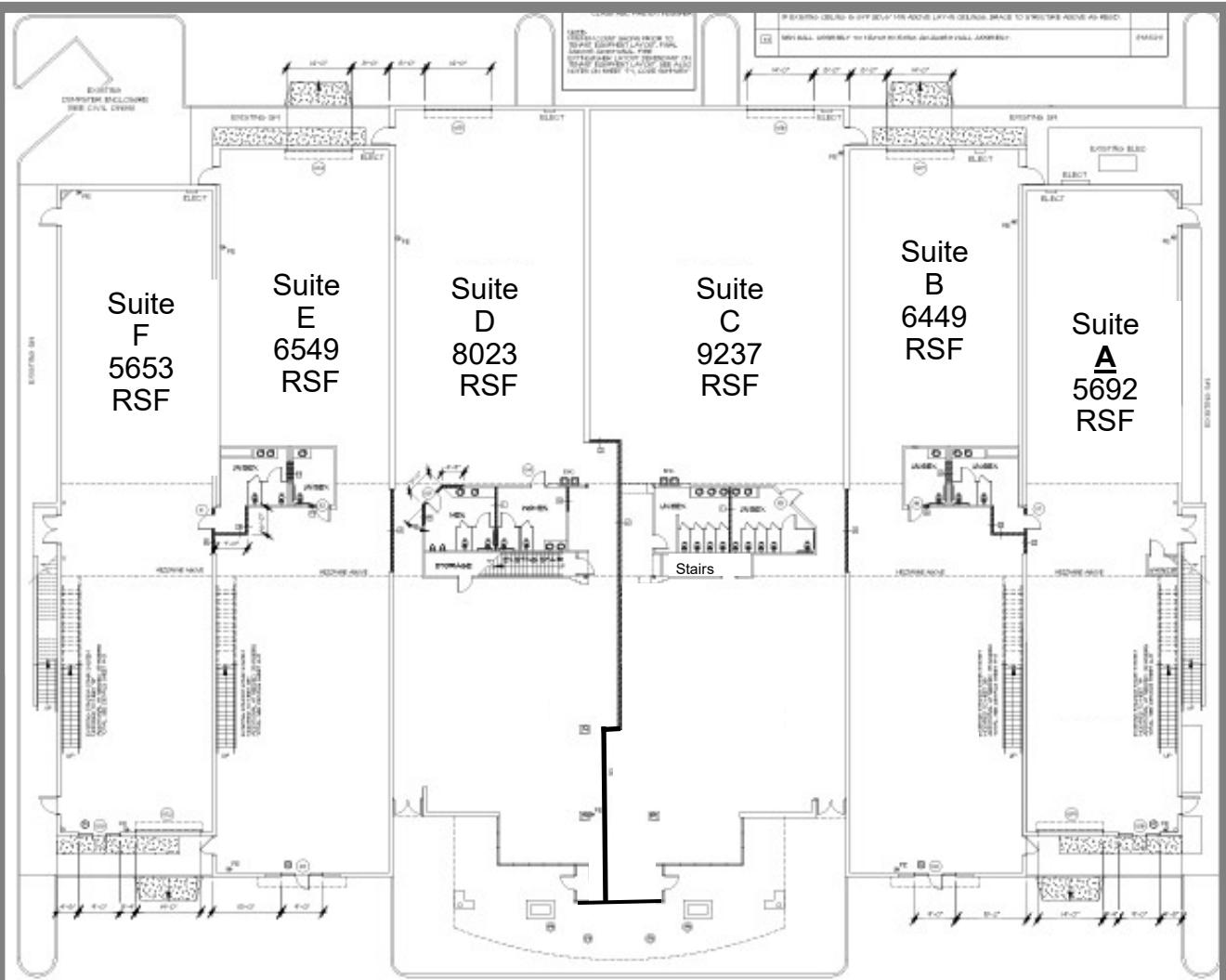
Rent NNN		
<u>Space</u>	<u>RSF Total</u>	<u>\$14 - \$17.00</u>
Suite A	5692	\$8,063.67 (\$17 RSF)
Suite B	6449	\$9,136.08 (\$17 RSF)
Suite C	9237	\$10,776.50 (\$14 RSF)
Suite D	8023	\$9,360.17 (\$14 RSF)
Suite E	6549	\$9,277.75 (\$17 RSF)
Suite F	5653	\$8,008.42 (\$17 RSF)

Estimated NNN Charges: \$3.25 RSF; All

Suites have an OH Door (14'x14') & Office Space on the Mezzanine Level (660 RSF to 808RSF).

Clear Height Approx. 28';

Fire Sprinkler System Present; All Spaces will have HVAC in the Warehouse/Office/Bathroom;



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