

UP TO 6,761 SF OFFICE/WAREHOUSE/INDUSTRIAL SPACE AVAILABLE

**1620 Dean Forest Road
Savannah, Georgia 31408**

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CORE
CONSULTING + DEVELOPMENT



Property Summary



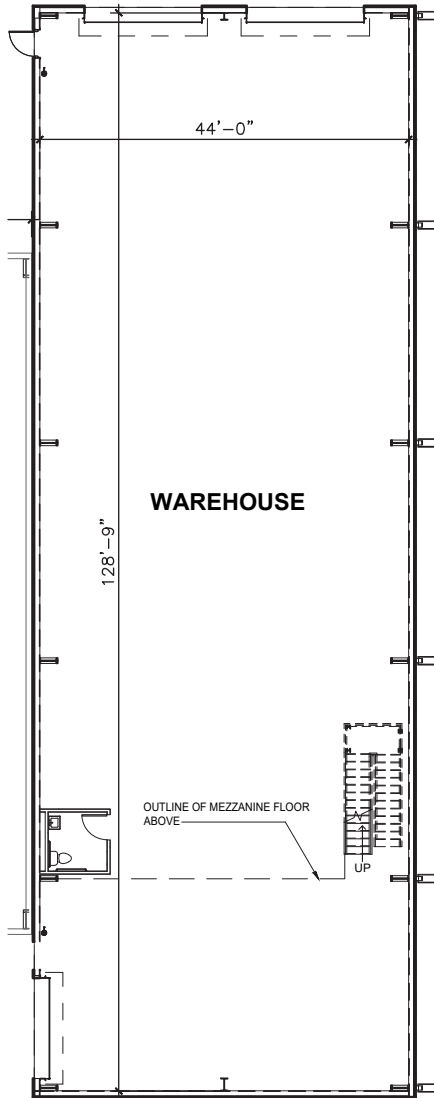
OFFERING SUMMARY

Available SF:	14,560 existing + 6,761sf expansion
Total SF:	21,321sf
Lot Size:	1.34 Acres
Zoning:	P-I-2
Market:	Savannah
Submarket:	Garden City
APN:	60988A-02009

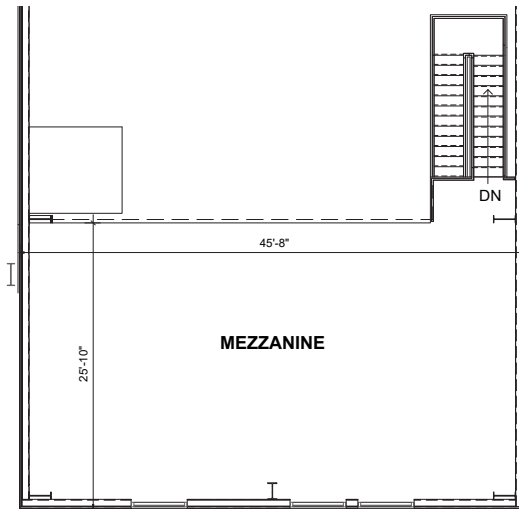
LOCATION OVERVIEW

- This central location, which is just north of Interstate 16 and south of Highway 80, provides quick access to many areas of Savannah including Pooler and Downtown along with major area thoroughfares including Interstate 16, Interstate 95, Highway 80 and Chatham Parkway.
- Traffic counts exceed 16,000 vehicles per day along DeanForest and nearly 59,000 vehicles per day along Interstate 16.
- It is only 5 miles to the GA Ports Authority and just minutes to the Savannah/Hilton Head International Airport. Several major employers, such as Amazon, Gulfstream, JCB, Colonial Oil, International Paper and the Air National Guard, are located nearby.

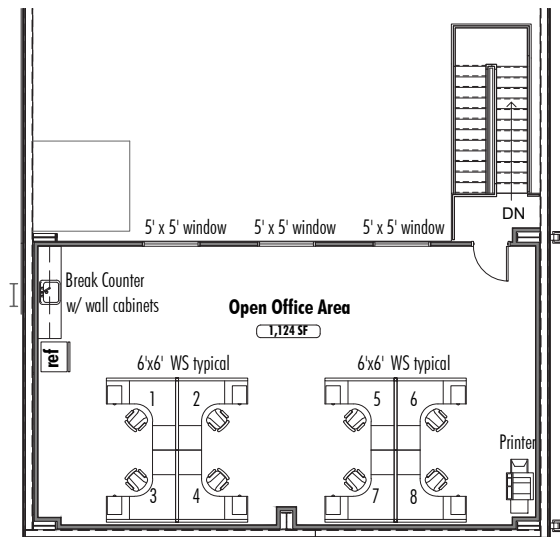
Floor Plan



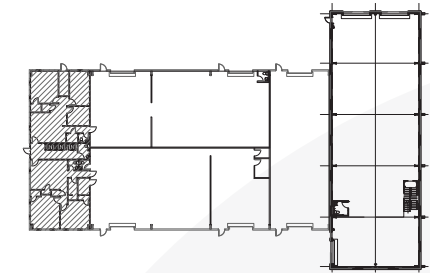
2 Overall 1st Fl Warehouse Plan
SC-1 Scale: 1/16" = 1'-0"



1 Enlarged Mezzanine Plan
SC-1 Scale: 1/8" = 1'-0" (When printed on 11"x17")



1 Enlarged Mezzanine Office Plan
SC-1 Scale: 1/8" = 1'-0" (When printed on 11"x17")



3 Bldg Key Plan
SC-5 Scale: N.T.S

**1620 Dean Forest Rd,
 Suite/ Bldg addition:**

First Fl
 5,596 sf

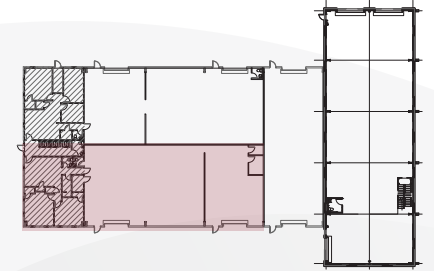
Mezzanine
 1,165 sf

Total
 6,761 sf

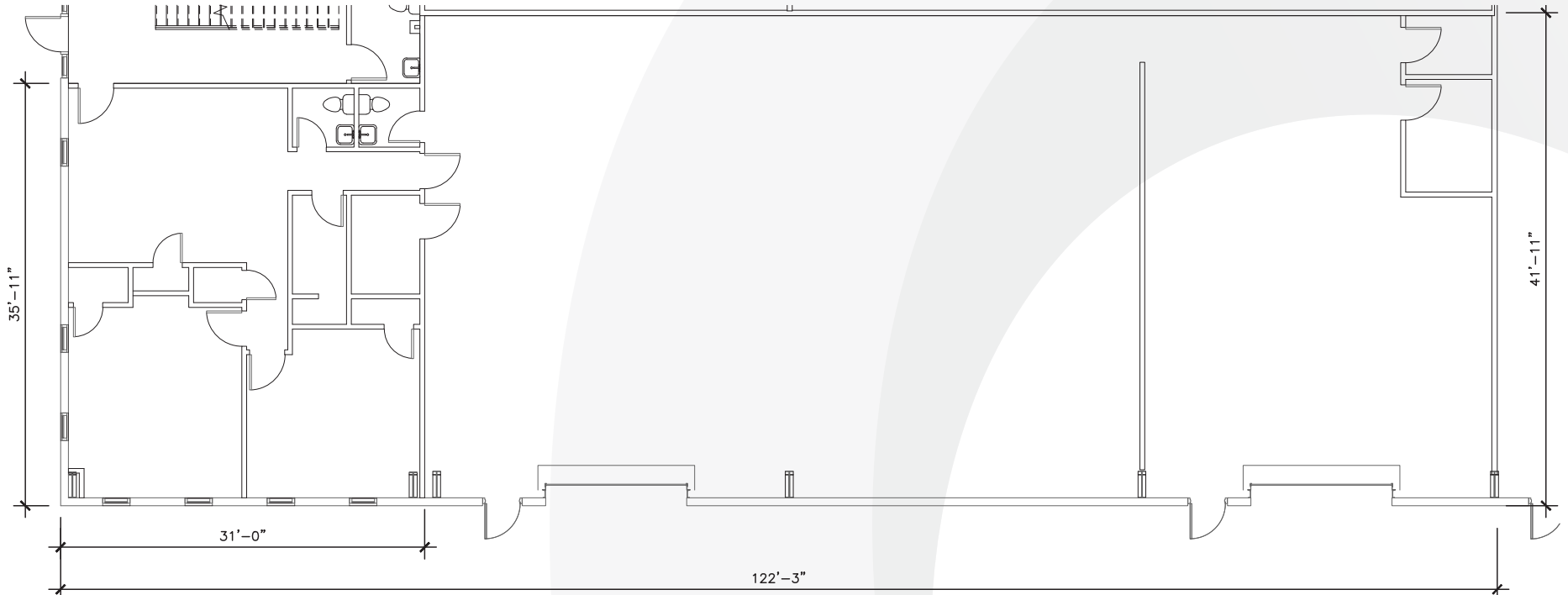
Floor Plan

1620 Dean Forest Rd.

Total
5,052 sf



3 Bldg Key Plan
SC-5 Scale: N.T.S



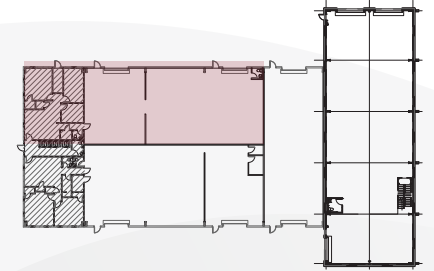
1 Layout - Suite 100
SC-2 Scale: 3/32" = 1'-0"

Floor Plan

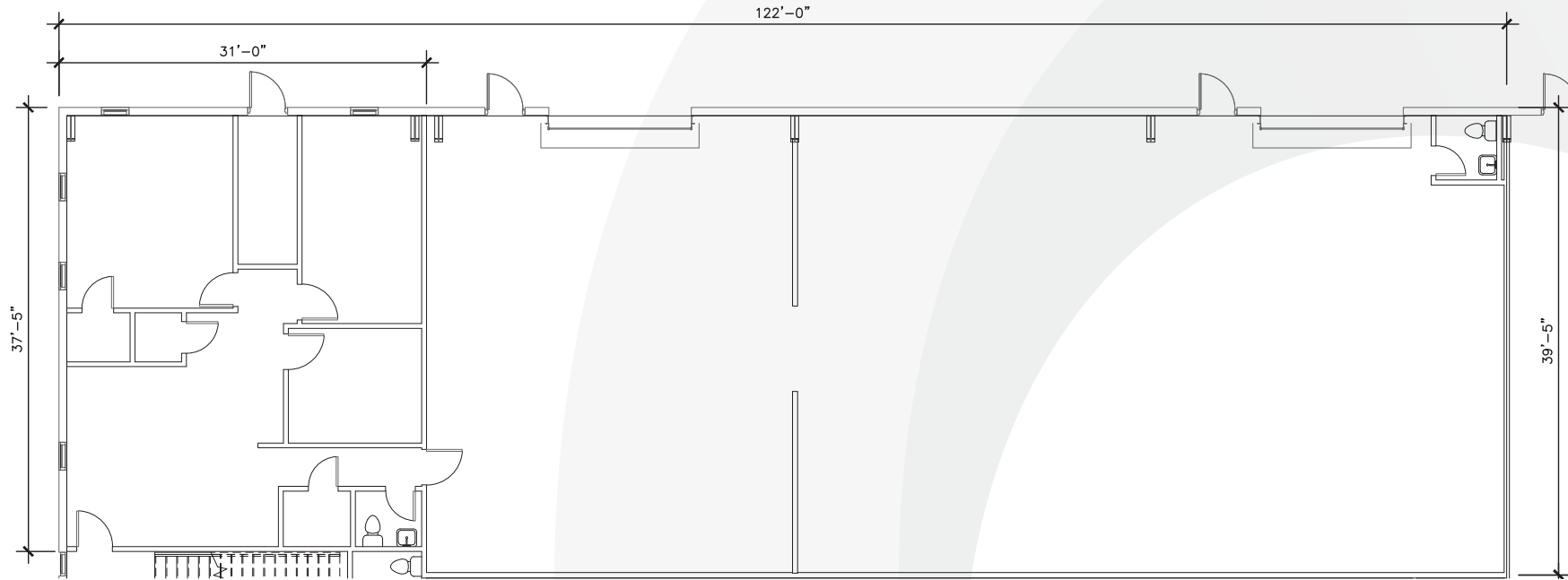
1620 Dean Forest Rd.

Office
1,160 sf

Total
4,870 sf



3 Bldg Key Plan
SC-5 Scale: N.T.S

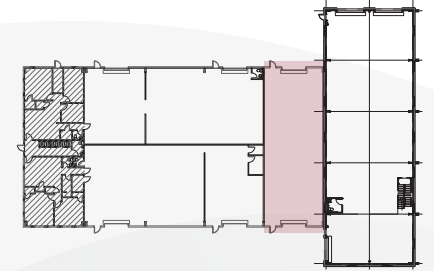
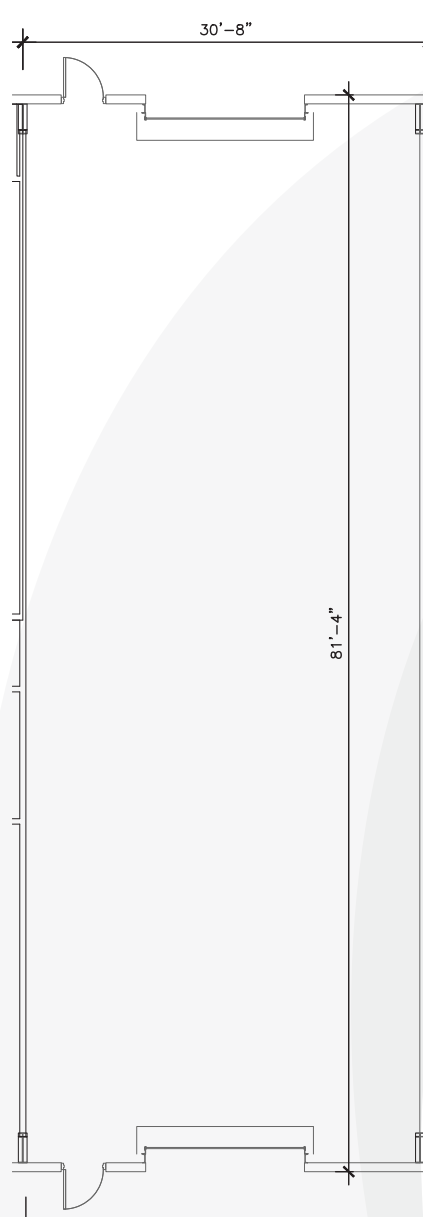


1 Floor Plan - Suite 105
SC-3 Scale: 3/32" = 1'-0"

Floor Plan

1620 Dean Forest Rd.

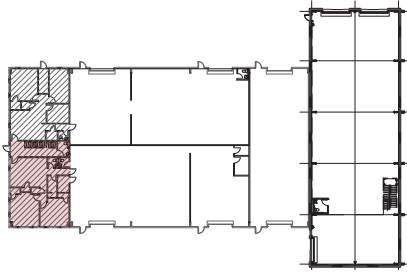
Total
2,492 sf



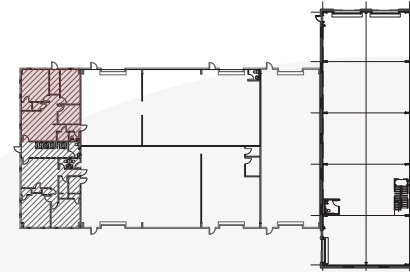
3 Bldg Key Plan
SC-5 Scale: N.T.S

1 Floor Plan - Suite 100.1
SC-4 Scale: 3/32" = 1'-0"

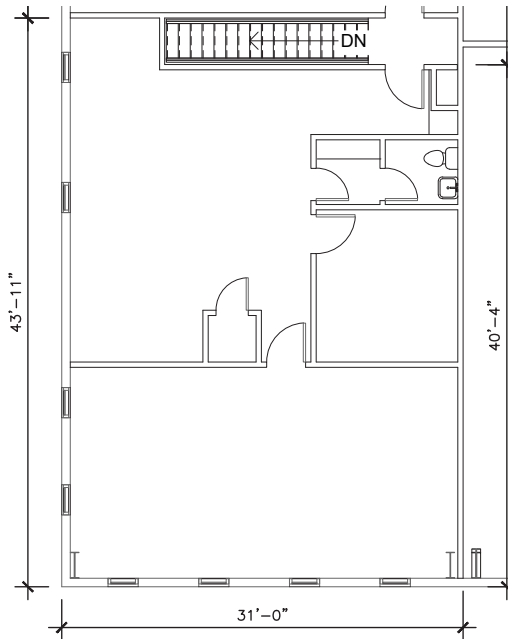
Floor Plan



3 Bldg Key Plan
SC-5 Scale: N.T.S

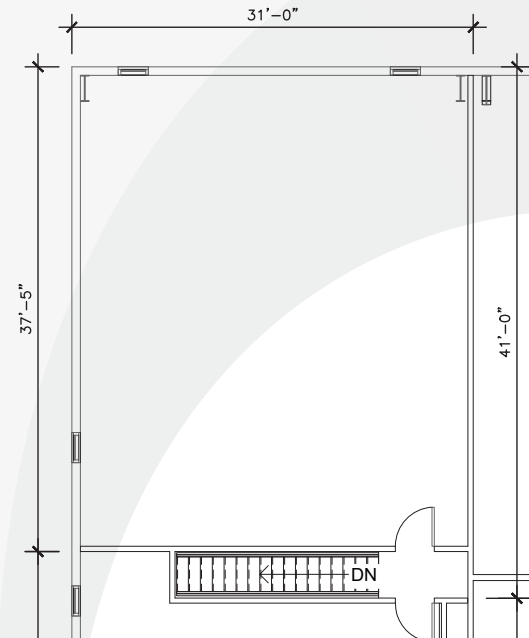


3 Bldg Key Plan
SC-5 Scale: N.T.S



1620 Dean Forest Rd.
Office
1,200 sf

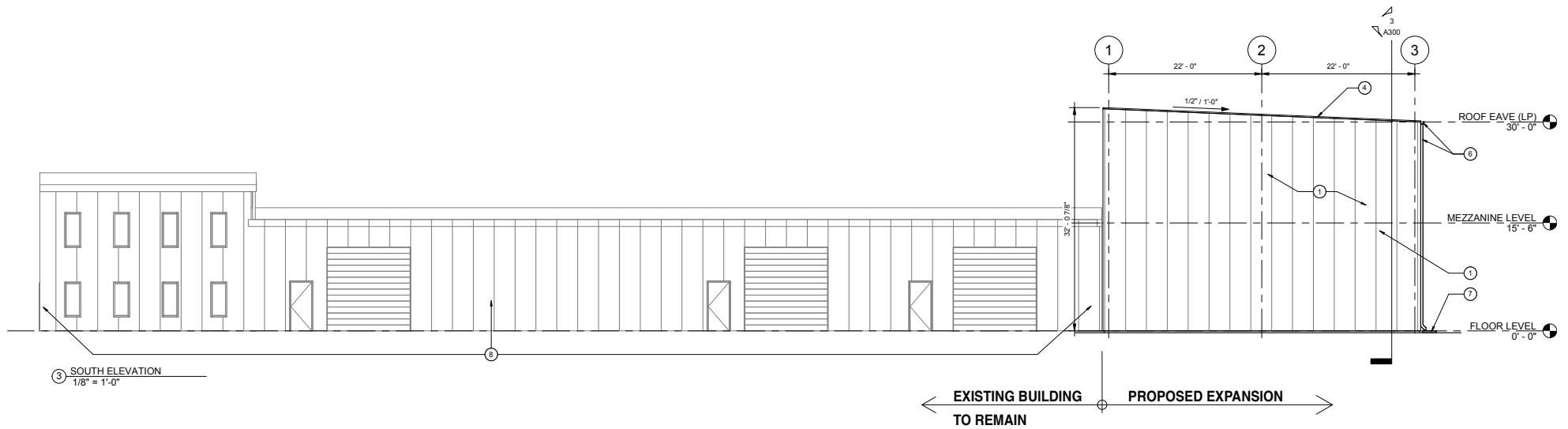
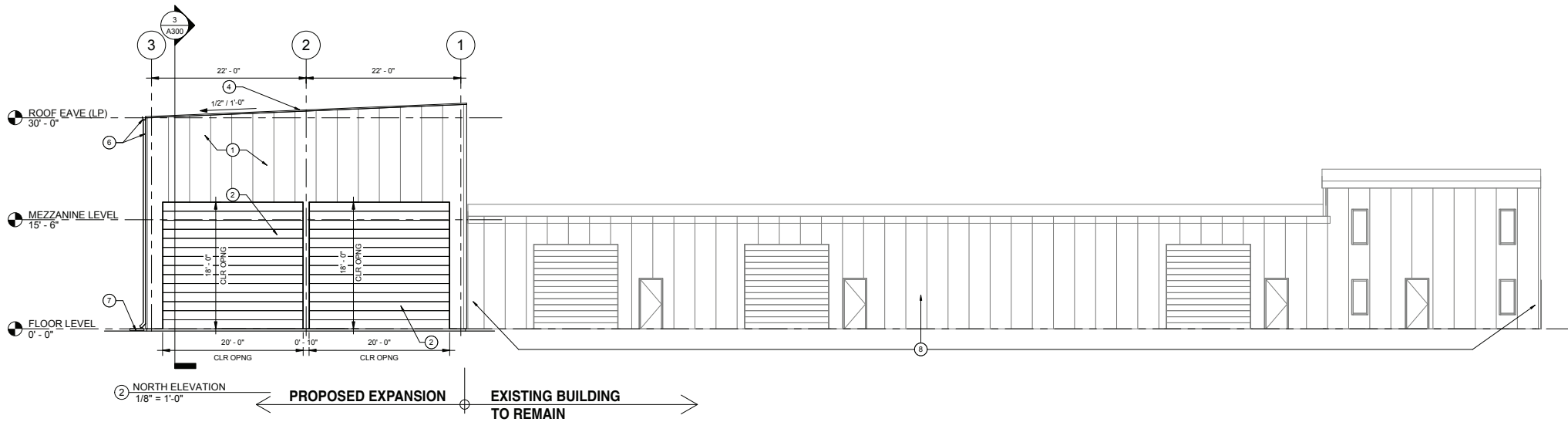
1 Floor Plan - Suite 200
SC-5 Scale: 3/32" = 1'-0"



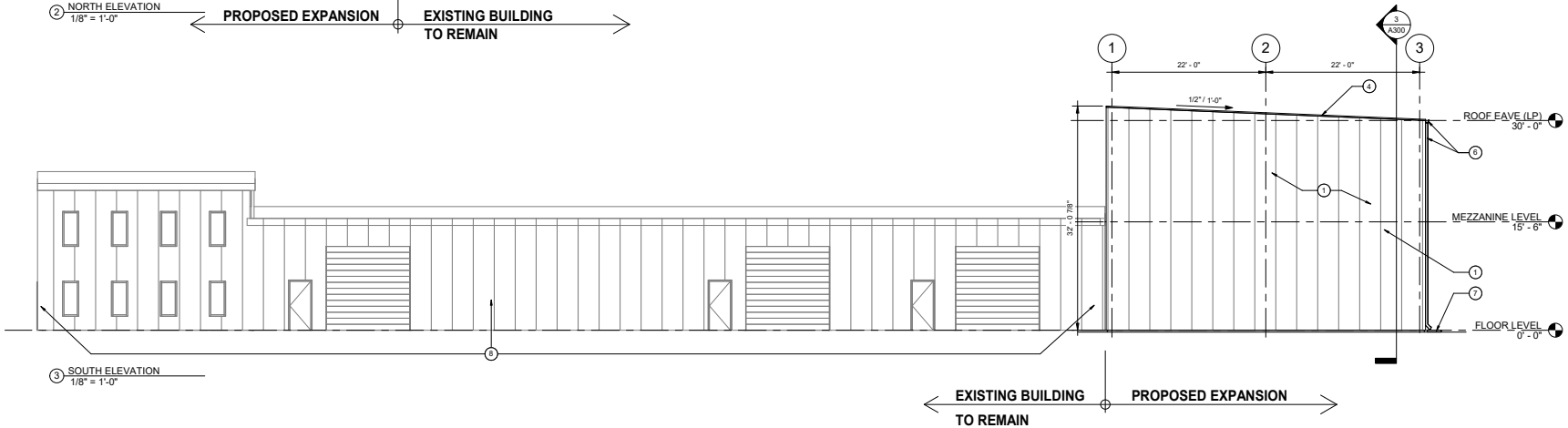
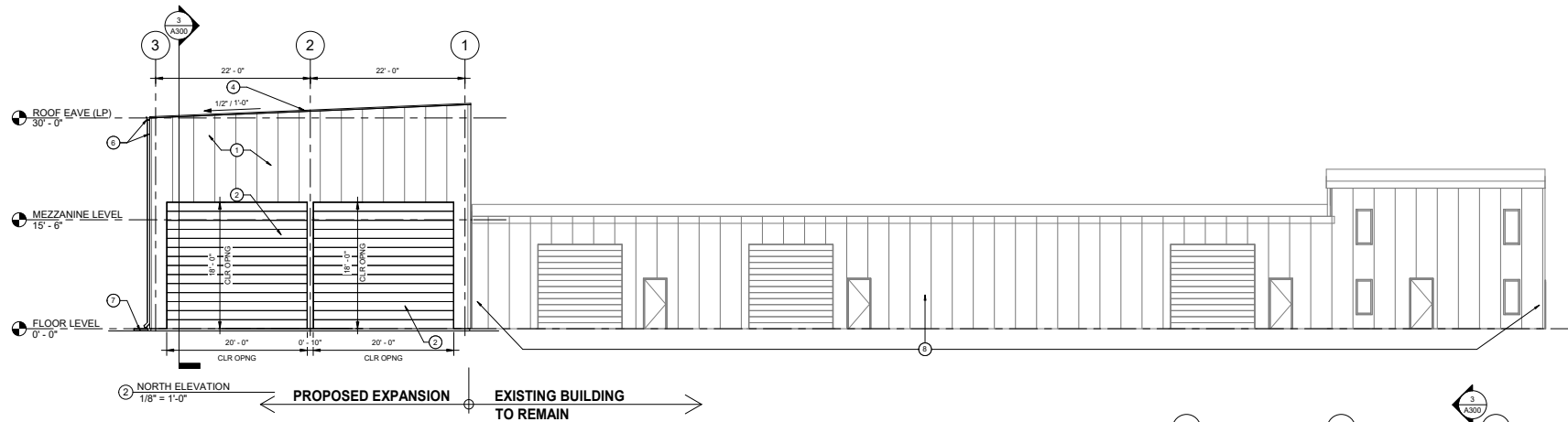
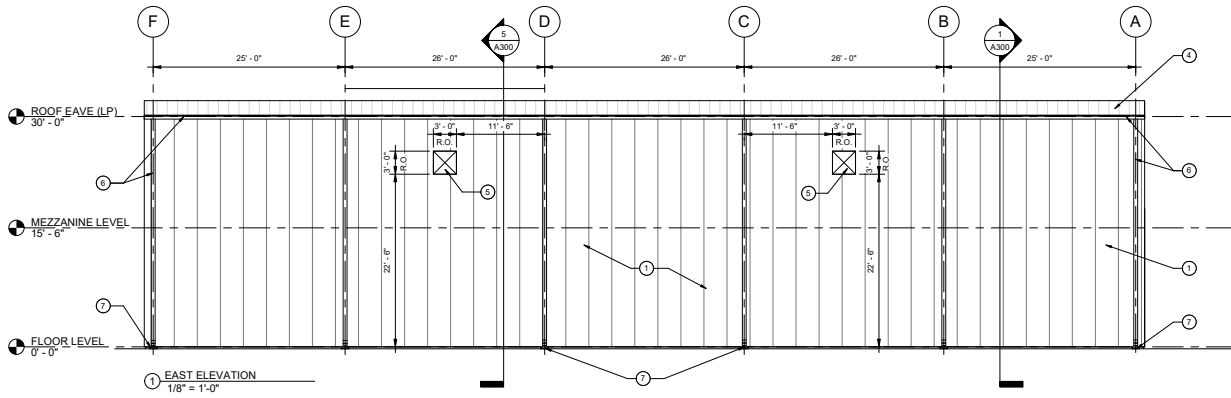
1620 Dean Forest Rd.
Office
1,200 sf

2 Floor Plan - Suite 205
SC-5 Scale: 3/32" = 1'-0"

Expansion

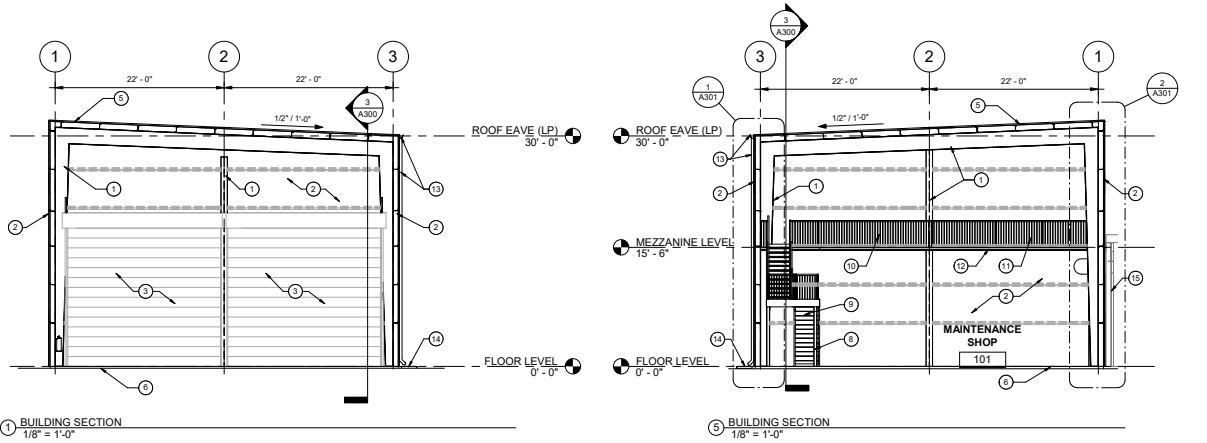


Expansion

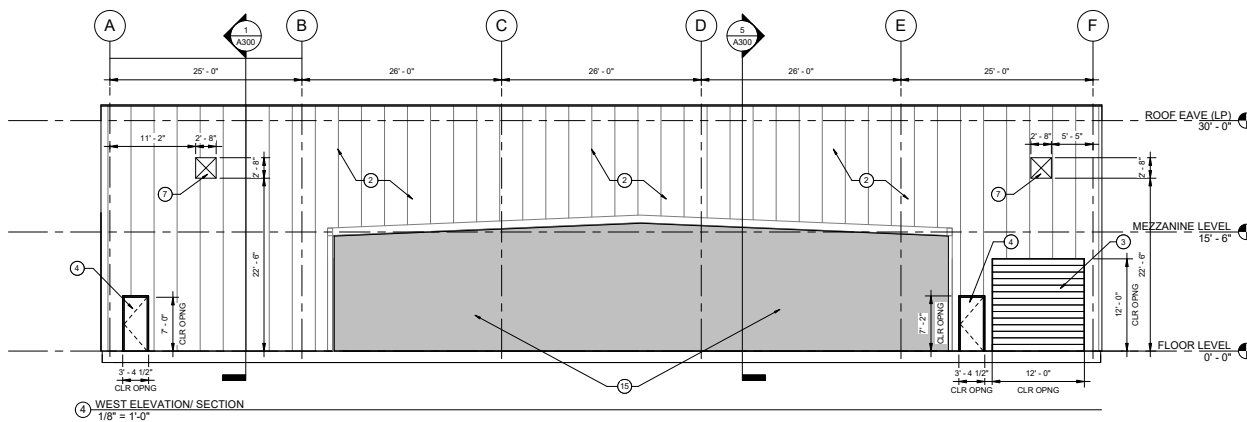
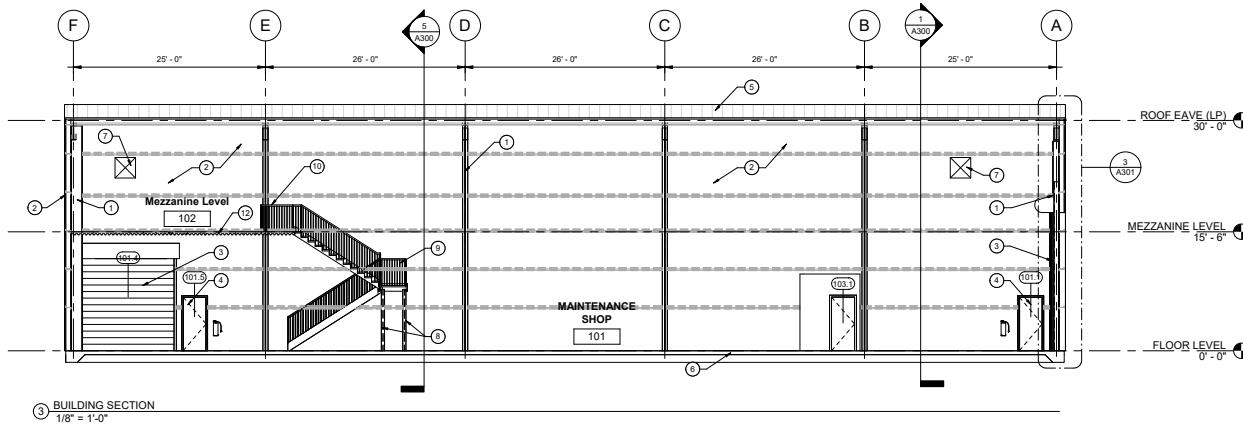


- GENERAL PLAN NOTES:**
1. ALL AREAS SHALL BE PREPARED TO RECEIVE NEW FINISHES, DOORS, FIXTURES, EQUIPMENT, ETC. UNLESS NOTED OTHERWISE.
 2. SCOPE OF WORK DIMENSIONS ARE TO CENTERLINES, WHERE APPLICABLE, OR 'ROUGH' TO FACE OF CMU, OR STEEL MEMBER.
 3. SCOPE OF WORK DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD WHERE METAL STUD WALLS ARE LOCATED AND AT FACE OF FRAME TO FACE OF FRAME AT DOOR OPENINGS.
 4. CONTINUOUS DRIP EDGE AT PERIMETER OF ROOFING, TYPICAL.
 5. DRAWINGS AS DEPICTED INDICATES PRE-ENGINEERED METAL BUILDING STRUCTURAL FRAMING. THIS DOES NOT PRECLUDE OTHER MATERIAL TYPE. MANUFACTURERS FROM BIDDING.
- KEY NOTES:** INDICATED BY ①
1. PROFILED METAL SIDING PANEL ON METAL GIRTS, TYPICAL. PANEL TYPE AND COLOR TO MATCH EXISTING ADJACENT.
 2. OVERHEAD DOOR, COORDINATE MAKE AND MODEL WITH OWNER'S REPRESENTATIVE, TYPICAL.
 3. SINGLE ENTRANCE HOLLOW METAL DOOR, TYPICAL.
 4. STANDING SEAM METAL PANEL ROOFING SYSTEM, WITH R-30 FIBERGLASS BLANKET INSULATION W/ VAPOR BARRIER, ON PURLINS BY BUILDING VENDOR TYPICAL.
 5. OPENING FOR MECHANICAL INTAKE LOUVER/ EXHAUST FAN. VERIFY ROUGH OPENING SIZE WITH MECHANICAL DRAWINGS.
 6. PREFINISHED ALUM. GUTTER AND DOWNSPOUT.
 7. CONC. SPLASHBLOCK.
 8. EXISTING ADJACENT METAL BUILDING TO REMAIN.

Expansion



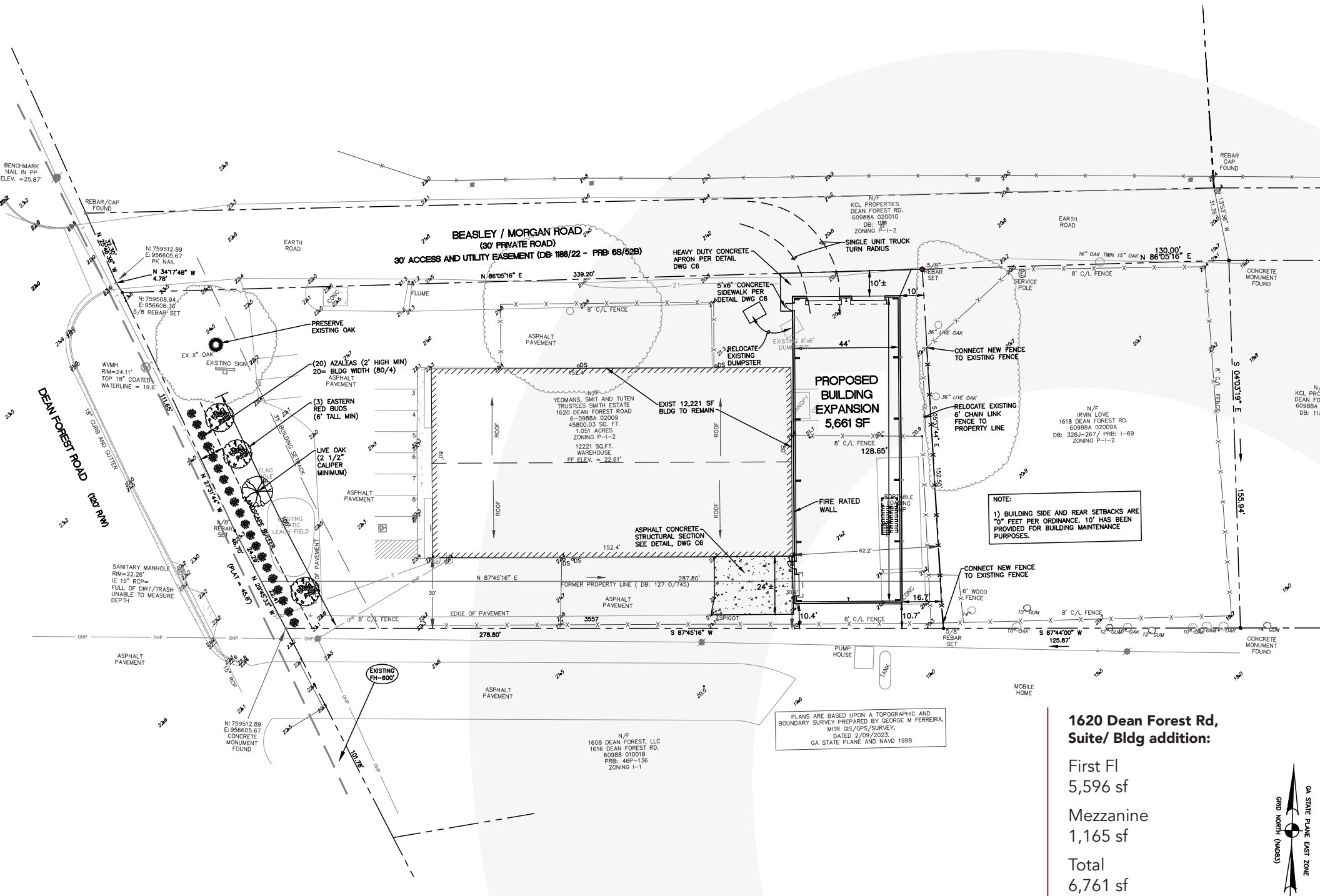
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3.	SCOPE OF WORK DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD WHERE METAL STUD WALLS ARE LOCATED AND AT FACE OF FRAME TO FACE OF FRAME AT DOOR OPENINGS.
KEY NOTES: INDICATED BY ①	
1.	STRUCTURAL STEEL FRAMING, TYPICAL.
2.	PROFILED METAL SIDING WALL PANEL SYSTEM W/ R-19 FIBERGLASS BLANKET INSULATION W/ VAPOR BARRIER ON 8" METAL GIRTS, TYPICAL.
3.	OVERHEAD DOOR COORDINATE MAKE AND MODEL WITH OWNERS REPRESENTATIVE, TYPICAL.
4.	SINGLE ENTRANCE HOLLOW METAL DOOR, TYPICAL.
5.	STANDING SEAM METAL PANEL ROOFING SYSTEM WITH R-30 FIBERGLASS BLANKET INSULATION W/ VAPOR BARRIER ON PURLINS BY BUILDING VENDOR TYPICAL.
6.	REINFC CONC FLOOR SLAB AND FOUNDATION. SEE STRUCTURAL.
7.	OPENING FOR MECHANICAL INTAKE LOUVER/ EXHAUST FAN. VERIFY ROUGH OPENING SIZE WITH MECHANICAL DRAWINGS.
8.	STEEL SUPPORT COLUMN FOR METAL STAIR. SEE STRUCTURAL.
9.	3/4" WIDE METAL STAIR W METAL HANDRAIL. SEE STRUCTURAL.
10.	42" HIGH GUARDRAIL. SEE STRUCTURAL.
11.	REMOVABLE GUARD RAIL SECTION. SEE STRUCTURAL.
12.	PLYWOOD DECK ON STEEL FRAME STRUCTURE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
13.	PREFINISHED ALUM GUTTER AND DOWNSPOUT.
14.	CONC SPLASHBLOCK.
15.	EXISTING ADJACENT METAL BUILDING TO REMAIN.



Photos • Suite 1



Expansion



NOTE:
 1) BUILDING SIDE AND REAR SETBACKS ARE 10' FEET PER ORDINANCE. 10' HAS BEEN PROVIDED FOR BUILDING MAINTENANCE PURPOSES.

PLANS ARE BASED UPON A TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY GEORGE M FERREIRA, MITR GIS/GPS/SURVEY, DATED 2/09/2023, GA STATE PLANE AND NAVD 1988

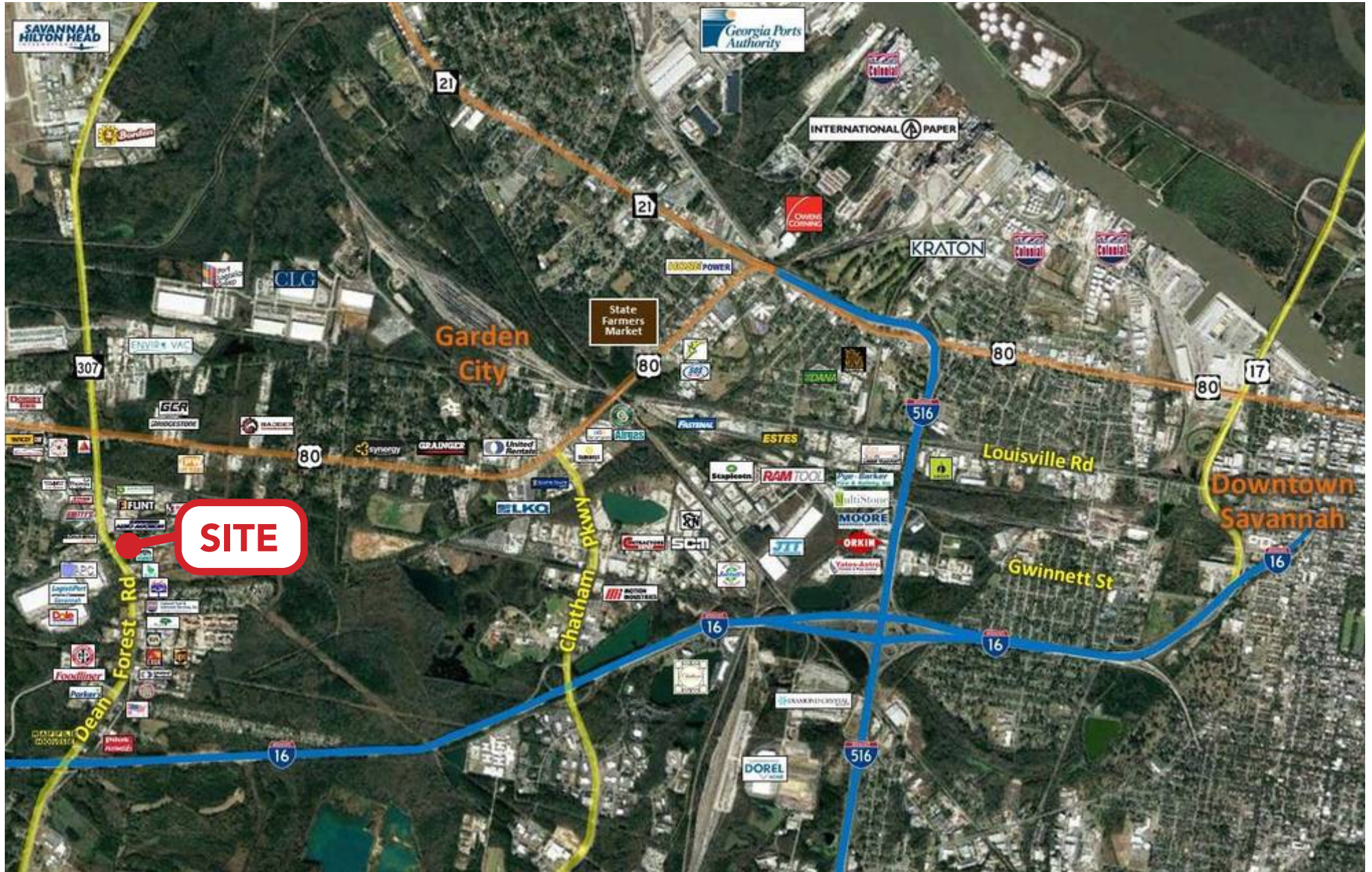
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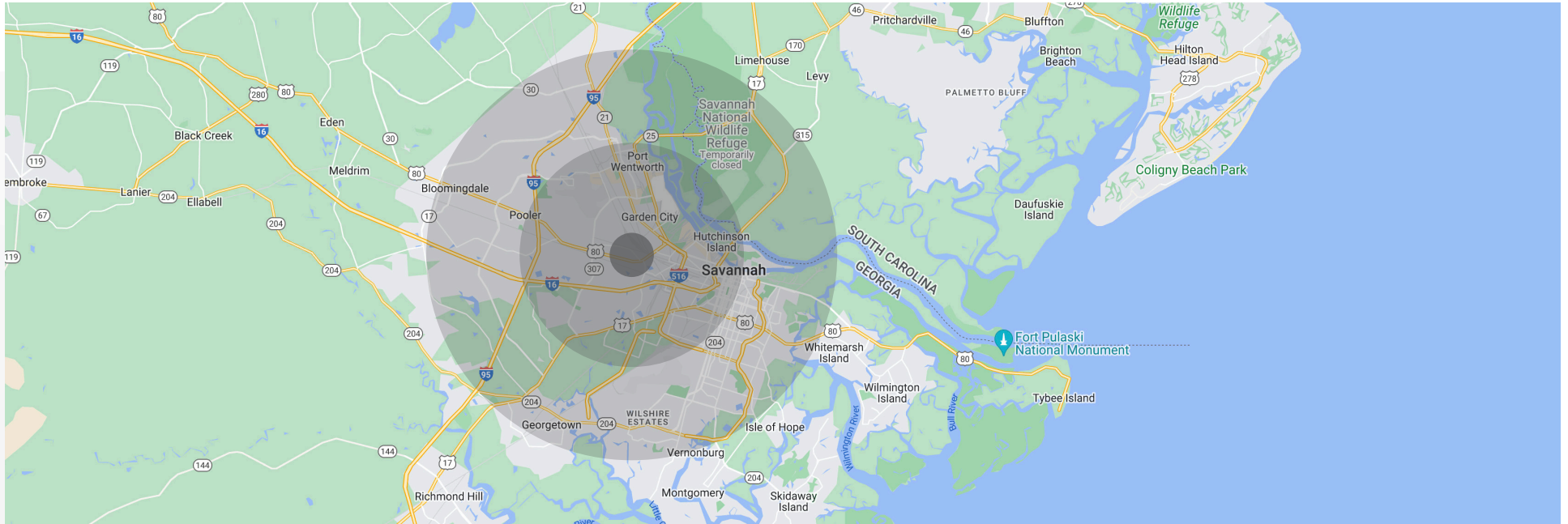




Aerial • Savannah MSA



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,436	47,677	222,705
Average Age	32.0	33.2	33.0
Average Age (Male)	31.0	33.4	31.8
Average Age (Female)	32.7	33.3	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	479	17,066	86,392
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$61,916	\$58,719	\$53,022
Average House Value	\$162,138	\$158,759	\$184,462

* Demographic data derived from 2010 US Census