



INVESTMENT SALE

Sale Price:

\$10,850,000

Contact Us:

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New Construction, Stabilized, Industrial Investment Opportunity

 224 Bourne Boulevard | Savannah, GA 31408



100%
Leased



\$675,150
NOI



±6.7
Years

Investment Summary:

224 Bourne Boulevard is a newly constructed, fully leased industrial asset located within SPA Industrial Park in Savannah, Georgia - one of the nation's fastest-growing logistics markets. The property offers immediate access to Interstate 95 (±2 miles) and is approximately 7.8 miles from the Port of Savannah, a key driver of regional industrial demand.

Now 100% leased to two tenants, the asset provides stable in-place income within a supply-constrained submarket supported by strong port activity, population growth, and continued demand for distribution and logistics space.

Accelerating success.

Lease Terms



Tenant		ZIAMI		Paulson-Cheek Mechanical		
Premises		Suite 100		Suite 200		
Size (SF)		21,000		21,000		
Start Date		6/1/2026		2/19/2026		
Expiration Date		9/30/2032		5/19/2033		
Term Remaining (Months)		76		87		
Rent Schedule	TERM	PSF	ANNUAL	TERM	PSF	ANNUAL
	Months 1-4	Free Rent Period		Months 1-3	Free Rent Period	
	Months 5-12	\$14.40	\$302,400	Months 4-15	\$17.75	\$372,750
	Months 13-24	\$14.90	\$312,900	Months 16-28	\$18.37	\$385,796
	Months 25-36	\$15.43	\$324,030	Months 29-41	\$19.01	\$399,299
	Months 37-48	\$15.97	\$335,370	Months 42-54	\$19.68	\$413,274
	Months 49-60	\$16.52	\$349,920	Months 55-67	\$20.37	\$427,739
	Months 61-72	\$17.10	\$359,100	Months 68-80	\$21.08	\$442,710
	Months 73-76	\$17.70	\$123,900	Months 81-87	\$21.82	\$458,204
Lease Type		NNN		NNN		
Annual Rent Increases		3.50%		3.50%		
Renewal Options		One 5-year		None		
OPEX	Tenant pays Power. Tenant reimburses for Real Estate Taxes, CAM, Insurance, and Water			Tenant pays Power. Tenant reimburses for Real Estate Taxes, CAM, Insurance, and Water		
Landlord Responsibilities	Repairs to roof, foundation, structural components, building systems			Repairs to roof, foundation, structural components, building systems		
Tenant Improvement	2,050 SF Office. LED Warehouse Lights. 4 Dock Doors (3 with 40,000 lbs mechanical pit levelers)			5,000 SF Office. LED Warehouse lights. 4 Dock Doors (3 with 40,000 lbs mechanical pit levelers)		
Security	\$90,000 Letter of credit. Personal Guarantee			One month base rent deposit		

Tenant Profiles



ZÍAMI Distillery is a craft beverage manufacturer specializing in distilled spirits, wine, and ready-to-drink products. Based in Hollywood, Florida, the company focuses on producing high-quality rum using locally sourced sugarcane and provides contract distillation, private label, and co-packing services for beverage brands. Its fully integrated facility includes bottling, canning, and in-house flavor development capabilities, supporting both emerging and established clients.

At 224 Bourne the company will focus on ready-to-drink products. Alcohol will not be distilled on-site. ZIAMI opened the Savannah distillery to increase production for a major client, Zeroes.

 ziamidistillery.com

 drinkzeroes.com



Paulson-Cheek Mechanical is a mechanical contracting firm specializing in commercial HVAC, plumbing, and heavy piping systems. Based in Norcross, Georgia, the company provides design-build, engineering, and construction services across a wide range of commercial and industrial projects. With in-house engineering and turnkey capabilities, Paulson-Cheek delivers efficient, end-to-end mechanical solutions for clients throughout the Southeast.

 paulsoncheek.com



Building Specifications

Building Size	±42,000 SF	Drive-in Doors	2 (14' x 16' with motor operated door)
Lot Size	±3.79 AC	Dock Doors	8 (9' x 10')
Construction	Tilt & Metal	Levelers	Poweramp mechanical levelers with 40,000 lb. capacity
Year Built	2025	Auto Parking	27 Spaces
Clear Height	24'	Sprinkler	ESFR
Center Height	30'	Electrical	Suite 100: 480/277V, 1,800 Amps Suite 200: 480/277V, 300 Amps
Column Spacing	100' x 30'	Zoning	Heavy Industrial (City of Savannah)

Property Photos



Surrounding Businesses



Demographics (5 Mile Radius)



63,958
Population



2,765
Businesses



\$104,919
Average HouseHold
Income



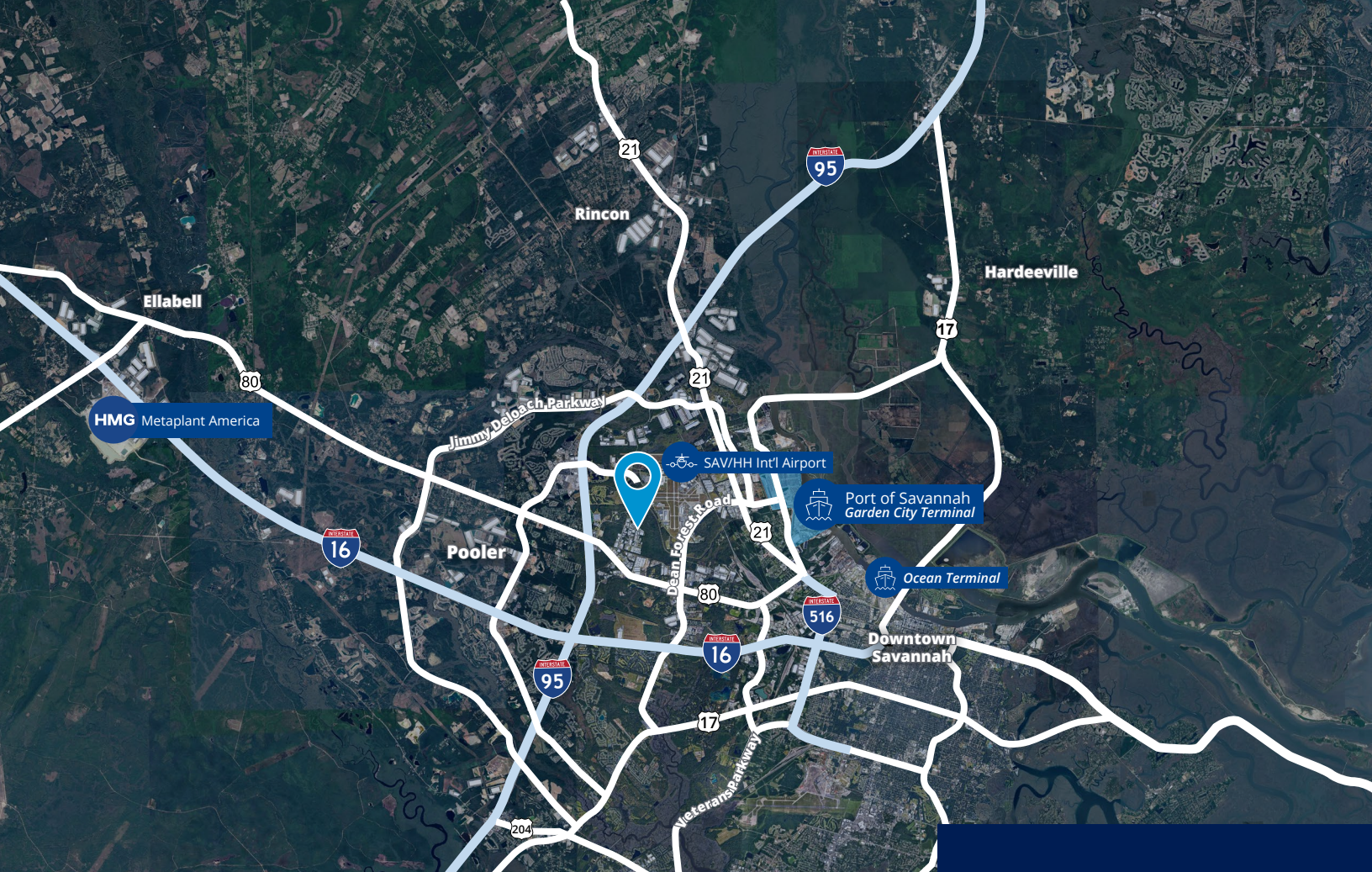
24,790
Number of
HouseHolds



41,834
Employees



36.0%
Blue Collar
Employees



Distances

Highway 80	3 Minutes	0.6 Miles
Interstate 95	6 Minutes	2.1 Miles
Interstate 16	9 Minutes	4.0 Miles
SAV/HH Int'l Airport	10 Minutes	5.3 Miles
Garden City Terminal	15 Minutes	5.9 Miles
Ocean Terminal	22 Minutes	14.7 Miles
Hyundai Metaplant	25 Minutes	20.7 Miles

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