

FOR LEASE BUILT TO SUIT 12,000 SF WAREHOUSE ON 5 ACRES

195 COMMERCIAL DRIVE, RINCON, GA 31419



NEW CONSTRUCTION



COMMERCIAL
ZONING



BUILT TO SUIT
FLEX WAREHOUSE



5
ACRES



9 MILES
TO PORT

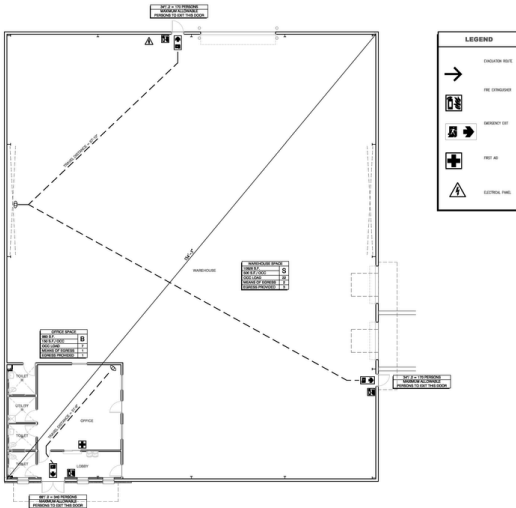
THIS 12,000 SF WAREHOUSE (100 X 120 FT.) IS IDEAL FOR A VARIETY OF BUSINESS VENTURES, OFFERING THE FUNCTIONALITY AND ROOM YOUR OPERATIONS NEED TO THRIVE.

THE FACILITY INCLUDES 1 DRIVE-IN DOOR, 2 LOADING DOCKS, AND 1,000 SF OF OFFICE SPACE, ALL SITUATED ON 5 ACRES OF PARKING, MAKING IT PERFECT FOR LOGISTICS, STORAGE, OR OTHER COMMERCIAL USES.

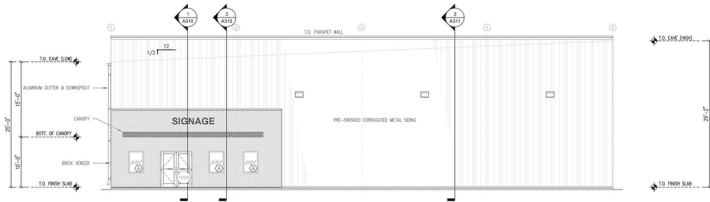
THIS IS A PRIME COMMERCIAL OPPORTUNITY AT THE GATEWAY OF RINCON AND SAVANNAH, GA – THE FIRST COMMERCIAL PROPERTY YOU'LL ENCOUNTER UPON ENTERING RINCON, OFFERING AN UNPARALLELED CHANCE FOR BUSINESSES TO ESTABLISH A PROMINENT PRESENCE IN THIS THRIVING AREA.

ACT NOW AND SECURE YOUR PLACE AT THE FOREFRONT OF RINCON'S COMMERCIAL LANDSCAPE!

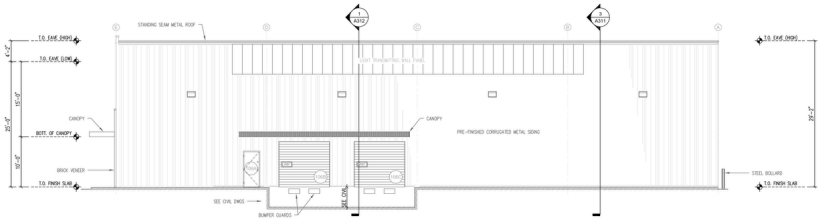
WAREHOUSE PLAN



WAREHOUSE PLAN

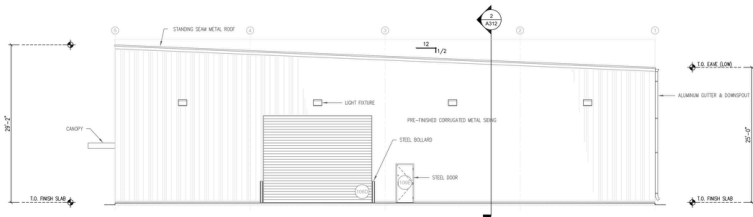


1 ELEVATION
SCALE: 1/8" = 1'-0"

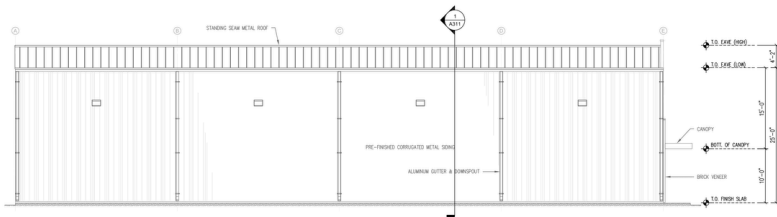


2 ELEVATION
SCALE: 1/8" = 1'-0"

WAREHOUSE PLAN



1 ELEVATION
SCALE: 1/8" = 1'-0"



2 ELEVATION
SCALE: 1/8" = 1'-0"

**NEW CONSTRUCTION
BUILT TO SUIT**

SITE



9 MILES TO
INTERSTATE 16



3 MILES TO
INTERSTATE 95



12 MILES TO
DOWNTOWN SAVANNAH



9 MILES TO
SAVANNAH AIRPORT



9 MILES TO
PORT SAVANNAH

AREA MAP

SITE →

195 COMMERCIAL DR.
RINCON, GA, 31419

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CONTACT US



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RINCON, GA, 31419



OLEGM@USATRT.COM



917-656-1682

PLEASE DON'T HESITATE TO REACH OUT WITH ANY QUESTIONS!