

12,000SF - 79,700 SF ON 6 ACRES WAREHOUSE WITH 5,100 SF OFFICE

WAREHOUSING & DISTRIBUTION FACILITY | 780 KING GEORGE BLVD SAVANNAH, GA 31419

**FOR LEASE
NOW AVAILABLE**



5,100 SQF
OFFICE/SHOWROOM



DOCK HEIGHT
DRIVE-IN LOADING



6 AC
LOT SIZE



ABUNDANT
PARKING SPACES

BUILDING FEATURES

RENTABLE BUILDING AREA	12,000 SF - 79,700 SF
OFFICE/SHOWROOM:	5,100 SF + ADDITIONAL OFFICE SPACE IN WAREHOUSE
LOT SIZE:	6 AC
OFFICE PARKING:	40 CAR SPACES
TRAILER PARKING:	30 SPOTS
CLEAR HEIGHT:	RANGING FROM 26' TO 33'
FIRE SYSTEM:	WET SYSTEM SUPPRESSION
COLUMN SPACING :	30'X40'
DOCK-HIGH DOORS/LOADING:	12
DRIVE IN / GRADE-LEVEL DOORS:	2
ZONING:	I-L
POWER:	1,200 AMPS
ROOF:	BRAND NEW



LOCATION HIGHLIGHTS

- LOCATED ON KING GEORGE BOULEVARD WITHIN MINUTES OF GA PORTS AUTHORITY
- EXCELLENT ACCESS TO INTERSTATES 95 (4 MILES) AND 16 (9 MILES) VIA HIGHWAY 204 & SOUTHWEST BYPASS
- IDEAL LOCATION FOR CONTINUED OPERATION AS A DISTRIBUTION WAREHOUSE RELATED OPERATIONS AT THE GA PORTS AUTHORITY OR CONVERSION FOR LIGHT MANUFACTURING, SELF STORAGE & OTHER RELATED USES
- CENTRAL LOCATION TO SERVE DOWNTOWN SAVANNAH, ISLANDS, RICHMOND HILL & POOLER
- LOCATED WITHIN FOREIGN TRADE ZONE 104

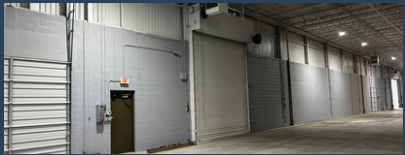


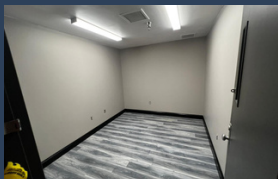
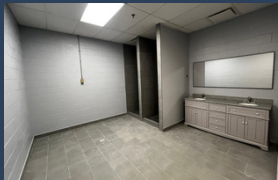
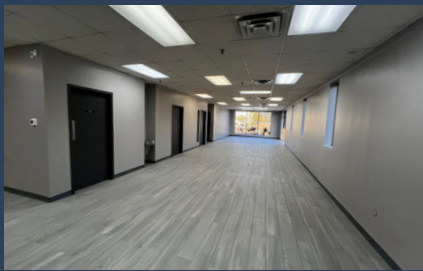
SITE PLAN



SITE PLAN









McDonald's
CinnaHolic
Perkins

Compassion Christian Church
Travel Camp
Kellers Auto Sales

CIRCLE K
PR pr business

Bradley Liquor
Gardens at...

Enterprise
Dunkin' Donuts
Dollar Tree

Gasper Lumber & Hardware

Hoppers Paintball and Airsoft

American Freight Furniture & Mattress
FLOOR DIRECT

SITE

SONIC
STONER'S PIZZA JOINT
SUBWAY
ExtraSpace Storage
DOLLAR GENERAL
FAMILY DOLLAR
Preston & Groves
Chona Food
Friendly
SIGN MART

Power Rd

SUPERIOR LOGISTICS LOCATION

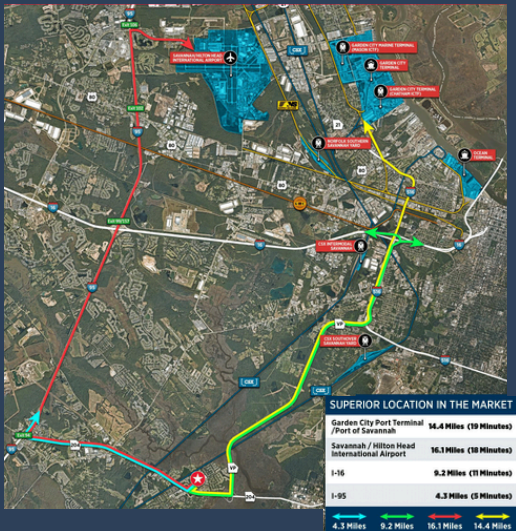
16 MILES TO SAVANNAH AIRPORT

14 MILES TO PORT SAVANNAH

12 MILES TO DOWNTOWN SAVANNAH

4 MILES TO INTERSTATE 95

9 MILES TO INTERSTATE 16



THIS METICULOUSLY RENOVATED WAREHOUSE HAS BEEN REDONE INSIDE AND OUT AND IS READY FOR SOMEONE TO COME IN IMMEDIATELY.

THE WAREHOUSE IS SITUATED DIRECTLY WITHIN THE AFFLUENT GEORGETOWN NEIGHBORHOOD AND IS ONLY A SHORT DRIVE FROM THE PORT OF SAVANNAH, THE AIRPORT, AND NUMEROUS INTERSTATE HIGHWAYS SUCH AS I-95 AND I-516. THE AREA IS RAPIDLY EXPANDING INDUSTRIALLY, AND THIS IS A UNIQUE OPPORTUNITY TO POSITION YOURSELF AND YOUR BUSINESS IN A GREAT LOCATION, WITH BRAND NEW FACILITIES AND MODERN AMENITIES.

AVAILABLE IMMEDIATELY, PLEASE DO NOT HESITATE TO REACH OUT WITH ANY QUESTIONS OR TO SCHEDULE A TOUR.



780 KING GEORGE BLVD
SAVANNAH, GA 31419



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