



231 Bourne Blvd

231 Bourne Blvd, Savannah, GA 31408



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231 Bourne Blvd

\$9.00 /SF/YR

Office is about 2,000 SF.

Current monthly OpEx breakdown as follows:

CAM Estimate (11/2025) \$5,498.21/ month
INS Estimate (11/2025) \$1,539.13/ month
Real Estate Tax Estimate (11/2025) \$3,591.82/ month...



Rental Rate:	\$9.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	46,200 SF
Year Built:	2008
Rental Rate Mo:	\$0.75 /SF/MO

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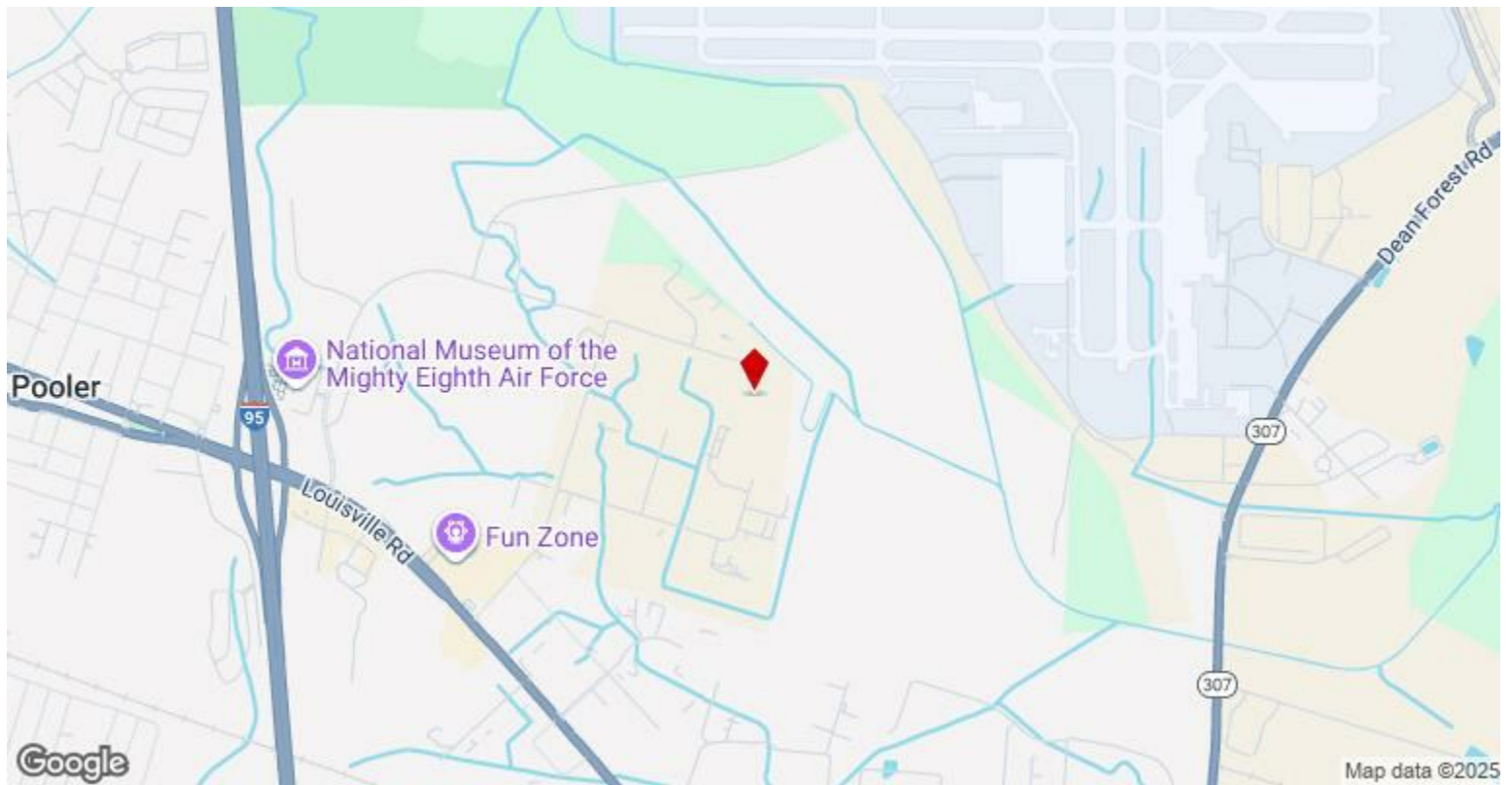
1st Floor

Space Available	46,200 SF
Rental Rate	\$9.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Industrial

Rent Schedule: July 1, 2025-June 30,2026 \$9.00 PSF/YRJuly 1,2026-June 30,2027 \$9.36 PSF/YRJuly1.2027-June 30.2028 \$9.73 PSF/YRJuly 1.2028-June 30,2029 \$10.12 PSF/YRJuly 1.2029-June 30,2030 \$10.53 PSF/YRCurrent Operating Expenses estimate is \$2.76 PSF/YRMost Current Monthly OpEx fees:CAM Estimate (11/2025) 5,498.21INS Estimate (11/2025) 1539.13Real Estate Tax Estimate (11/2025) 3,591.82

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Forest Shipping	-	April 2030



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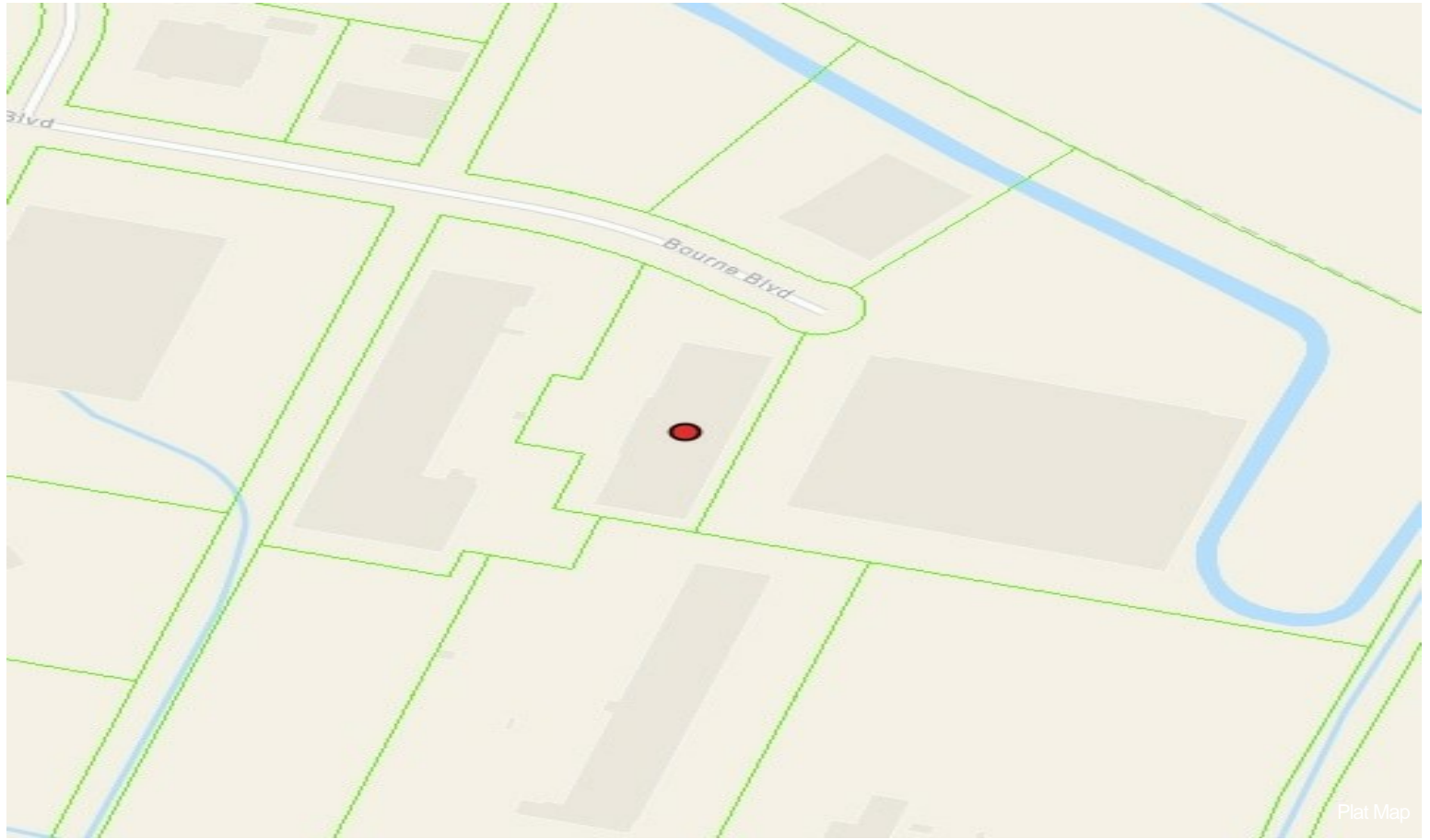
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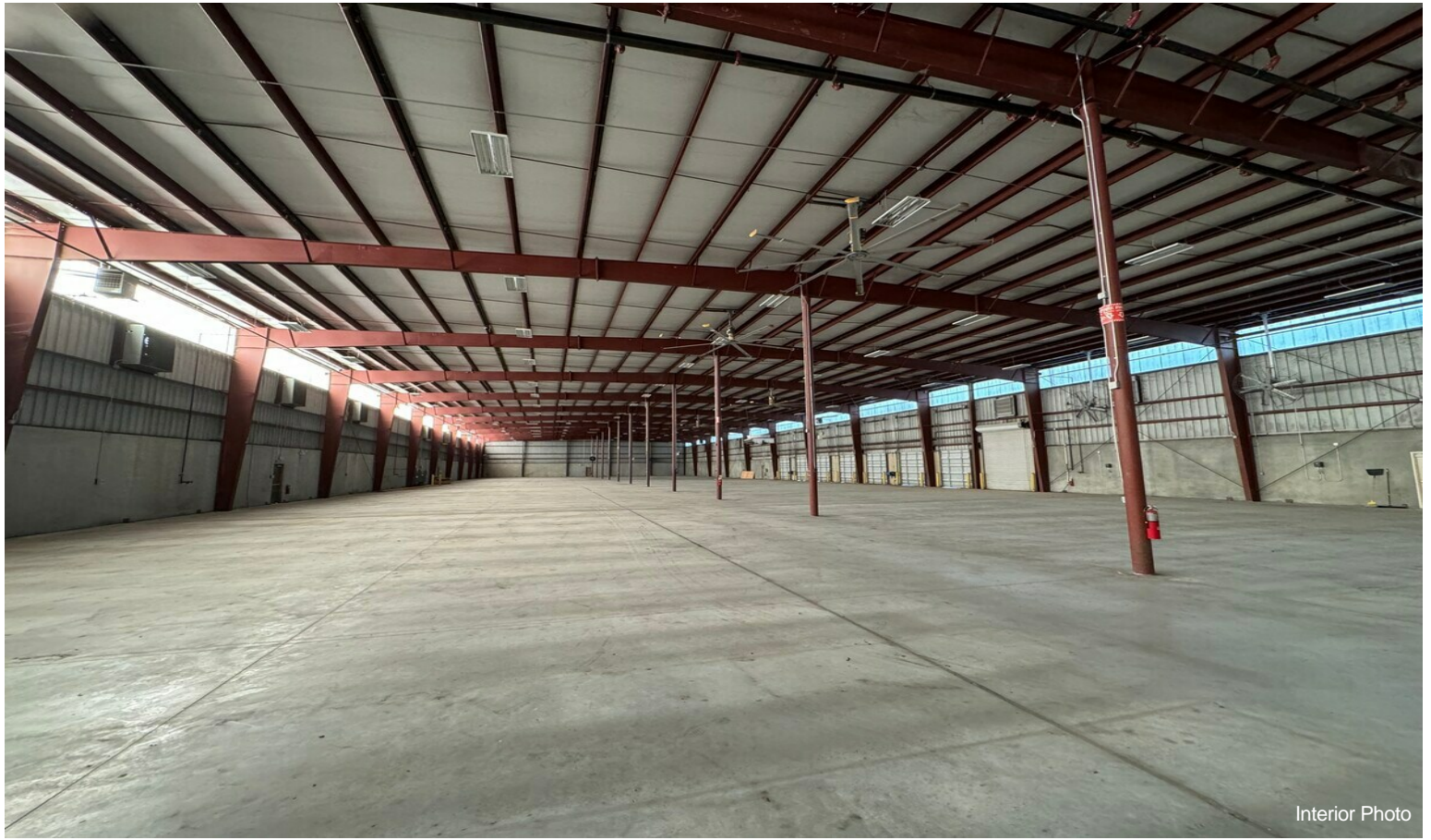
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Property Photos



Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Property Photos



Property Photos

