



For Sublease

Sublease Rate:

Please Inquire

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Colliers | Savannah

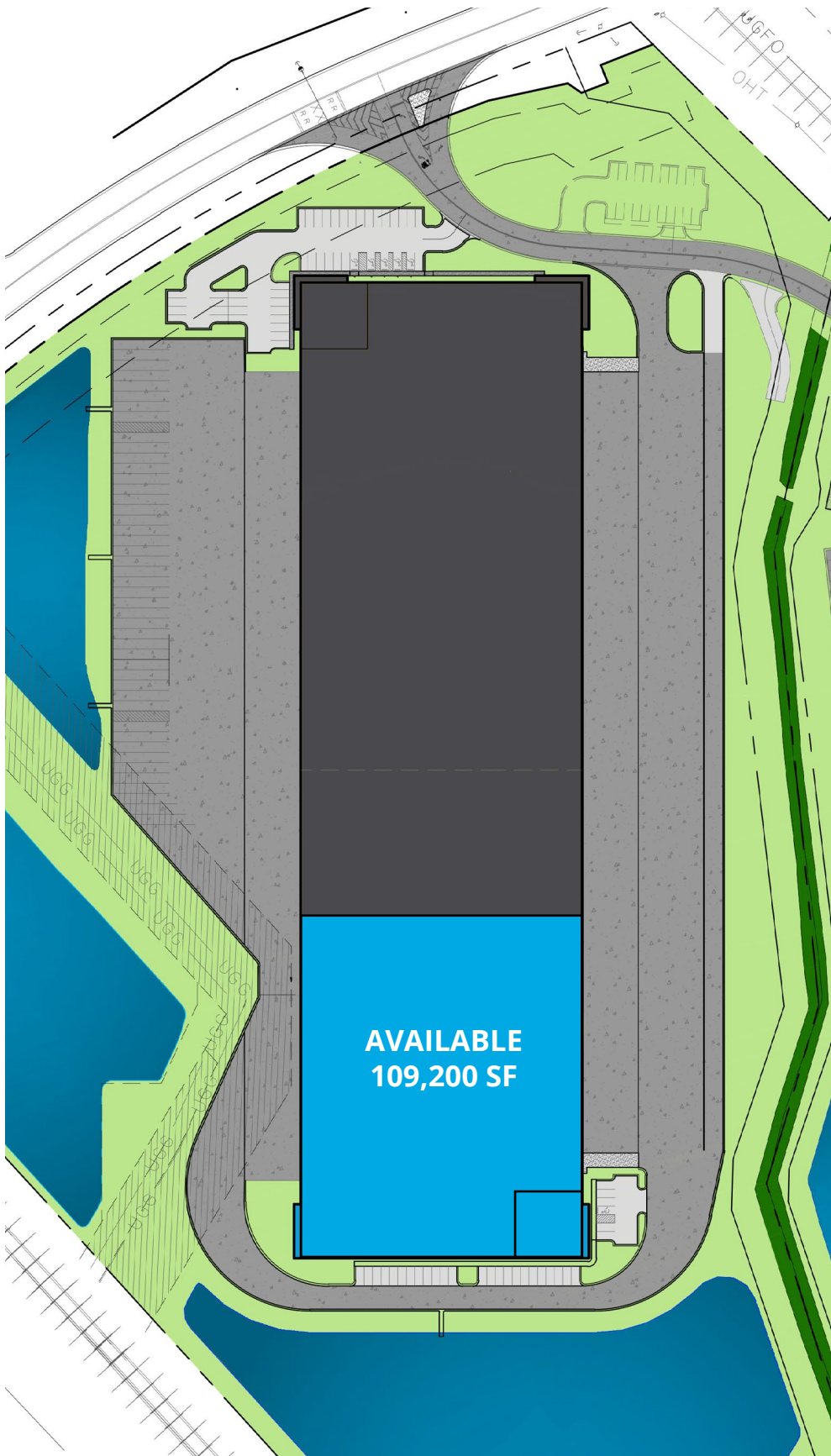
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Warehouse Space Located 1.5 Miles From the Port

2509 Dean Forest Road, Garden City, GA 31408

- ±109,200 SF of industrial crossdock warehouse space available for sublease
- Tilt construction built in 2017
- Space is divisible
- ±1,500 SF office
- 32' clear height
- 16 dock doors and 1 drive-in door
- 27 trailer parking spaces
- 30 auto parking spaces
- ESFR sprinklers
- T5 lighting with motion sensors
- Close proximity to the Port of Savannah - 1.5 miles away
- **Available Immediately** - Sublease term through 1/31/2028

Site Plan



Building Specs

109,200 sf
Available

16 dock
Doors

1 drive-in
Doors

32 foot
Clear Height

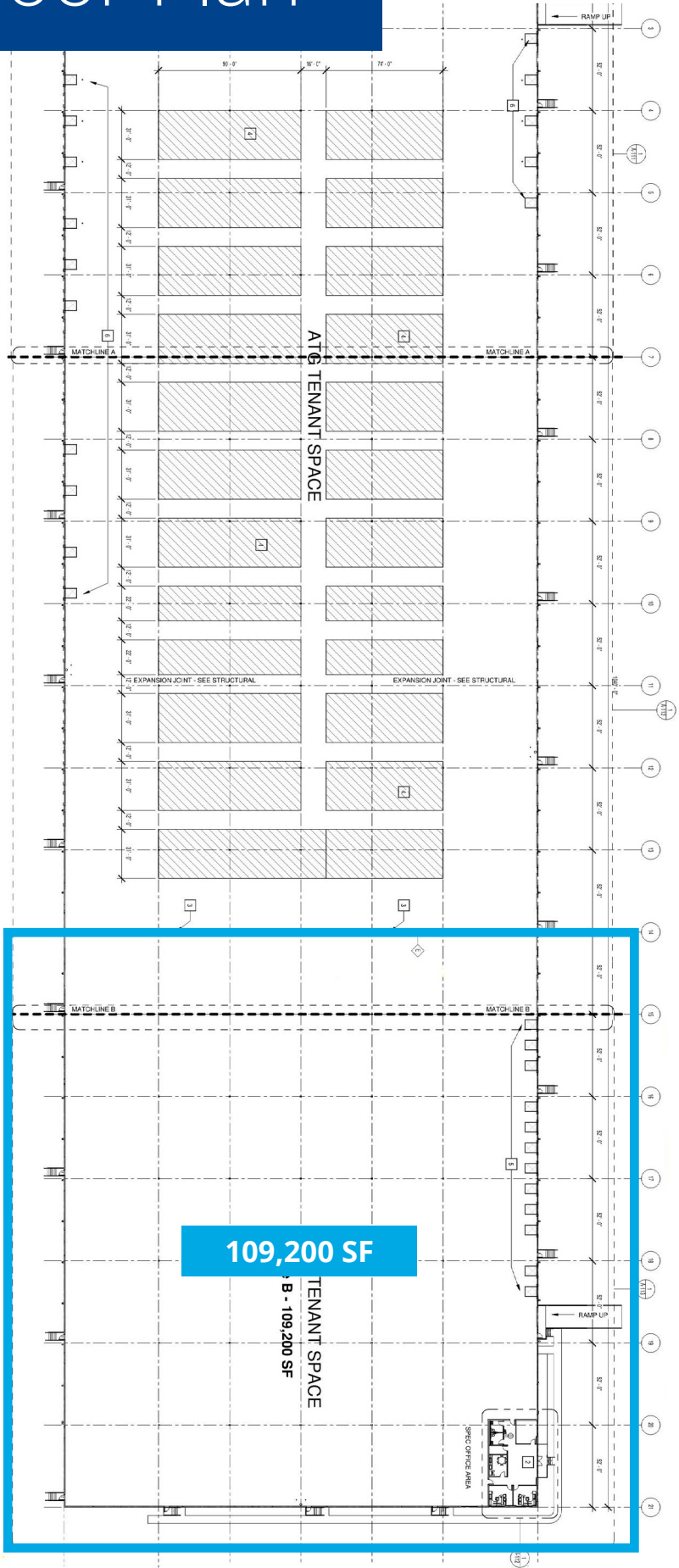
27 trailer
Parking Spaces

30 auto
Parking Spaces

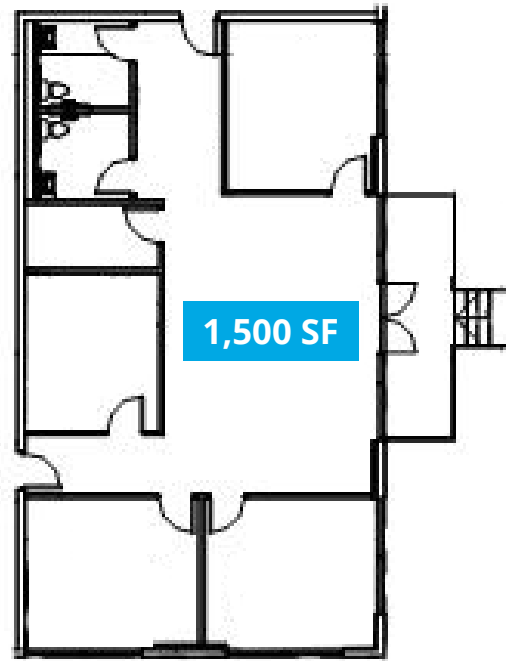
Crossdock
Configuration

52' x 60'
Column Spacing

Floor Plan



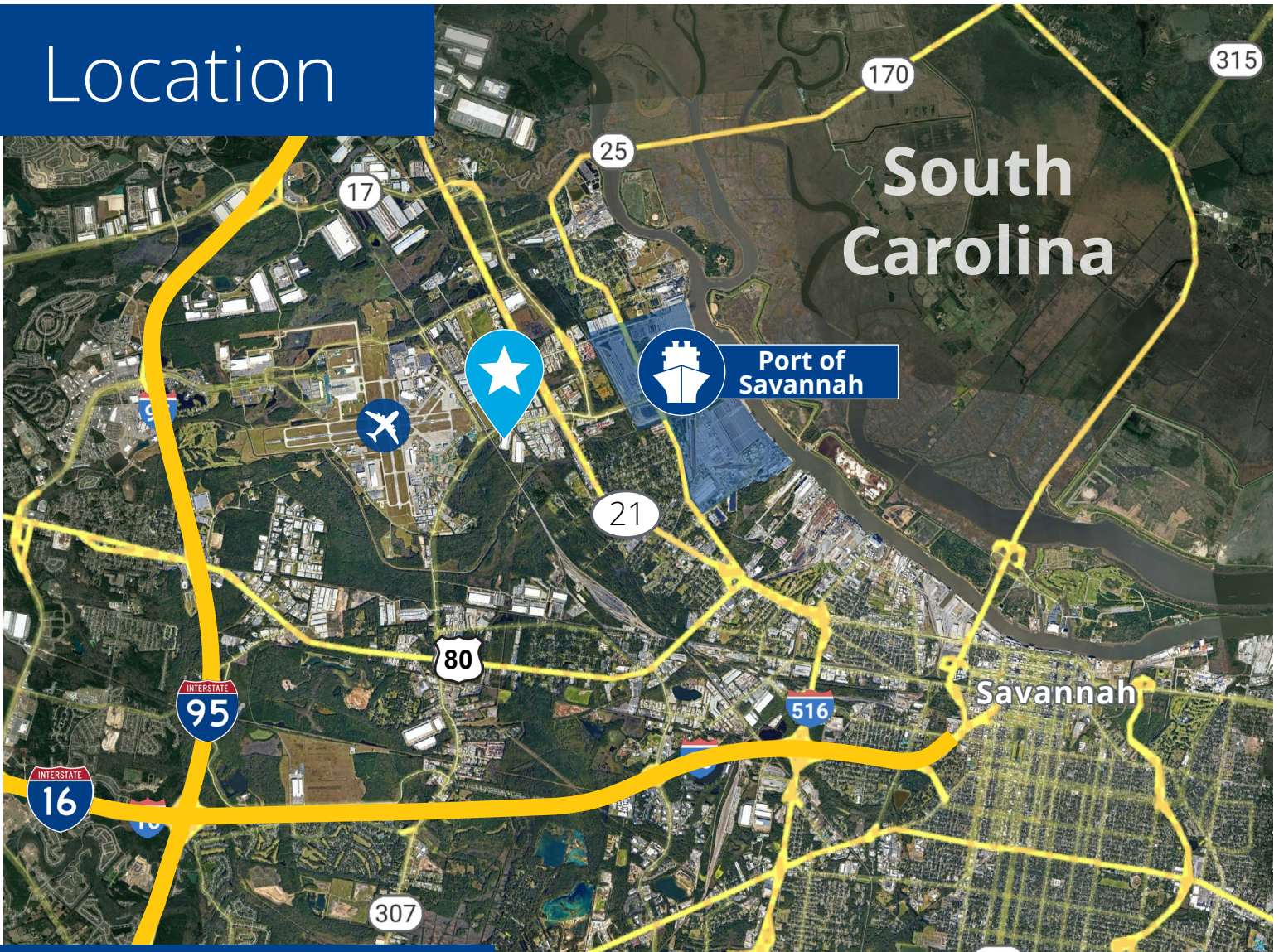
Office



Property Aerial



Location



Travel Distances

Port of Savannah 1.5 Miles

SAV/HH Airport 3.8 Miles

Interstate-16 4.5 Miles

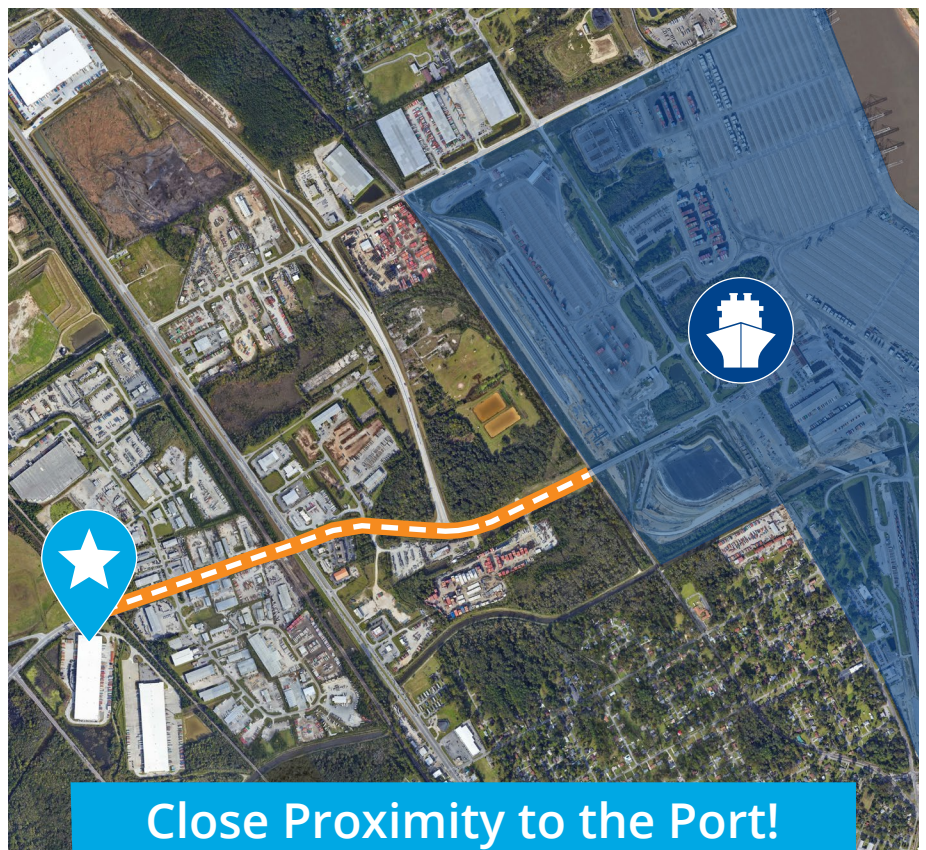
Interstate-95 5.2 Miles

Hyundai EV Plant 22.3 Miles

Charleston, SC 105 Miles

Jacksonville, FL 136 Miles

Atlanta, GA 246 Miles



Close Proximity to the Port!

Port of Savannah



GEORGIA
PORTS

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah



Click to View the Port's Website



Plans to remodel docks at Ocean Terminal to handle two large containerships simultaneously

TEUs Moved by Georgia Ports Authority Each Year



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