

AVAILABLE FOR LEASE 30,991 SF

LAST MILE WAREHOOSING DISTRIBUTION & PREPARATION FACILITY

2501-A EAST PRESIDENT ST, SAVANNAH GA 31404



IMPECCABLY
MAINTAINED



+ 30,991 SF
USABLE SPACE



- FREEZER
- COOLER
- DRY STORAGE



ABUNDANT
PARKING SPACES

Building A offers a well-balanced mix of office, warehouse, and temperature-controlled space, making it highly adaptable for a wide range of food service, distribution, and logistics users.

Space Breakdown:

- **Finished Office Space:** 4,225 SF, ideal for administrative offices, management teams, and conference or meeting rooms
- **Warehouse Space:** 19,885 SF, well-suited for dry goods storage, equipment, and distribution staging
- **Walk-In Coolers:** 1,998 SF across three large units designed for fresh food storage
- **Walk-In Freezers:** 3,419 SF across two large units for frozen product storage
- **Attic / Additional Storage:** 1,464 SF

Additional Features:

Kitchen/break room and designated sorting areas to support efficient daily operations.

Strategically located on a highly accessible corner lot along East President Street (Islands Expressway), this facility provides exceptional convenience for frozen and fresh food distributors, catering operations, commissary kitchens, and ready-to-eat meal producers. Just minutes from Downtown Savannah, the property offers quick access to major transportation corridors, supporting efficient logistics and last-mile distribution.

With high-visibility frontage and traffic counts exceeding 20,000 vehicles per day, the site delivers outstanding exposure and accessibility. The existing infrastructure is already tailored for food-related operations, significantly reducing startup time and retrofit costs for incoming tenants.

BUILDING FEATURES

BUILDING SIZE :	30,991 SF
ZONING:	IL
HVAC:	CLIMATE CONTROLLED
LIGHTING:	FLUORESCENT
FOUNDATION:	LIGHT REINFORCED ELEVATED CONCRETE
EXTERIOR:	GALVANIZED METAL FRAME W/SPRAY INSTALLATION
ROOF:	METAL PANEL ROOF SYSTEM
CONDITION:	WELL MAINTAINED
DOORS:	METAL PERSONNEL & OVERHEAD DOORS, MANUAL DOCK HEIGHT, ROLL UP DOORS



AERIAL

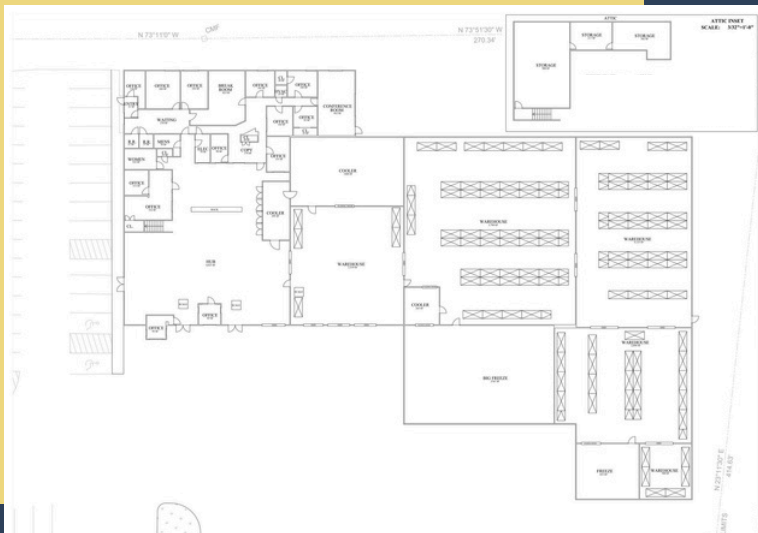


AERIAL



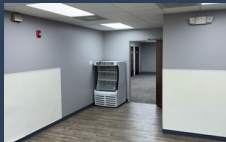
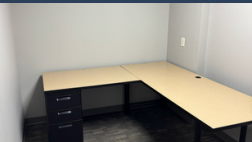
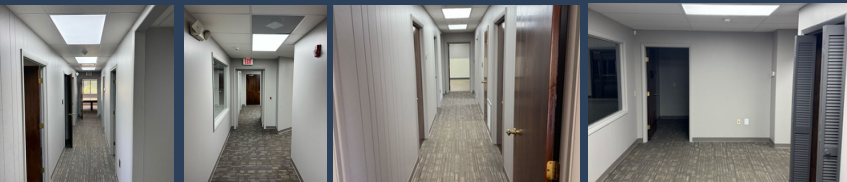
BUILDING #A

BUILDING PLAN



BUILDING #A

OFFICE BUILDING



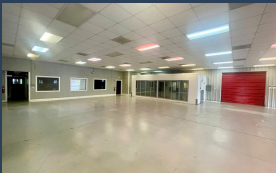
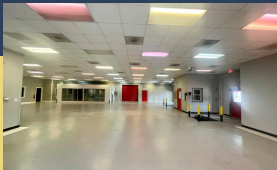
BUILDING #1

OFFICE BUILDING



BUILDING #A

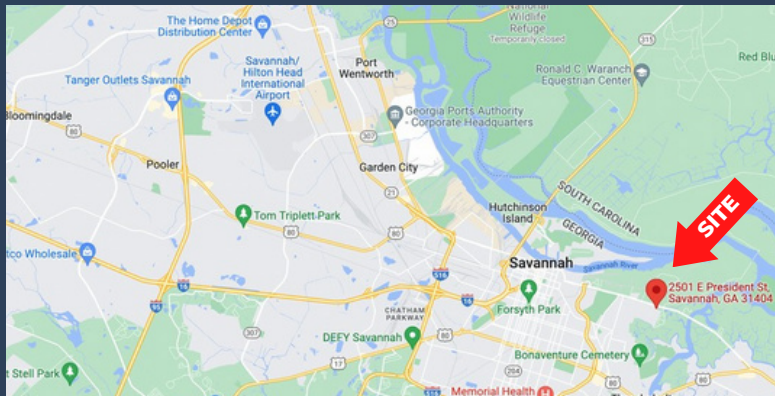
STORAGE/SORTING, DISTRIBUTION



SITE LOCATION



SUPERIOR LOCATION



13

MILES TO
INTERSTATE 95

13

MILES TO
SAVANNAH AIRPORT

20

MILES TO
GEORGIA STATE ROUTE 204

3

MILES TO
DOWNTOWN SAVANNAH

CONTACT US



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