

A FOR LEASE OFFERING OF
2425 WEST GWINNETT STREET
SAVANNAH, CHATHAM COUNTY, GEORGIA 31415



WHITLEY AND ASSOCIATES, INC.
800 COMMERCIAL COURT, SUITE TWO
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a prospective tenant in determining whether they wish to proceed with an in-depth investigation of the subject property.

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Furthermore, the property as contemplated herein is being leased on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.

SUMMARY OF OFFERING

Address: 2425 West Gwinnett Street
Savannah, Chatham County, Georgia 31415

Location: 2425 West Gwinnett Street is located along the southside of the eastbound lane of West Gwinnett Street also being the southeast corner of the intersection formed by West Gwinnett Street and the northeast bound exit ramp associated with Interstate 516 (William F. Lynes Parkway).

The neighborhood enjoys good accessibility to the Central Business District and all major points of interest. Gwinnett Street is a two-lane, asphalt paved, secondary street that traverses north Savannah as an east/west directional and generally extends from Wheaton Street in east Savannah terminating at Telfair Road approximately one mile west of the subject.

William F. Lynes Memorial Parkway (I-516) to the west is a four-lane limited access beltway providing access to and from residential and commercial neighborhoods characteristic of central Savannah to the industrialized areas and employment centers of West Chatham County. Access to Interstate 516 at Gwinnett Street is limited as only northbound traffic can enter and southbound traffic can exit at this interchange.

To the north of the subject, Lynes Parkway terminates approximately at the Lathrope Avenue-Bay Street area and provides access to U.S. Highways 80 and 17 and Georgia State Highway 21 and to the south Lynes Parkway intersects Interstate 16 (one exit south of the subject interchange or approximately 0.6 mile) and The Veterans Parkway (approximately 2.9 miles south) and has a southern terminus merging as DeRenne Avenue.

To the north, U.S. Highway 17 serves as the main entrance for the Georgia Ports Authority (Garden City Terminal) approximately 6 miles from the subject and to the south Interstate 16 provides direct access to the CBD with estimated driving time of less than five minutes and also extends westwardly interchanging with I-95 at approximately seven miles.

The Veterans Parkway or Southwest Bypass extends from Lynes Parkway (Interstate 516) south intersecting Chatham Parkway and having a terminus as a surface intersection with Georgia State Highway 204/Abercorn Street Extension. Chatham Parkway is a four-lane, undivided highway located to the west of Lynes Parkway and currently extends from U.S. Highway 80 south to U.S. Highway 17.

Property Type: Light Industrial - Partially Conditioned Warehouse

Access: Vehicular access is provided by dual curb cuts approximating the northwest and northeast corners corner of the site intersecting along the southside of the east bound lane of West Gwinnett Street.

Site Size:

6.46 Acres

Zoning:

Light Industrial

Improvements:

One story with mezzanine, office-warehouse-distribution facility comprising a finished floor area approximating 53,896 square feet which were initially constructed circa 1984 with renovations during 2008.

The substructure comprises six-inch monolithic slab at grade positioned on concrete footings, the superstructure comprises a pre-engineered metal frame system possessing 32 foot by 40 foot columnar spacing, 22 foot eave heights and the roof structure is a pre-engineered steel-frame truss system finished as a built up type on metal deck. Rainwater roof runoff is assisted by the presence of gutters and downspouts.

All exterior elevations comprise a pigmented enhanced synthetic stucco and the building is insulated with R19 batts within the ceiling area of the offices and vinyl backed within ceiling areas of the warehouse.

This first floor is demised as office and warehouse areas. At the first floor, the office area approximates 2,419 square feet and is generally demised as the foyer, receptionist-receiving area, three private offices, clear span open office area, break room, mail room, janitorial closet and a restroom.

The warehouse area approximates an aggregate 48,781 square feet and is demised primarily as clear open span inclusive of an approximate 4,000 square feet climate controlled cold room, an approximate 3,000 square foot climate controlled cool room, a 1,500 square foot office area, a 200 square foot receiving office, break room and a restroom.

The second floor office area approximates 2,696 square feet and is generally demised as four private offices, conference room, storage room, IT closet, two restrooms, and warehouse observation area.

Interior finishes within the offices generally include ceramic, pre-engineered laminate and carpet tile floorings, painted gypsum wallboard walls and suspended acoustical tile ceilings. Restroom finishes typically include ceramic tile flooring, painted gypsum wallboard walls and painted gypsum wallboard ceilings.

Fenestration typically includes wood solid core and molded doors with a mixture of stainless and brass plated hardware. Illumination typically includes recessed mounted florescent lighting fixtures.

The restrooms are equipped with water cabinets, hand basins, mirrors and paper holders.

Interior finishes within the warehouse include treated concrete floors painted plywood walls the underside of the pre-engineered truss system ceilings. Restroom finishes typically include concrete flooring, painted gypsum wallboard walls and suspended acoustical tile ceilings. Illumination typically includes motion activated suspended LED lighting fixtures.

The restrooms are equipped with water cabinets, hand basins, mirrors and paper holders.

Exterior fenestration at the office area includes glass in aluminum frames and solid flush metal.

The warehouse area is served by five, electric powered, overhead doors, three of which are at grade (drive through) 10 x 12' and two are at dock height being 8' x 10' possessing dock levelers and air seals.

The entire office area is climate controlled via multiple heat pump systems.

The warehouse area is served by suspended gas fired heaters, dual circulating fans throughout and further aided via five, roof mounted exhaust fans and fresh area vents along the sidewalls.

The entire building is served by a wet type sprinkler system inclusive of smoke detectors.

Electrical service is three phase, 430 amps 230 volts

It is important to note, post acquisition or circa 2008, the roof was replaced, all HVAC systems were replaced, all impaired exterior stucco paneled joints were repaired, an additional approximate 4,000 square feet in pre-engineered metal storage was added, solar panels installed and a generator possessing the capacity to serve the entire premise as well as the addition of approximately 7,000 square feet in paving.

Site improvements include approximately +-50,000 square feet providing vehicular drives and +-85 parking spaces, concrete curb and gutter and sidewalks, grassed areas as well as various flowering bushes, shrubs and trees, parking lot, site and building illumination and identification signage.

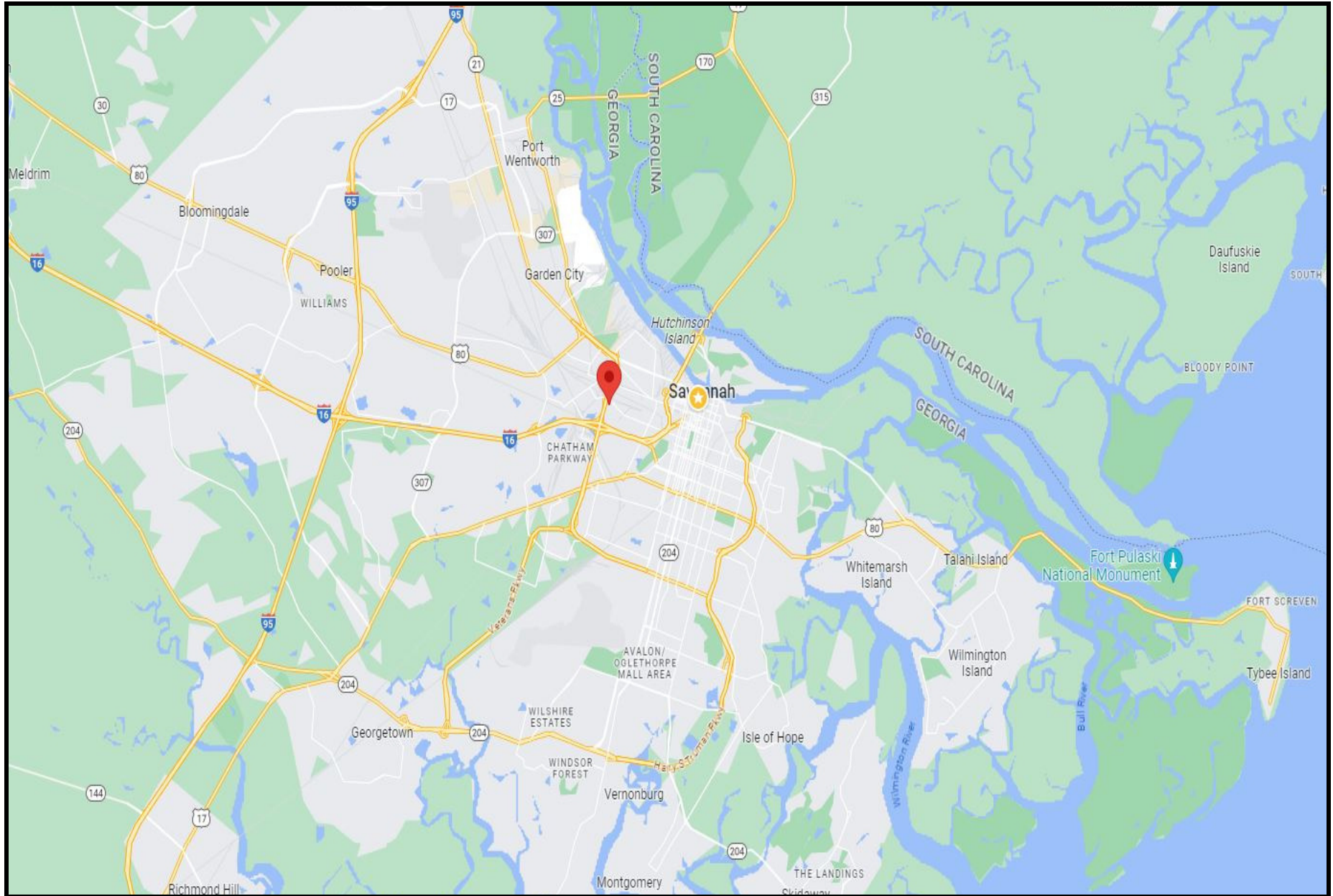
Excluding the required drives and parking areas necessarily to permit the functional utility of the primary building as designed and oriented with the site, it is estimated an additional approximate 34,000 square feet of asphalt paved lands exist that could independently function as a yard - storage area.

Offering Rate : \$9.00 per square foot per annum, subject to annual 4% increases on net terms.

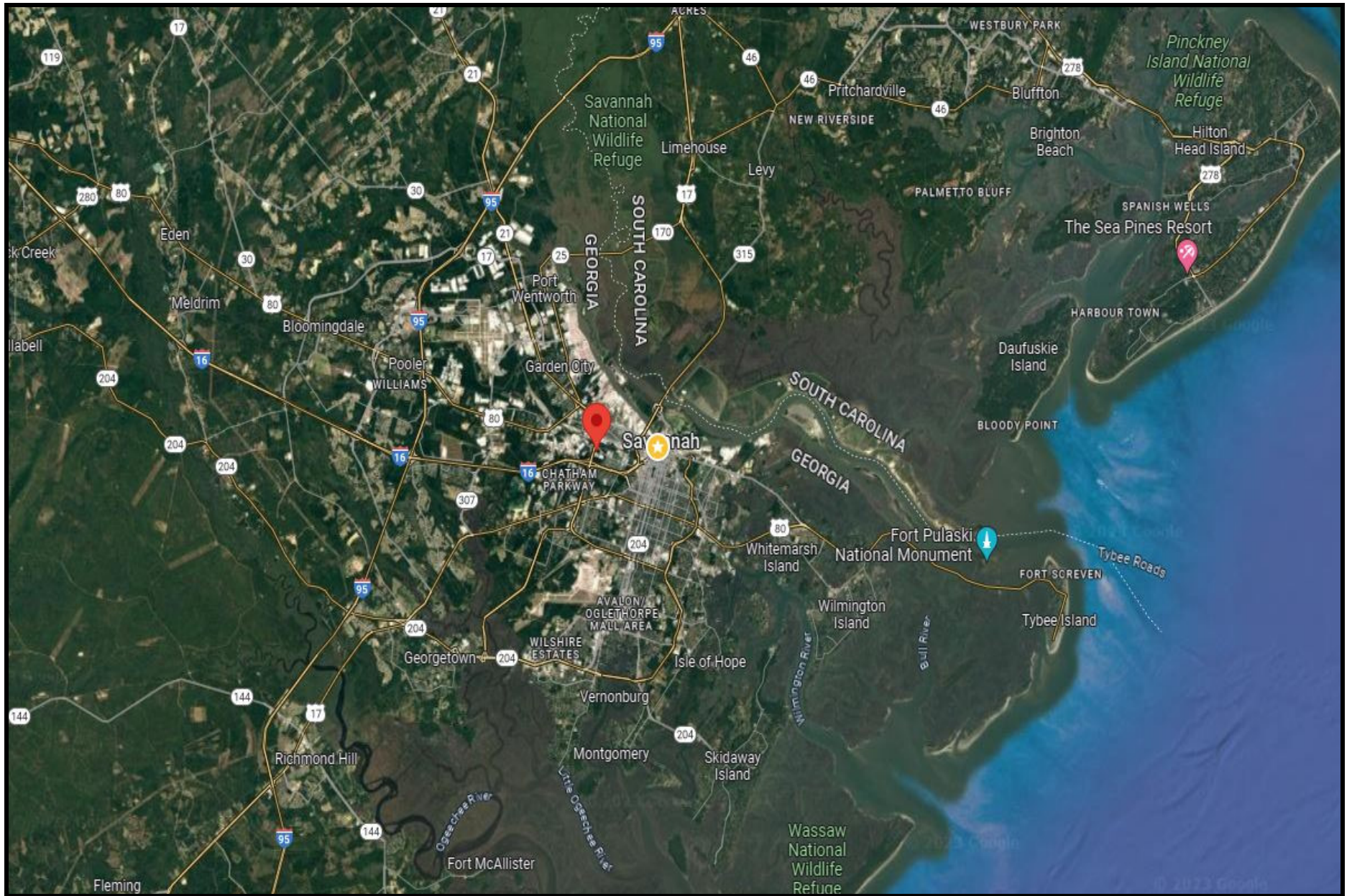
Operating expenses to be provided upon request.

Contact : Ben G. Whitley
Mobile: 912-661-3482
ben@whitleyandassociates.com

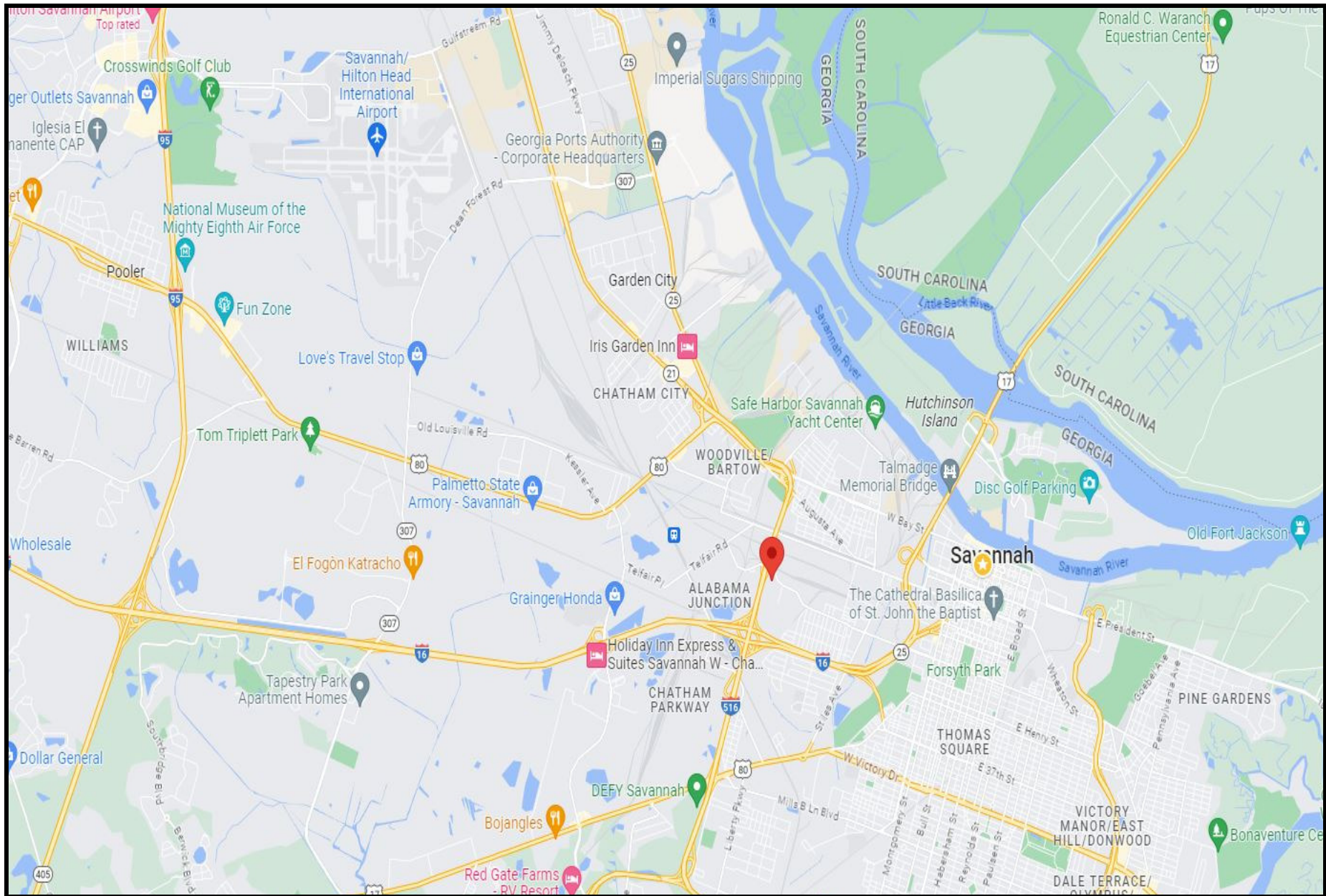
LOCATION MAPS



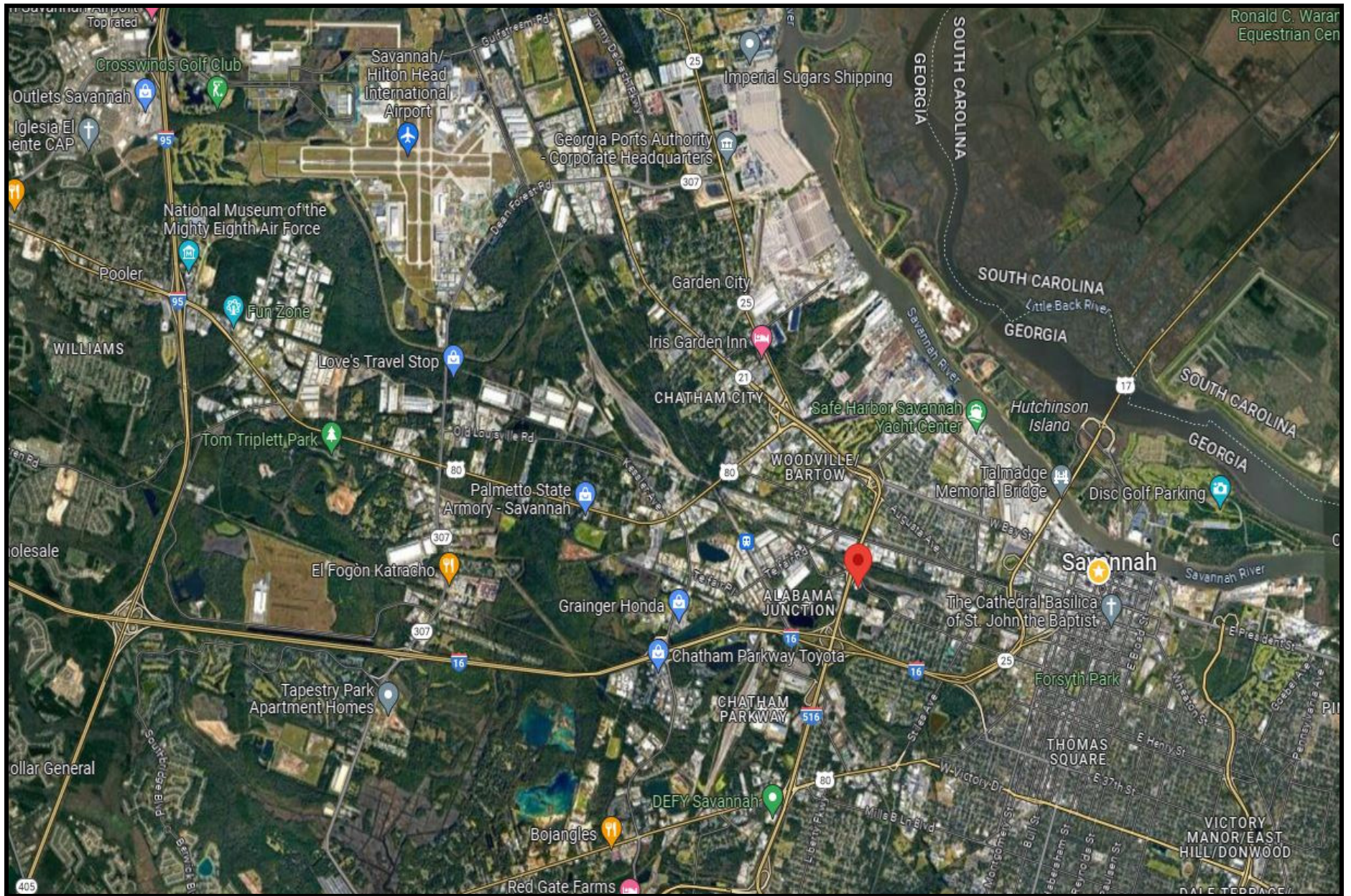
DIGITAL AREA MAP



AERIAL AREA MAP



DIGITAL NEIGHBORHOOD MAP



AERIAL NEIGHBORHOOD MAP

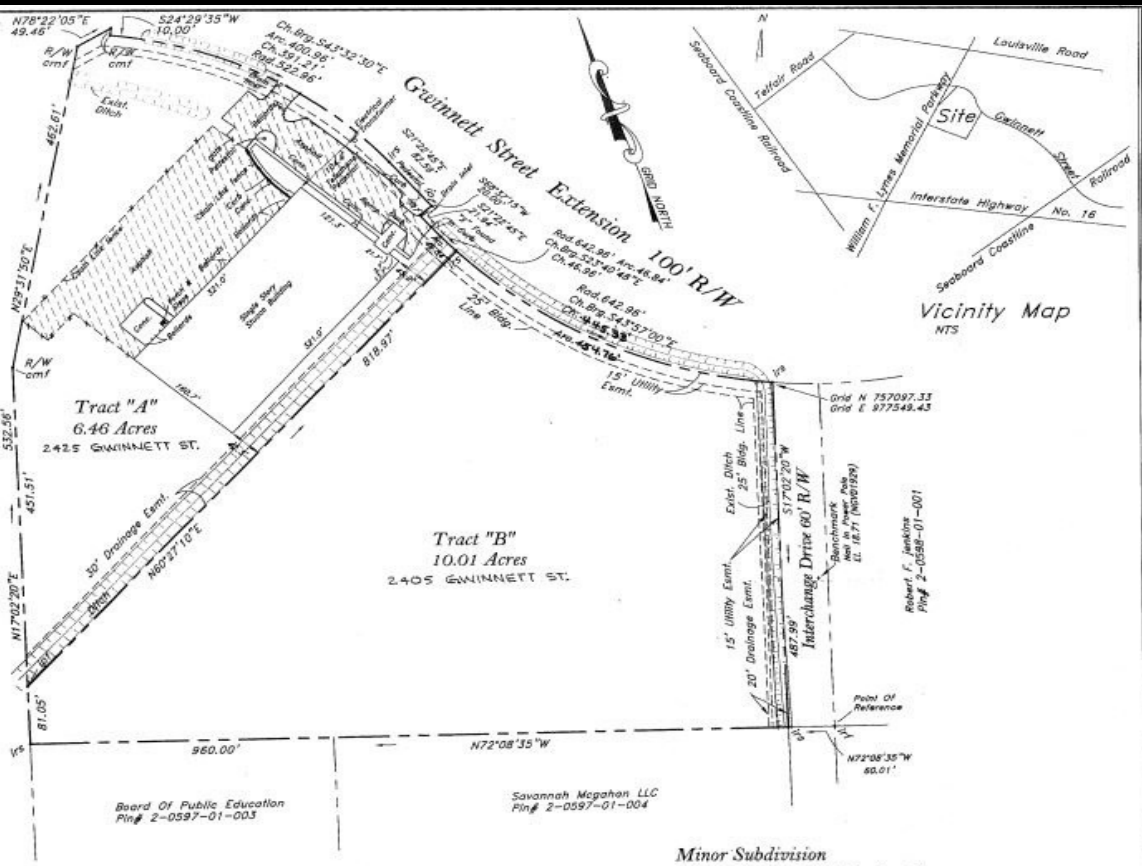
PLAT OF SURVEY

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
DIVISION OF ENGINEERING AND SANITATION:
Chris Rustin, Environmental Health Director 6-12-08 Date
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA:
Peter Shonika July 10, 2008 Date
APPROVED BY THE CITY MANAGER, CITY OF SAVANNAH, GEORGIA:
Michael B. Brown 2-10-08 Date
APPROVED BY THE METROPOLITAN PLANNING COMMISSION:
Thomas L. Thomson 7-10-08 Date

RECEIVED FOR RECORD
2008 JUL 14 AM 11:33
DIMITRY MASSEY
SURVEYOR

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES
FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED
FOR THE USE INTENDED.
John M. Tanzine 5/22/08 DATE
GEORGIA CROWN DISTRIBUTING CO. OWNER
JOHN M. TANZINE, III
AUTHORIZED REPRESENTATIVE

William F. Lynes Memorial Parkway
(Ga State Highway Loop 96)



- NOTES:
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 130030 0360 C DATED MAY 19, 1987 THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS PROPERTY LIES IN ZONE 'X'
 - TRACTS A & B ARE SERVED BY CITY OF SAVANNAH WATER SYSTEM. TRACT A IS PRESENTLY SERVED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM. BOTH TRACTS ARE TO BE SERVED BY THE CITY OF SAVANNAH SEWER SYSTEM WHEN SERVICE IS EXTENDED TO THE TRACTS.
 - ALL COORDINATES AND BEARINGS ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, NAD83, EAST.

REFERENCE:
1. D.B. 125 O PAGE 377
2. F.R.B. 6 P PAGE 82

Total Lots: 2
Total Acreage: 16.47 Acres
Zoning: IH

DATE OF FIELD WORK: 04-01-08

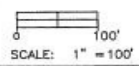
Minor Subdivision
Georgia Crown Distributing Co.
Being A Subdivision Of 16.46 Acres Of The Seaboard Coastline Railroad Property, Located At The Southeast Intersection Of William F. Lynes Memorial Parkway And Guinnett Street Extension, 7th. G.M. District, Savannah, Chatham County, Georgia

405 pg 46

Current Pin # 02-0598-01-002

FOR: Georgia Crown Distributing Co.

ERROR OF CLOSURE:
FIELD: 1/20,368
ANG. ERROR: 3" PER ANG. PT.
ADJUSTED BY: COMPASS METHOD
PLAT: 1/236,147
EQUIPMENT: TOPCON GTS GTS236W TOTAL STATION
SINGLE PRISM



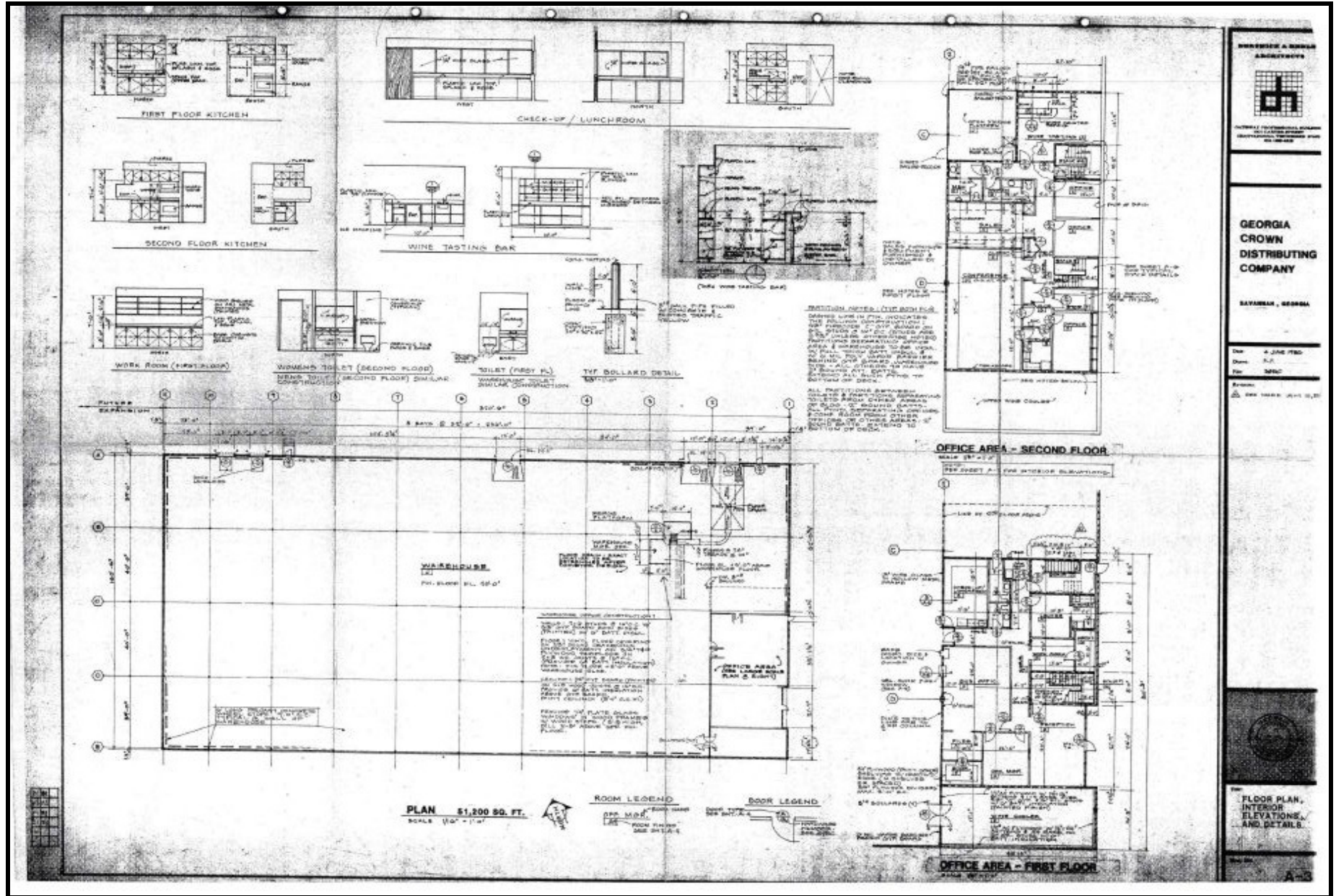
- LEGEND:
- irs IRON ROD SET
 - lrf IRON ROD FOUND
 - lrf IRON PIPE FOUND
 - cmf CONC. MOUNTMENT FOUND
 - R/W RIGHT-OF-WAY

Vincent Helmsy
317 DERRICK INN ROAD
SAVANNAH, GEORGIA
(912) 925-3523

Revised: 4/30/08
DATE: April 18, 2008
JOB#: 08-60

CABRANNEN@AOL.COM

BUILDING FLOOR PLAN



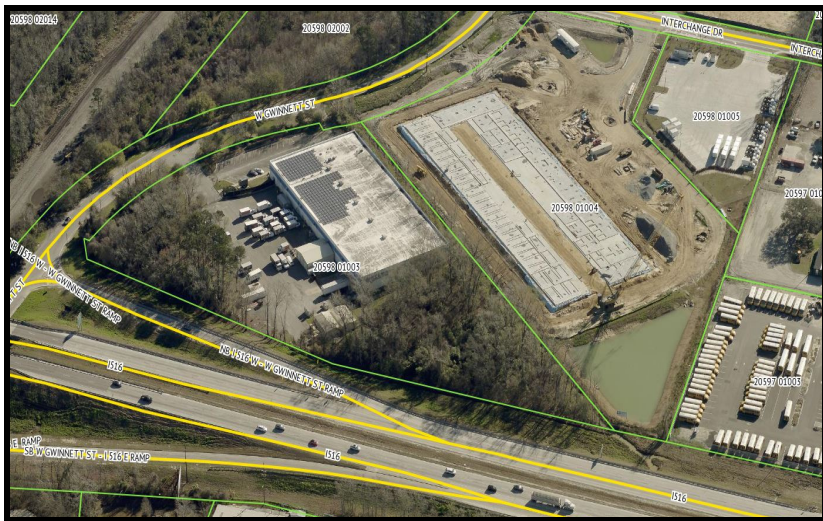
AERIAL PHOTOGRAPHS



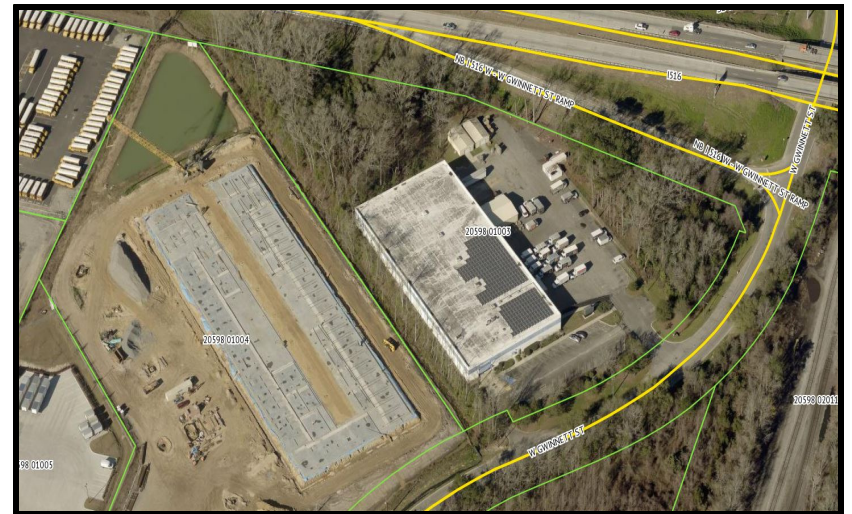
NORTHWESTERLY AERIAL VIEW



SOUTHEASTERLY AERIAL VIEW



EASTERLY AERIAL VIEW



WESTERLY AERIAL VIEW

SUBJECT PHOTOGRAPHS



Easterly View Along The Northern (Front) Elevation



View Of Primary Entry Along The Northern Elevation



View Of A Southerly Portion Of The Western Elevation



Southerly View Along A Portion Of The Western Elevation



Entry Foyer



Executive Office



Executive Office



Conference Room



Interior View Of The Warehouse Area



Interior View Of The Warehouse Area



Interior View Of The Warehouse Area



Interior View Of The Warehouse Area



Interior View Of The Warehouse Area



Skewed View Of The "Cool" Room



Skewed View Of Te "Cold" Room



Warehouse Office Area



Ancillary Storage Buildings



Ancillary Insulated Storage Building



Easterly View Along Employee Parking Area



Southerly View Of The Western Side Yard