100,485 SF - 333,250 SF



1701 Old Augusta Road RINCON, GA 31326



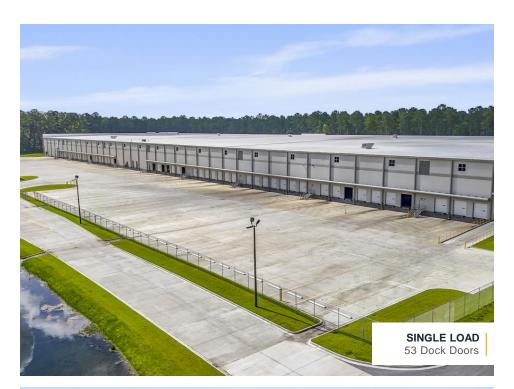


PROPERTY FEATURES

1701 Old Augusta Road is a 333,250 SF Class A rear-load warehouse located along Hwy 21 in Savannah, GA within close proximity to I-95 and the Port of Savannah.

The Port of Savannah is considered one of the fastest growing container ports in the United States, projecting around 8 million TEUs annually by 2027.

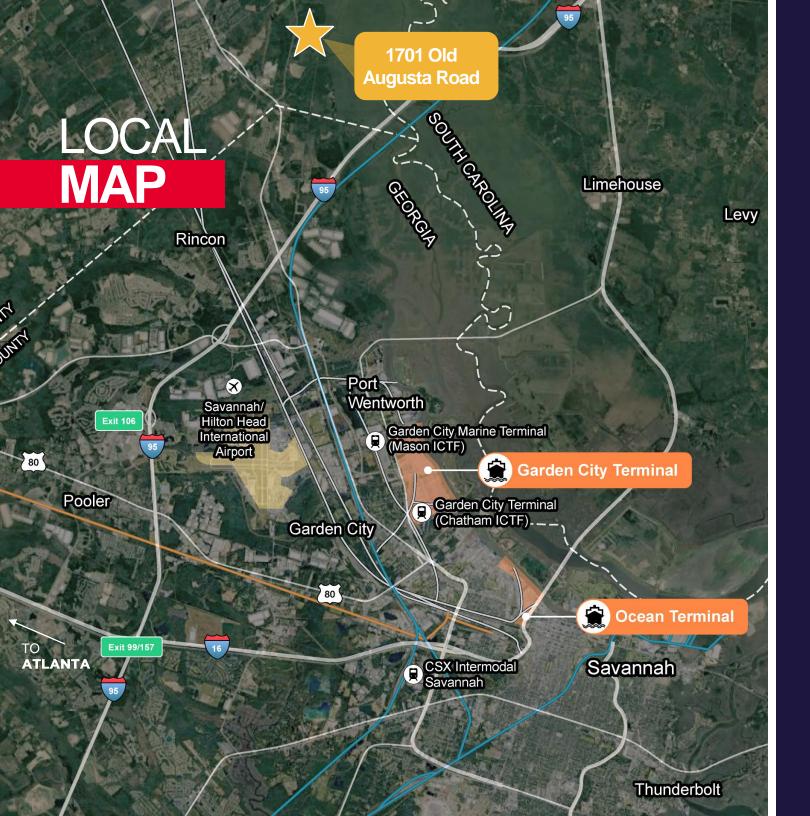
Space Available:	333,250 sf divisible to 100,485 sf
Office Area:	3,800 sf (main); 1,400 sf (shipping)
Clear Height:	36'
Dock Doors:	53 (9'x10') with 40,000 lb pit levelers
Drive-in Doors:	2 (12'x14')
Auto Parking:	120 spaces
Trailer Parking	71 spaces
Year Built:	2023
Column Spacing:	50' x 53'4" with 60' speed bay
Building Depth:	310'
Floor:	8" unreinforced
Sprinkler:	ESFR
Lighting:	20 FC LED
Roofing:	60mil TPO
Power:	4,000 amps





SITE PLAN 1701 OLD AUGUSTA ROAD **Build-to-Suit Future Office Parking Space** Fenced/Gated **Truck Court Shipping Office Guard Shack** 333,250 SF 40,000 lb Pit Levelers 3.18 AC **Parking Spaces** 3,800 sf ▲ DOCK DOOR





5 MILES

TO INTERSTATE 95

11 MILES

TO GARDEN CITY TERMINAL

12 MILES

SAVANNAH-HILTON HEAD INTERNATIONAL AIRPORT

15 MILES

TO INTERSTATE 16

15 MILES

TO OCEAN TERMINAL

22.5 MILES

TO HYUNDAI EV PLANT

CONTACT///////INFORMATION

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