

**FOR LEASE FROM 7,200 SF - 47,200 SF
WAREHOUSE ON 6 ACRES WITH OFFICE SPACE**

WAREHOUSING & DISTRIBUTION FACILITY | 780 KING GEORGE BLVD SAVANNAH, GA 31419

**FOR LEASE
NOW AVAILABLE**



OFFICE
SPACE



DOCK HEIGHT
DRIVE-IN LOADING



6 AC
LOT SIZE



ABUNDANT
PARKING SPACES

AVAILABILITY

SUITE #1:

- 7,200 SF
- 3 LOADING DOCK DOORS (9 X 10)
- 1 LOADING DOOR (12 X 14)
- 1 OFFICE
- 1 BATHROOM

SUITE #2:

- 40,000 SF
- 3 OFFICES
- 3 LOADING DOCK DOORS (9 X 10)
- 1 DRIVE- IN DOOR
- F/M LOCKERS
- F/M BATHROOMS





PROPERTY FEATURES

| | |
|------------------|-------------------------|
| LOT SIZE: | 6 AC |
| OFFICE PARKING: | 20 CAR SPACES |
| TRAILER PARKING: | 30 SPOTS |
| CLEAR HEIGHT: | RANGING FROM 26' TO 33' |
| FIRE SYSTEM: | WET SYSTEM SUPPRESSION |
| COLUMN SPACING : | 30'X40' |
| ZONING: | I-L |
| POWER: | 1,200 AMPS |
| ROOF: | BRAND NEW |

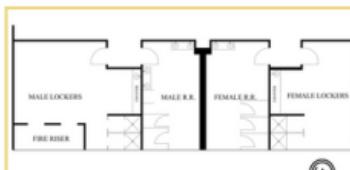
SITE PLAN



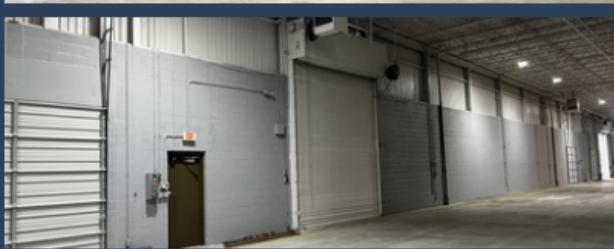
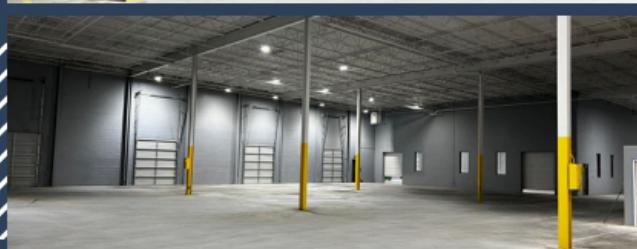
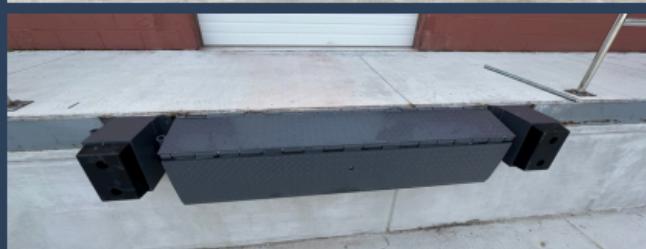


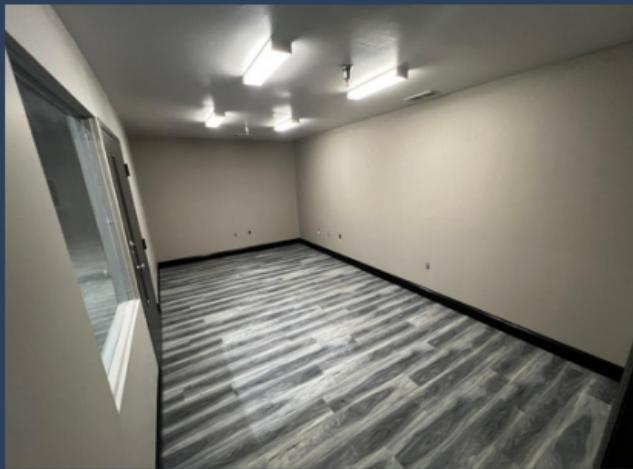
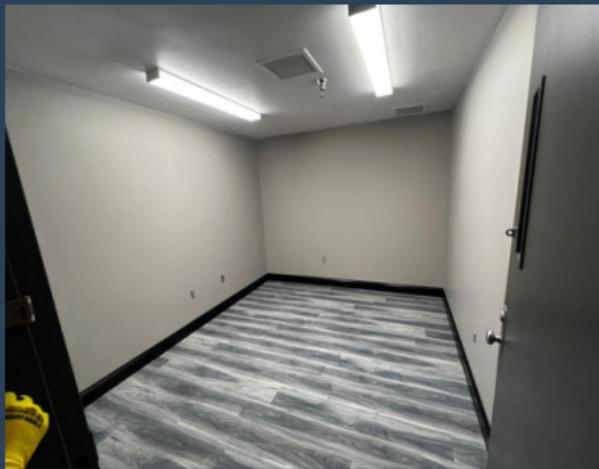
SUITE 2
AVAILABLE
40,000 SF

THOMPSON
&
THOMPSON
UNAVAILABLE



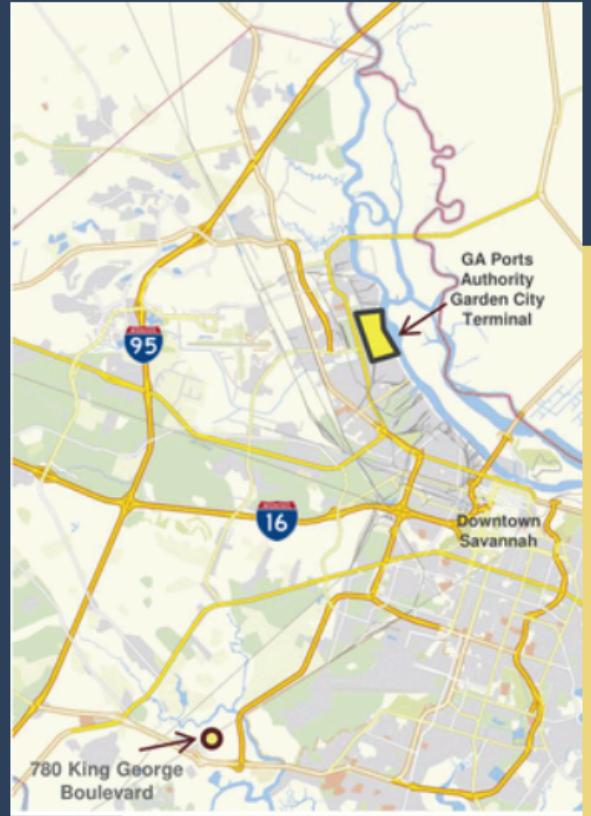






LOCATION HIGHLIGHTS

- LOCATED ON KING GEORGE BOULEVARD WITHIN MINUTES OF GA PORTS AUTHORITY
- EXCELLENT ACCESS TO INTERSTATES 95 (4 MILES) AND 16 (9 MILES) VIA HIGHWAY 204 & SOUTHWEST BYPASS
- IDEAL LOCATION FOR CONTINUED OPERATION AS A DISTRIBUTION WAREHOUSE RELATED OPERATIONS AT THE GA PORTS AUTHORITY OR CONVERSION FOR LIGHT MANUFACTURING, SELF STORAGE & OTHER RELATED USES
- CENTRAL LOCATION TO SERVE DOWNTOWN SAVANNAH, ISLANDS, RICHMOND HILL & POOLER
- LOCATED WITHIN FOREIGN TRADE ZONE 104





Little Neck Rd

Little Neck Rd

Compassion Christian Chu

Travel Camp

KELLER'S AUTO SALES

Circle K

PR prbusiness

Houlihan's

Cracker Barrel Old Country Store

McDonald's

CINNAHOLIC

Perkins

Nebraska Keggia Botanical Gardens at...

Wendy's

Walmart

Enterprise

Office Depot

DOLLAR TREE

DUNKIN' DONUTS

AMERICAN FREIGHT FURNITURE - MATTRESS

JOE HARRIS'S COLLISION CENTER

GEORGIA FLOORS DIRECT

Ameri LUMBER & Hardware

Light

SS...

True Value

Salvo

Fuller's

Office Depot

Preston's Grove INVESTMENT GROUP

Food Lion

SONIC

ExtraSpace Storage

CHINA WOK

Georgia Family Dental

poparazzi

Friendly BISTRO

SIGN MART

DOLLAR GENERAL

FAMILY DOLLAR

Joe Point Rd

204

17

Bradley Liquor

Chavis Rd

Hoppers Paintball and Airsoft

11 Chin

Circle K

PR prbusiness

Red arrow pointing to the right labeled "SITE"

SUPERIOR LOGISTICS LOCATION

16

MILES TO
SAVANNAH AIRPORT

14

MILES TO
PORT SAVANNAH

12

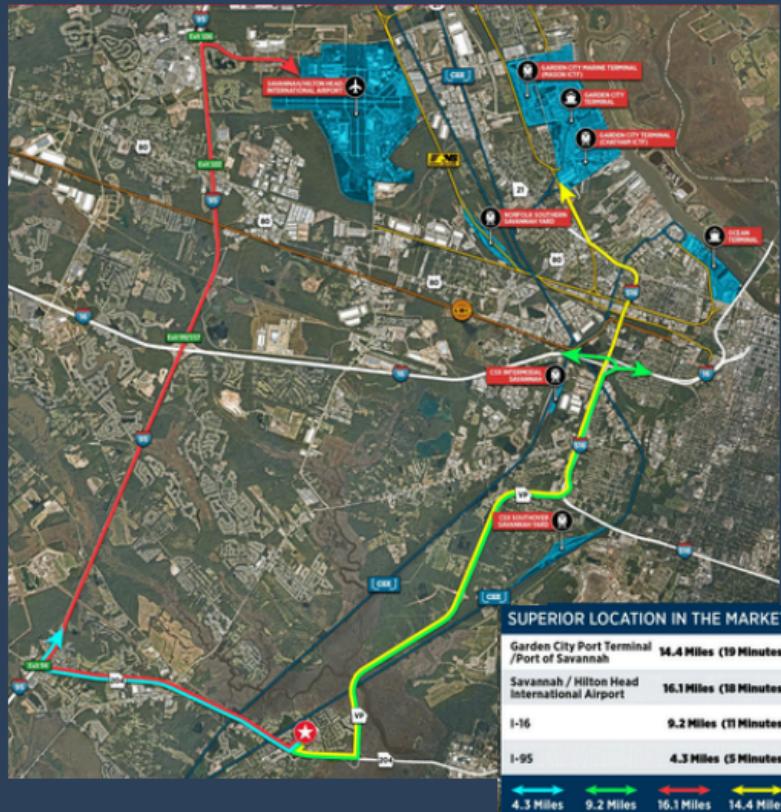
MILES TO
DOWNTOWN SAVANNAH

4

MILES TO
INTERSTATE 95

2

MILES TO
INTERSTATE 16



THIS METICULOUSLY RENOVATED WAREHOUSE HAS BEEN REDONE INSIDE AND OUT AND IS READY FOR SOMEONE TO COME IN IMMEDIATELY.

THE WAREHOUSE IS SITUATED DIRECTLY WITHIN THE AFFLUENT GEORGETOWN NEIGHBORHOOD AND IS ONLY A SHORT DRIVE FROM THE PORT OF SAVANNAH, THE AIRPORT, AND NUMEROUS INTERSTATE HIGHWAYS SUCH AS I-95 AND I-516.

AVAILABLE IMMEDIATELY, PLEASE DO NOT HESITATE TO REACH OUT WITH ANY QUESTIONS OR TO SCHEDULE A TOUR.



780 KING GEORGE BLVD
SAVANNAH, GA 31419



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