



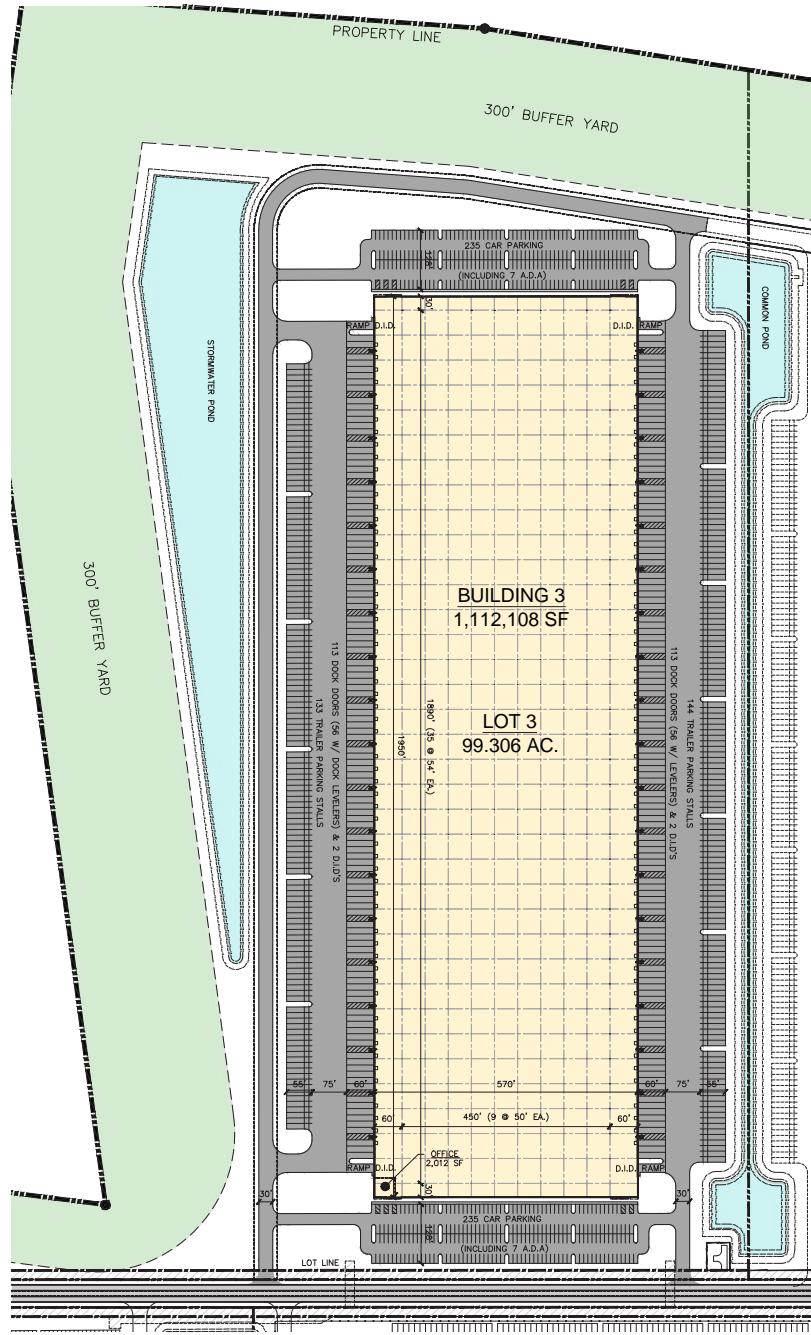
Old Augusta Commerce Center Building 3

350,000 - 1,112,108 SF AVAILABLE

1301 Logistics Parkway, Savannah, GA
EFFINGHAM COUNTY

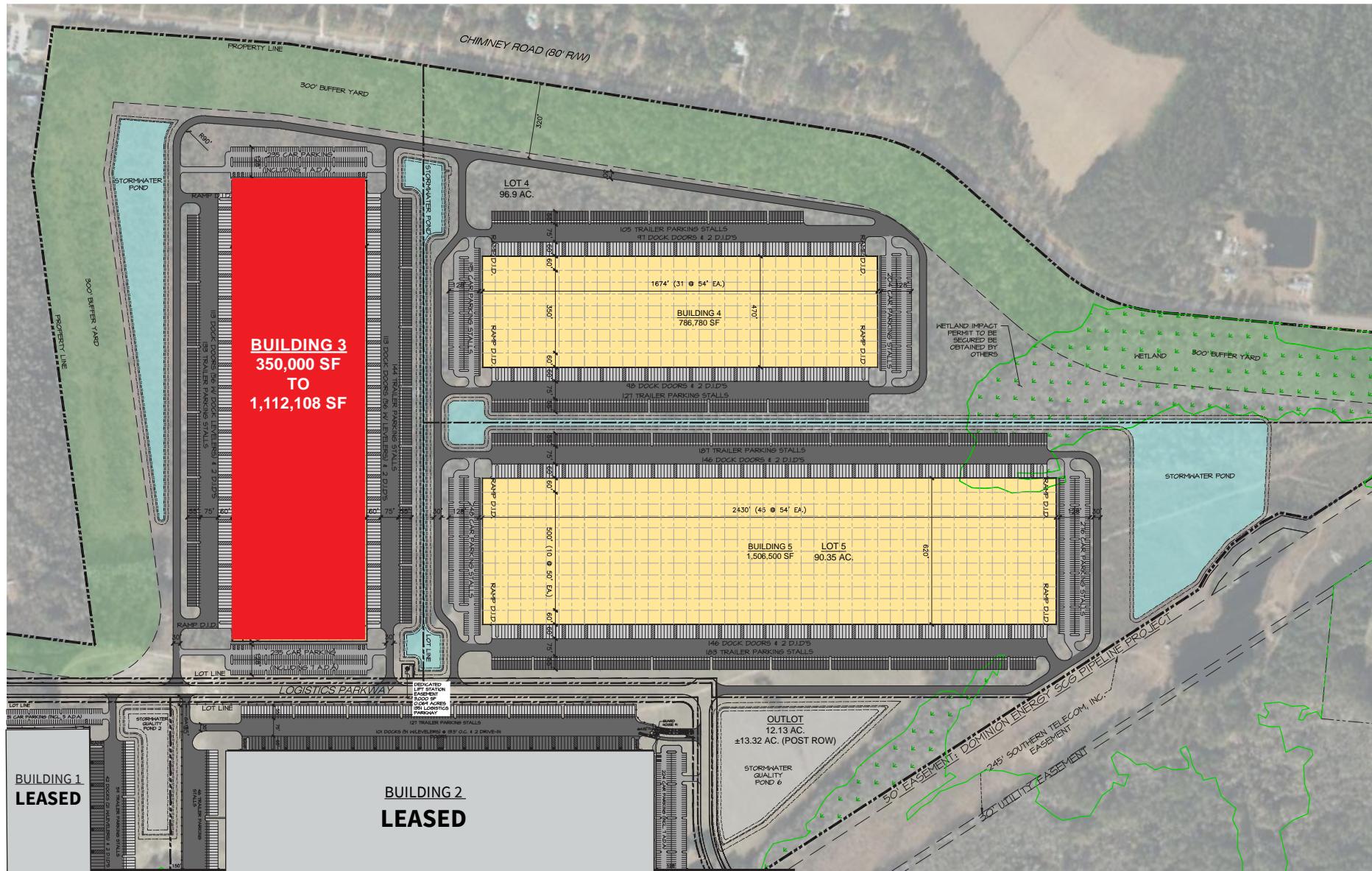


Building 3 - Property Specifications

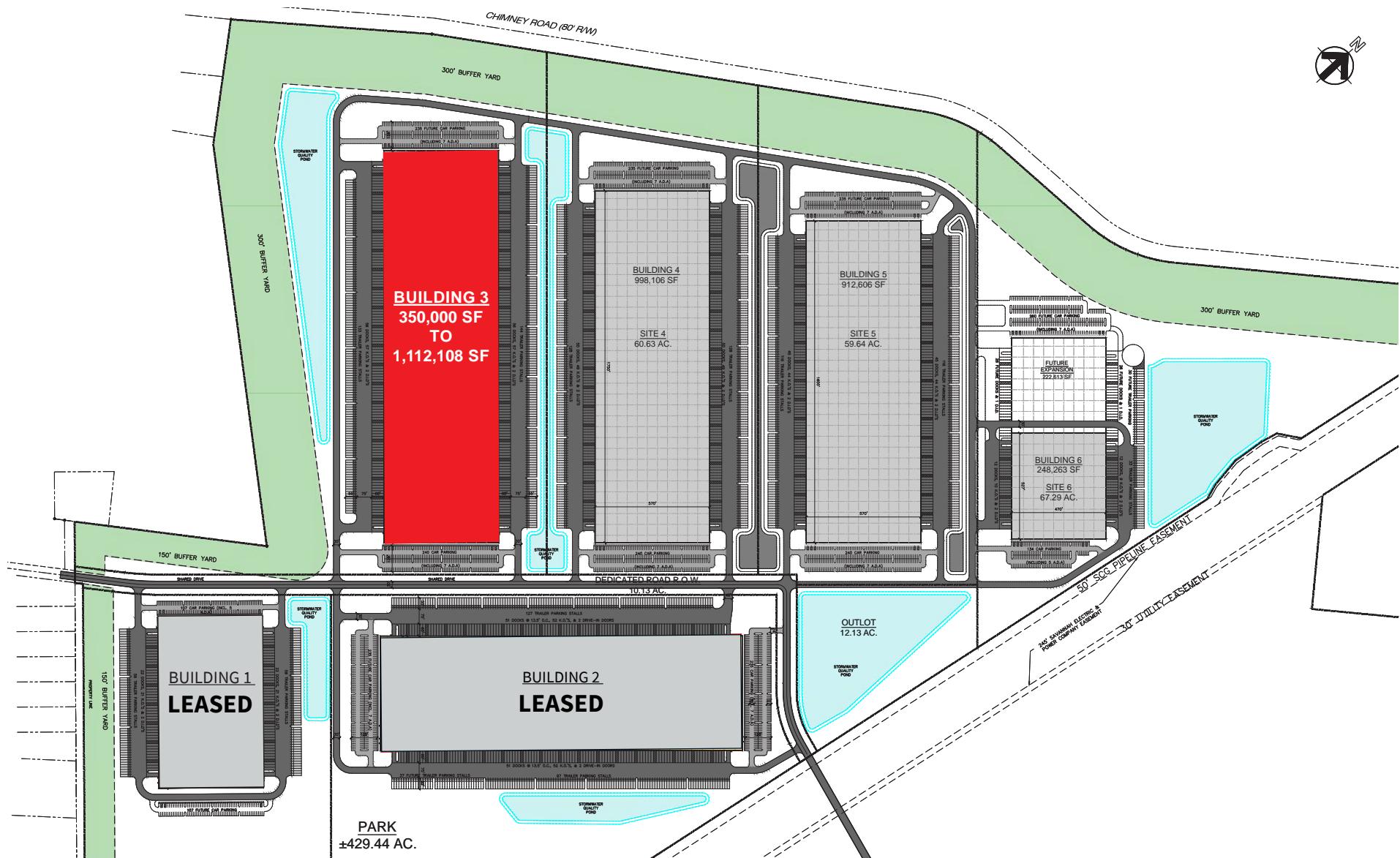


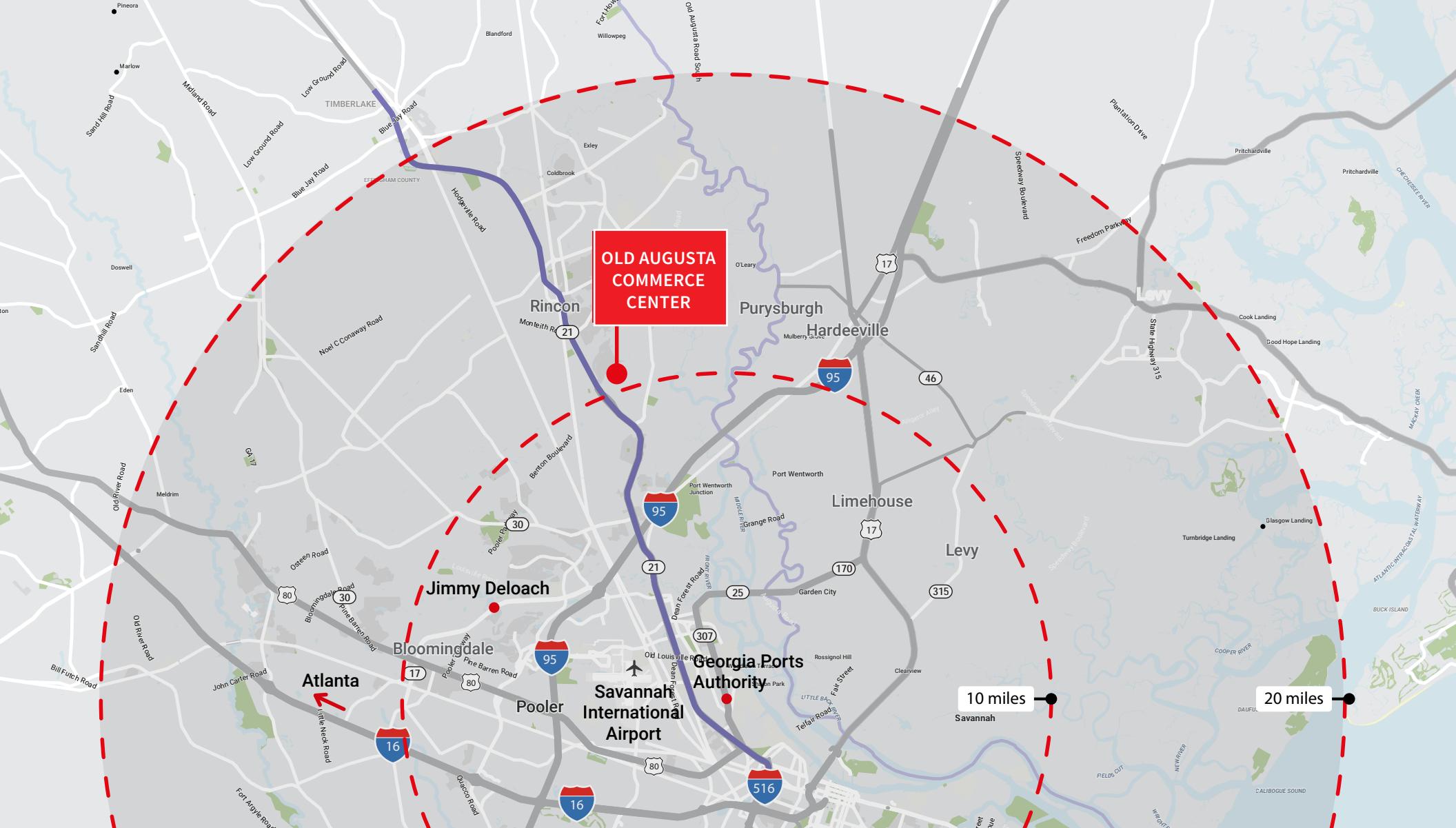
Total building SF	+/ - 1,112,108 SF
Available SF	350,000 - 1,112,108 SF
Building dimensions	1950' x 570'
Column spacing	54' X 50'
Speed bay	60'
Truck court depth	190'
Clear height	40'
Trailer parks	277
Auto parks	240
Dock high doors	226
Levelers	112 with 40,000 lb capacity
Drive in doors	4
Sprinkler	ESFR
Power	4,000 amps/480v 3 phase
Slab	7" unreinforced
Warehouse lighting	25 FC LEDs @ 36"
Office SF	2,012 SF spec office
Warehouse finish	White box

Park Configuration Options - Option A



Park Configuration Options - Option B





240

miles from
Atlanta



7

miles from
Jimmy Deloach
Parkway



10.8

miles from
Georgia Ports
Authority



14.3

miles from
I-16



5

miles from
I-95

Effingham County, Georgia offers the ideal location for Old Augusta Commerce Center, providing a strategic advantage for your business operations while fostering an environment where your workforce can flourish.



+300,000
in labor force located
within **45 minutes**



Median age
36.2

20,300+ of Effingham County's workforce leaves the county, providing an excellent opportunity to attract and capture local workers.

Little to no union presence within Effingham county's existing industry base.

Source: JobsEQ, ESRI, 2020

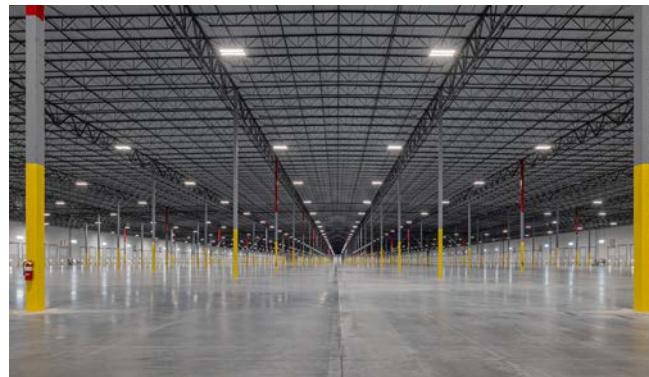


*View Effingham County's
Economic profile
in full here.*



Neighboring Tenants





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