



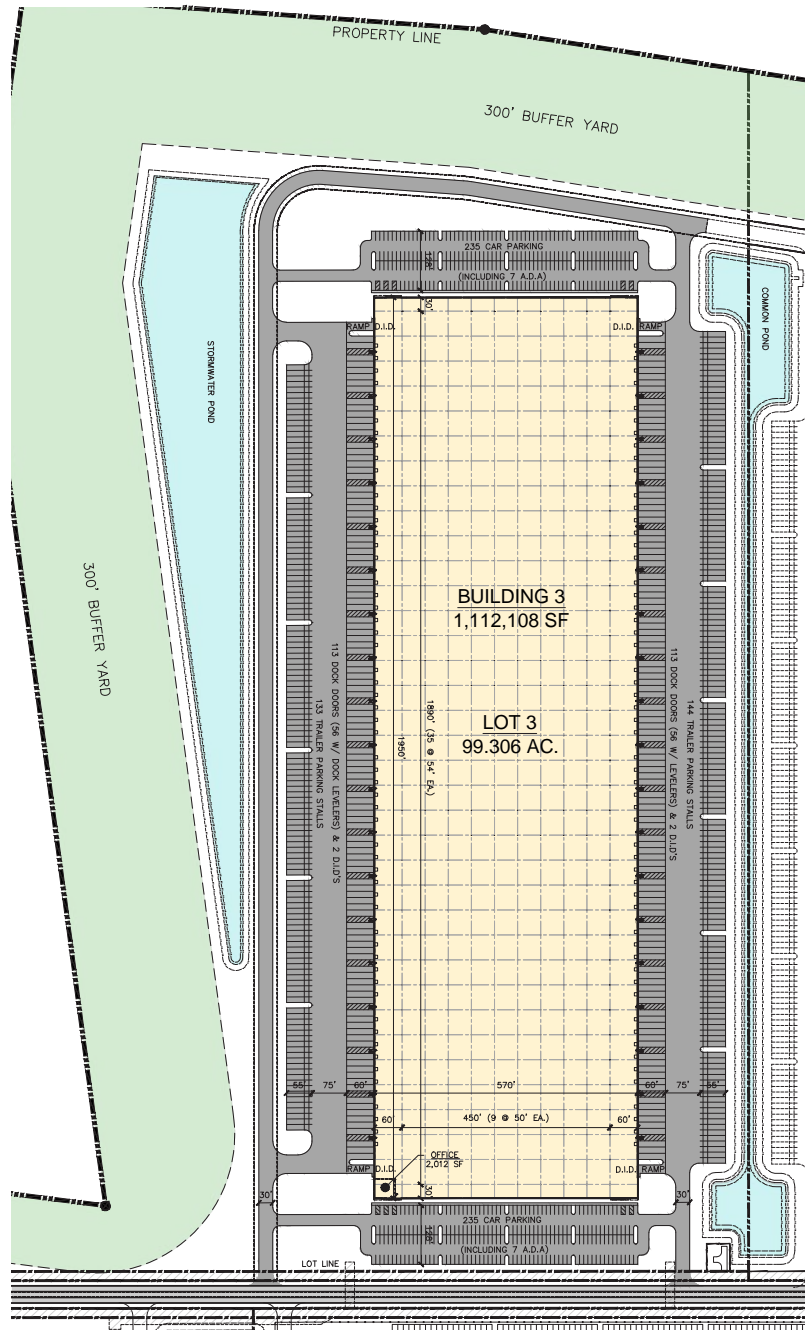
# Old Augusta Commerce Center Building 3

1301 Logistics Parkway, Savannah, GA  
EFFINGHAM COUNTY

**350,000 - 1,112,108 SF AVAILABLE**

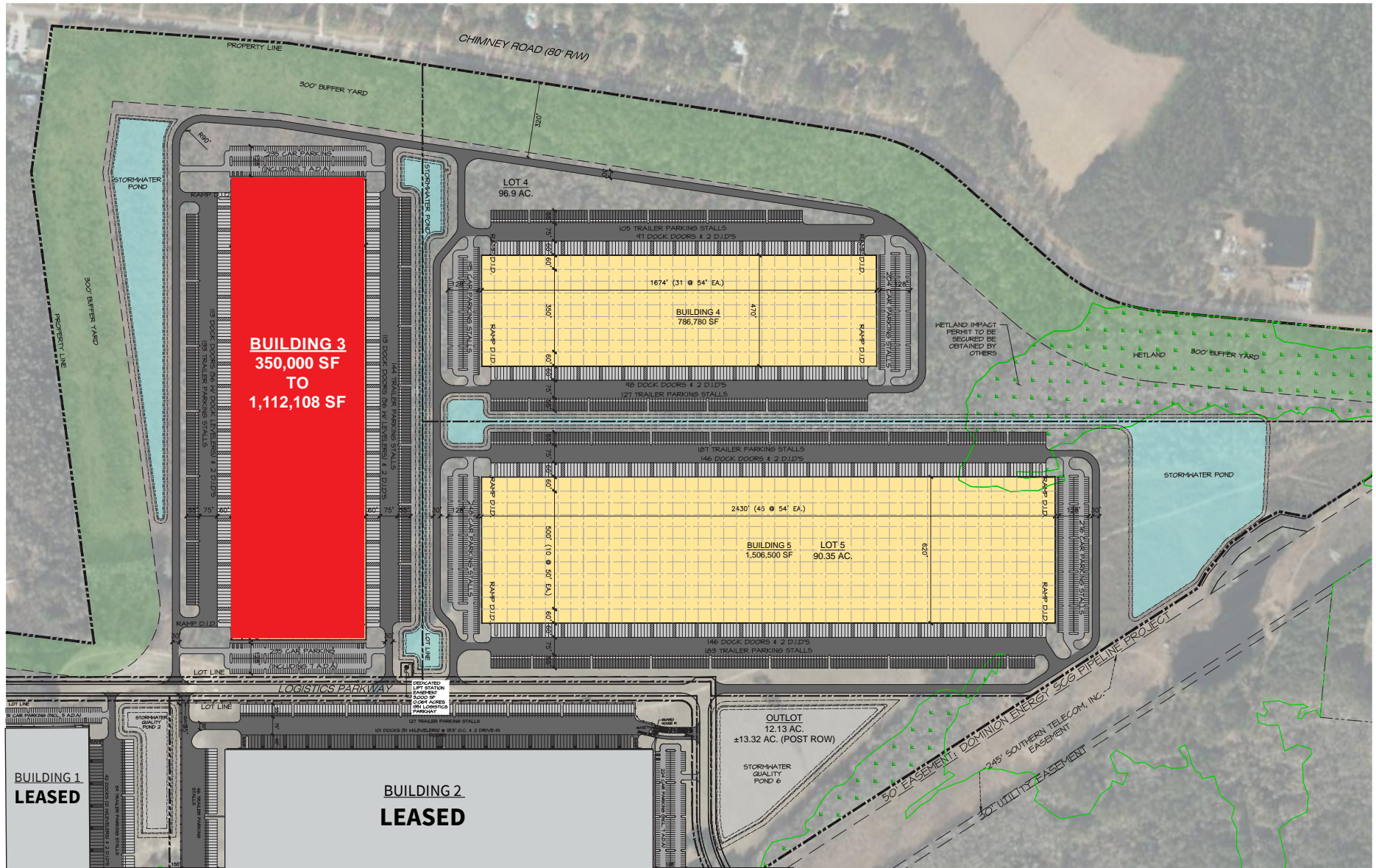


# Building 3 - Property Specifications



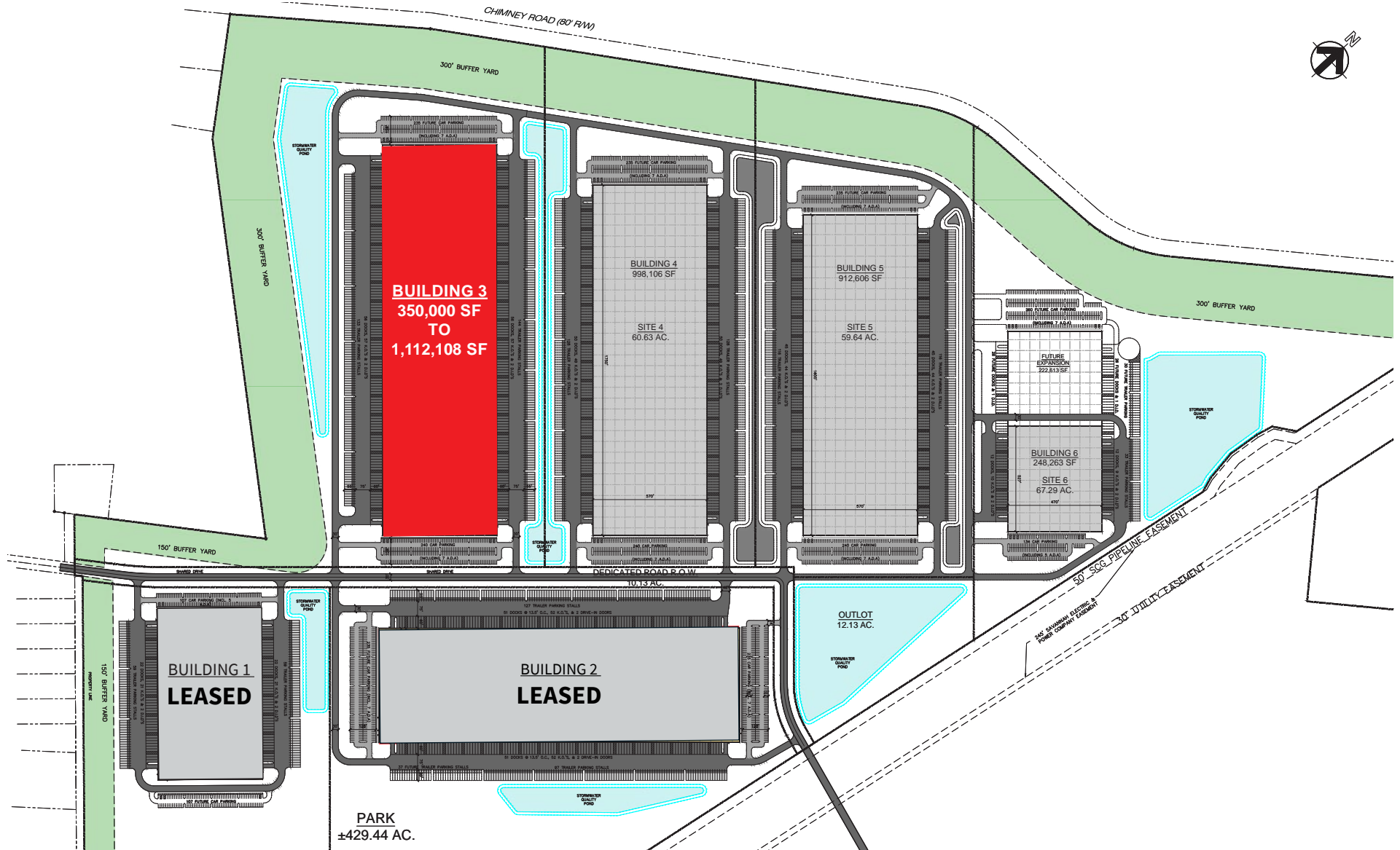
<b>Total building SF</b>	+/- 1,112,108 SF
<b>Available SF</b>	350,000 - 1,112,108 SF
<b>Building dimensions</b>	1950' x 570'
<b>Column spacing</b>	54' X 50'
<b>Speed bay</b>	60'
<b>Truck court depth</b>	190'
<b>Clear height</b>	40'
<b>Trailer parks</b>	277
<b>Auto parks</b>	240
<b>Dock high doors</b>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

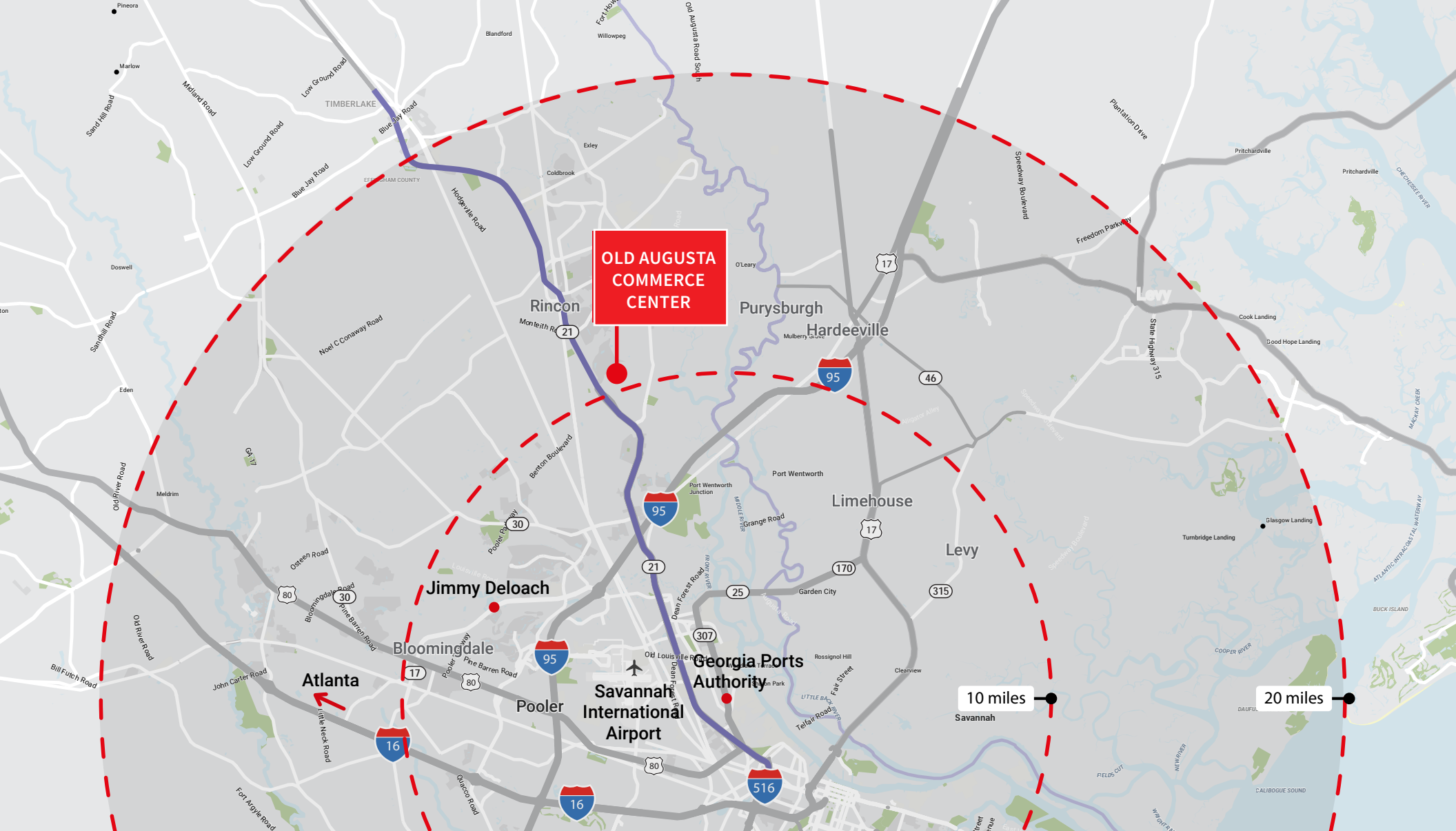
# Park Configuration Options - Option A





# 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.*

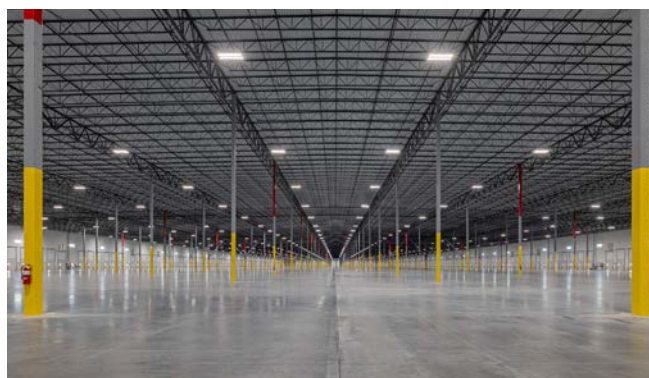




# Neighboring Tenants







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