Offering Memorandum

For Sale: $4,200,000 (6.6% Cap Rate)

±22,420 SF Multi-Tenant Industrial/Flex Investment Opportunity

203 Deptford Street, Savannah, GA 31404

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Accelerating success.

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Executive Summary

Colliers is pleased to present 203 Deptford Street, a ±22,420-square-foot multi-tenant industrial/flex investment opportunity in Savannah, Georgia. Strategically positioned within Savannah's East Side submarket, the property offers convenient access to the city's established residential and commercial areas, including the Islands, making it well suited for contractors, service providers and other locally focused businesses requiring functional, centrally located industrial space.

The property is 100% leased to four tenants, providing investors with immediate and diversified cash flow through a triple-net lease structure. All tenants are committed through the 2028–2029 calendar years, limiting near-term rollover exposure, while annual rent increases provide embedded revenue growth throughout the remaining lease terms.

203 Deptford Street benefits from its infill location within a supply-constrained East Side industrial market, where opportunities for small-bay industrial and flex users are limited. Its accessibility to Savannah's primary employment centers, established neighborhoods and the Islands supports continued demand from contractors and service-oriented businesses that need to remain close to their customers and job sites.

With stabilized occupancy, diversified tenancy, contractual rent growth and a difficult-to-replicate infill location, 203 Deptford Street offers investors a compelling opportunity to acquire durable industrial income in Savannah's established commercial market.

This property offers numerous advantages to investors:

- In-Place Rent Growth
- Strategic East Side Infill Location
- Convenient Access to Savannah & the Islands
- Diversified Multi-Tenant Rent Roll
- Limited Near-Term Rollover Exposure
- Desirable Small-Bay Industrial/ Flex Asset

Investment Highlights

Recent Capital Improvements:

- Suites A1 & A2: New office buildouts, restrooms, demising wall, and municipal water and sewer connections
- Suite 100: Office improvements including new paint, flooring, and HVAC
- Suite 200: Office improvements including new paint and flooring
- Site Improvements: New perimeter gates and installation or repair of perimeter fencing

In-Place Income with Major Upside

This turnkey property is fully leased to four tenants on NNN lease structures, providing immediate, diversified cash flow. With lease terms extending through 2028 and 2029, investors benefit from stable occupancy and minimal near-term rollover risk, while annual rent increases over the remaining terms create organic NOI growth and enhance returns without requiring additional capital investment or leasing activity.

Strategic East Side Infill Location

Located within Savannah's established East Side industrial submarket, 203 Deptford Street provides convenient access to Downtown Savannah, the Islands and surrounding residential and commercial areas. The property's central location is particularly well suited for contractors, service providers and other locally focused businesses that benefit from efficient access to customers, job sites and employment centers throughout the market.

Highly Desirable Multi-Tenant Industrial Asset

Industrial/flex properties in this submarket of this scale continue to attract strong investor interest due to their tenant diversification, operational flexibility, and resilient demand fundamentals. With four established tenants occupying the property, 203 Deptford Street offers a balanced blend of stability and long-term investment performance.

Positioned in a Supply-Constrained Infill Market

Small-bay industrial and flex space remains highly desirable throughout Savannah, particularly in established infill locations where new supply is limited. 203 Deptford Street's East Side location, functional configuration and proximity to a broad customer base support durable tenant demand and enhance the property's long-term investment appeal.

Property Information

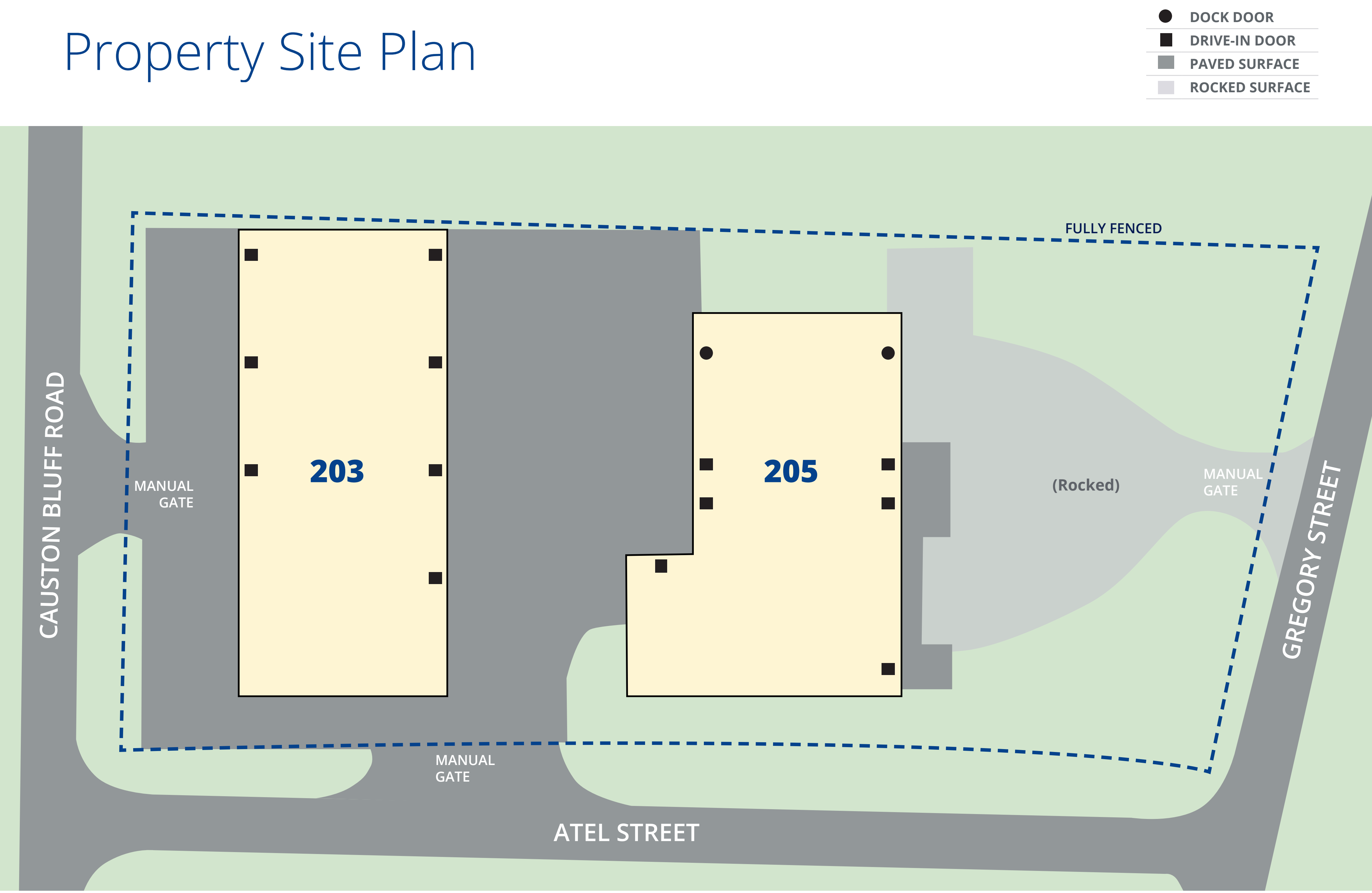
Property Overview

Property Description

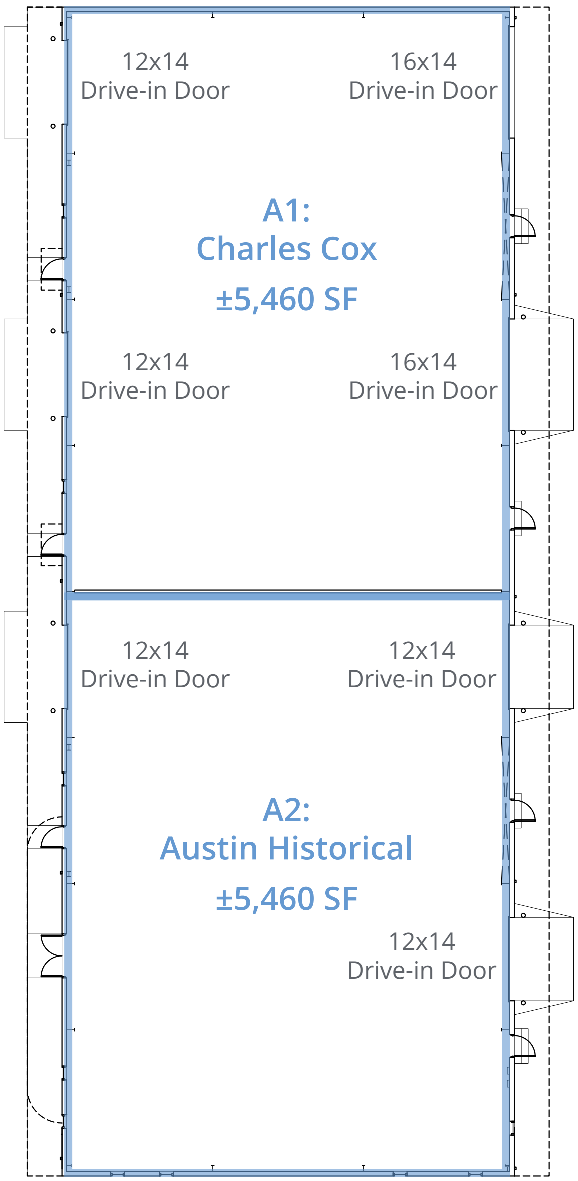
203 Deptford Street offers a versatile multi-tenant industrial/flex property in Savannah's established East Side submarket. Situated on a ±2-acre site, the property is well suited for contractors, service providers and other locally focused businesses. Its central location provides convenient access to Downtown Savannah, the Islands and surrounding commercial and residential areas, while flexible I-L zoning supports a variety of industrial and service-oriented uses.

Address	203 Deptford St, Savannah, GA 31404
TMS #	200-07-02-002
Land size	±2 Acres
Building size	±22,420 SF
Zoning	I-L (Light Industrial)
Tenancy	Multi-tenant (4 tenants)
Submarket	East Side Infill / Chatham County
Property type	Industrial / flex - warehouse
Building class	Class B
Year built	1988
Year renovated	2023
Lease type	NNN
Occupancy	100%

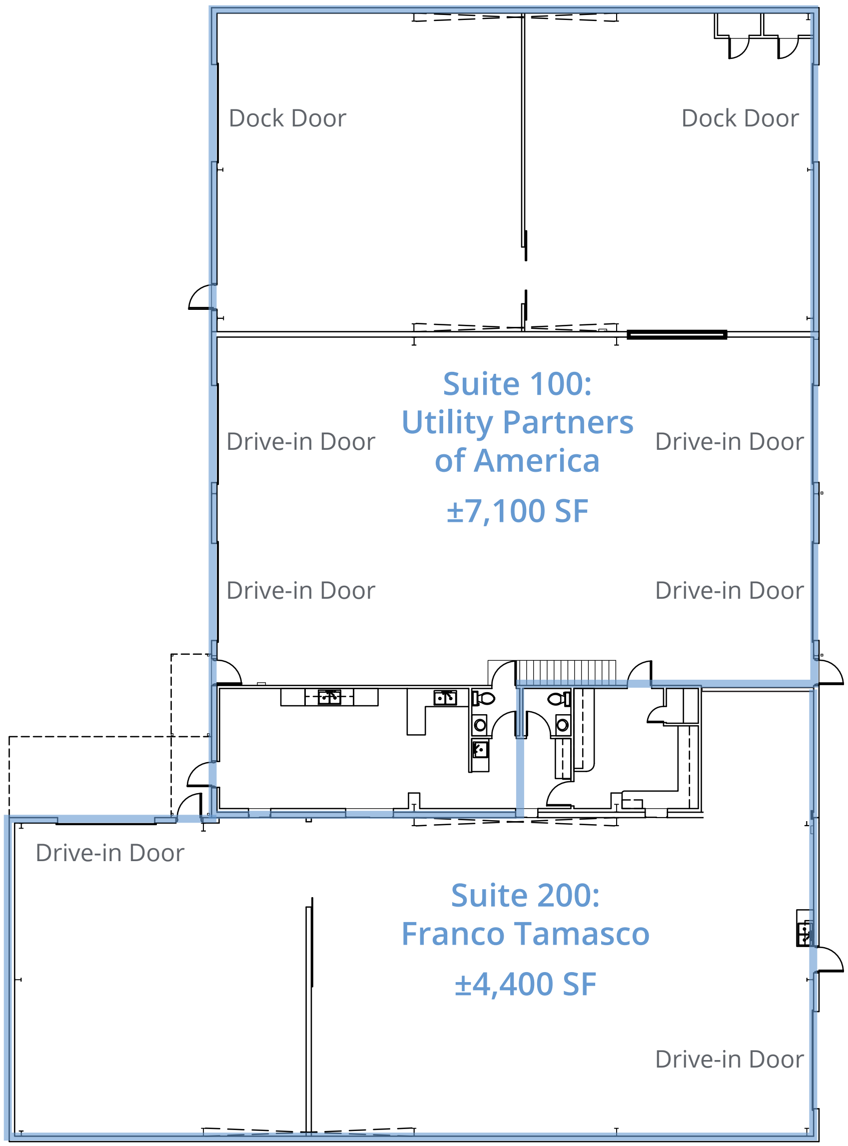
Property Site Plan



Building Plans



203 | ±10,920 SF



205 | ±11,500 SF

Property Photos






Downtown Savannah
E President St
Capital St
Causton Bluff Rd
Adel St
Gregory St

Financial Summary

Offering Memorandum
203 Deptford Street | Savannah, GA

Rent Roll

203 Deptford Street

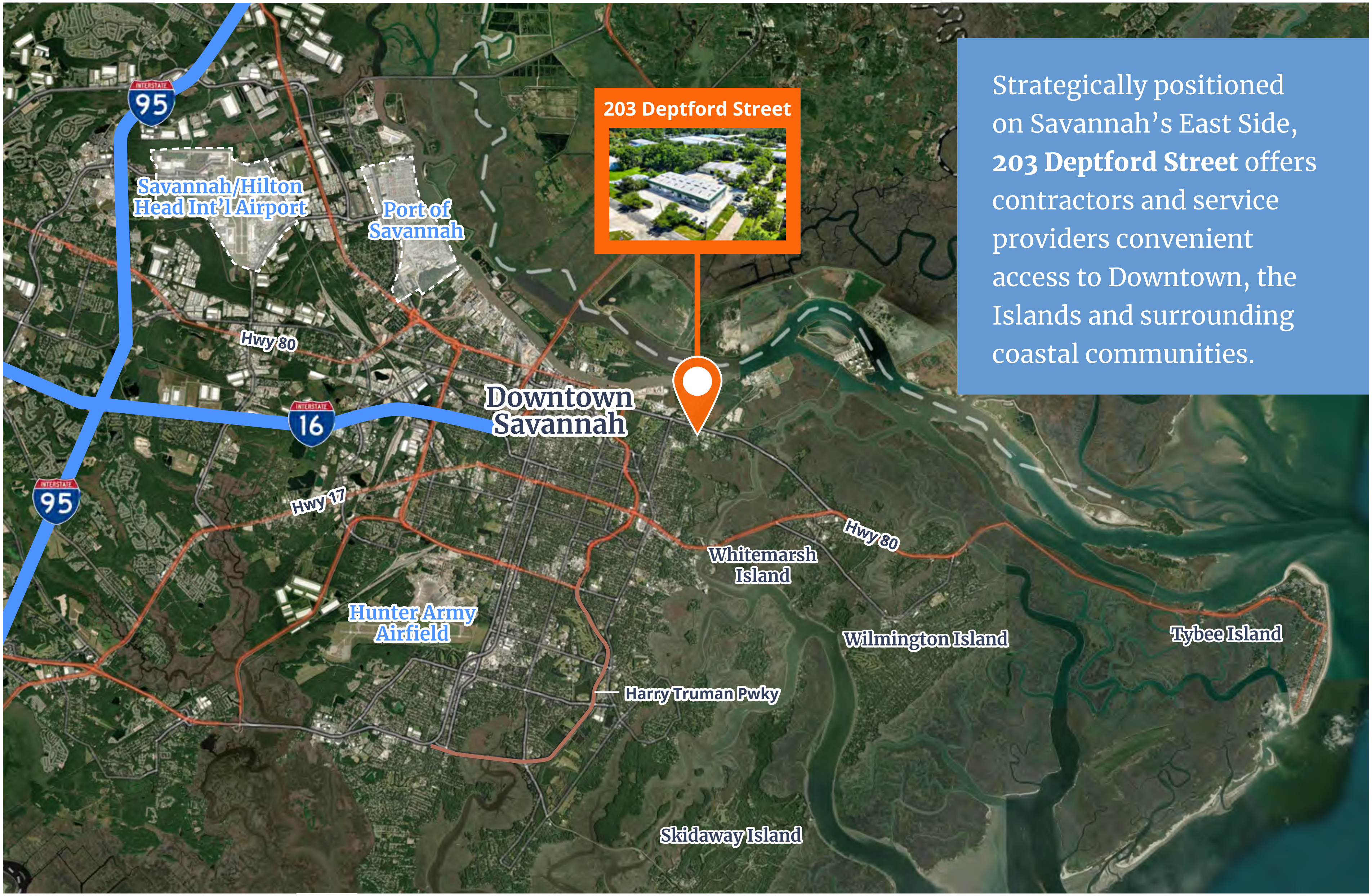
200-07-02-002 | ±22,420 SF

Tenants	Unit	SF	Monthly Rent NNN	Annual Rent NNN	Rent PSF	Lease Expiration	Renewal Options
Charles Cox, LLC	A1	±5,460 SF	Year 1: $6,256.25 Year 2: $6,443.94 Year 3: $6,637.26	Year 1: $75,075.00 Year 2: $77,327.25 Year 3: $79,647.07	Year 1: $13.75 Year 2: $14.16 Year 3: $14.59	Aug-2028	3 year renewal option greater of FMR, CPI or 3.5%
Austin Historical	A2	±5,460 SF	Year 1: $5,915.00 Year 2: $6,370.00 Year 3: $6,825.00	Year 1: $70,980.00 Year 2: $76,440.00 Year 3: $81,900.00	Year 1: $13.00 Year 2: $14.00 Year 3: $15.00	Oct-2028	N/A
Utility Partners of America	100	±7,100 SF	Year 1: $7,395.83 Year 2: $7,644.33 Year 3: $7,901.53	Year 1: $88,750.00 Year 2: $91,732.00 Year 3: $94,818.37	Year 1: $12.50 Year 2: $12.92 Year 3: $13.35	Apr-2029	N/A
Franco Tamasco	200	±4,400 SF	Year 1: $3,300.00 Year 2: $4,216.67 Year 3: $4,345.00	Year 1: $39,600.00 Year 2: $50,600.00 Year 3: $52,140.00	Year 1: $9.00 Year 2: $11.50 Year 3: $11.85	Mar-2029	N/A
TOTAL		**±22,420 SF**	**$23,054.77 ***	**$276,657 ***	**$12.34 PSF avg. ***		

*** Based on Current Rent**

Location Overview

Location Overview



Strategically positioned on Savannah's East Side, **203 Deptford Street** offers contractors and service providers convenient access to Downtown, the Islands and surrounding coastal communities.

Access & Connectivity

203 Deptford Street offers excellent connectivity throughout the greater Savannah area, with convenient access to Harry Truman Parkway and Highway 80. These key corridors provide efficient routes to Downtown Savannah, the Islands and surrounding residential and commercial areas, allowing contractors and service-oriented businesses to easily reach customers and job sites across the market.

Downtown Savannah
5 min

Highway 17
10 min

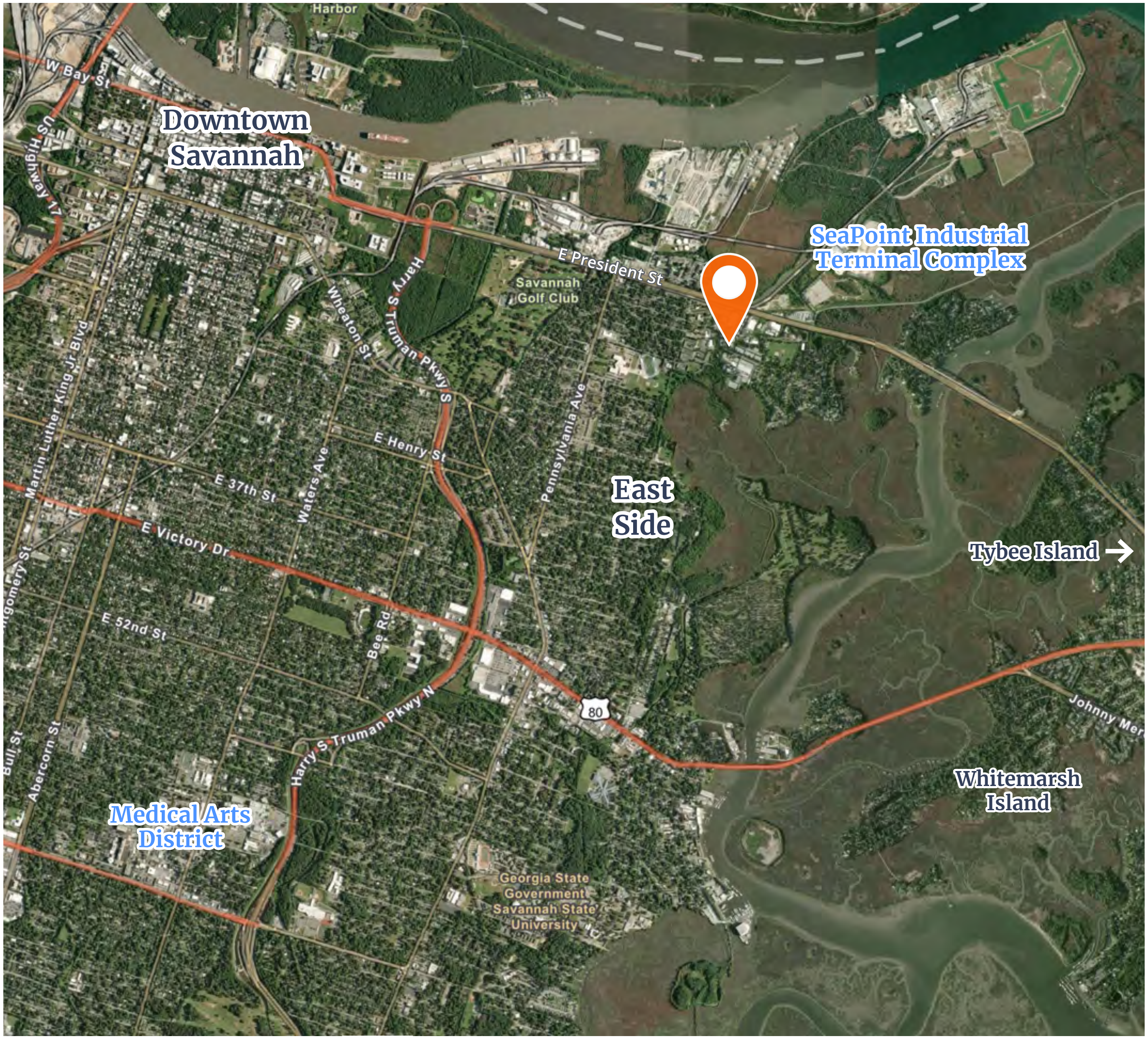
I-16
11 min

Tybee Island
18 min

I-95
19 min

Port of Savannah
20 min

Savannah/Hilton Head Airport
25 min



Market Overview

Savannah Market Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 17 area colleges and universities with more than 81,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Savannah's local economy continues to thrive in 2026, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive "special interest" experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier "foodie" destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

Demographics

	1 Mile	5 Miles	10 Miles
2025 Population	1,605	36,872	135,413
2030 Projected Population	2,255	42,655	146,982
2010 Population	626	17,346	90,186
2024-2029 Annual Change	7.04%	2.96%	1.65%
2025 Average HHI	$90,605	$106,225	$100,944
2030 Projected Average HHI	$110,493	$118,150	$112,125
2025 Total Households	773	13,750	50,238
2025 Total Businesses	95	911	5,595
2025 Total Employees	1,552	17,294	80,368

Economic Driver **Snapshot**

GEORGIA PORTS

PORT OF SAVANNAH

Georgia's Ports in Savannah and Brunswick are strategic gateways, creating the most competitive supply chains in the nation with their level of operations, connectivity and supply chain ecosystem. These attributes combined with Georgia's ranking as the top state to do business for 12 consecutive years create a very unique business model for growth. The Port of Savannah is one of the best-connected ports in the U.S. to world markets with 39 ship calls a week, 42 doublestack trains per week and 16,000 truck gate moves daily. GPA has a self-financed $4.5 billion investment plan for the next ten years which will see five new big ship berths added in Savannah – the most new berths of any U.S. port.

Channel Depth
47ft

Channel Width
500ft

Ships Per Week
39 Ships

Terminal Upgrade Investments
$1.4B

Expanded Container Handling
2M TEUs

Source: https://gaports.com/facilities/port-of-savannah/

HMG Metaplant America

Hyundai Motor Group Metaplant America (HMGMA) represents a transformational investment in Southeast Georgia and a major catalyst for the region's advanced manufacturing sector. Located on the nearly 3,000-acre Bryan County Megasite, the integrated vehicle and battery manufacturing operation represents an estimated $7.59 billion investment. With production capacity targeted at 500,000 vehicles annually, HMGMA and its growing supplier network are creating thousands of jobs and establishing the Savannah region as a leading hub for automotive and e-mobility manufacturing.

17M SF **Fully integrated EV & Battery Manufacturing Operation on ±2,900 AC Site**

500K **Vehicles per year targeted production capacity by the year 2028**

20K+ **Regional new jobs across Bryan, Chatham, and Effingham Counties from Hyundai and its suppliers**

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