

# I-95 EXPOSURE - SAVANNAH



**27,218 SF – 30,974 SF – 58,192 SF**

## Good Exposure on I-95 - Fronts on I-95:

Best accessible location in the Savannah/ Chatham County area. Excellent utilities, access to two Interstates (I-95 and I-16). Good restaurants and retail nearby; close affordable residential. Professional full-time landlord with similar projects in Savannah, Atlanta, Alpharetta, Cumming and Canton, Georgia.

## Location - Interstate Exposure

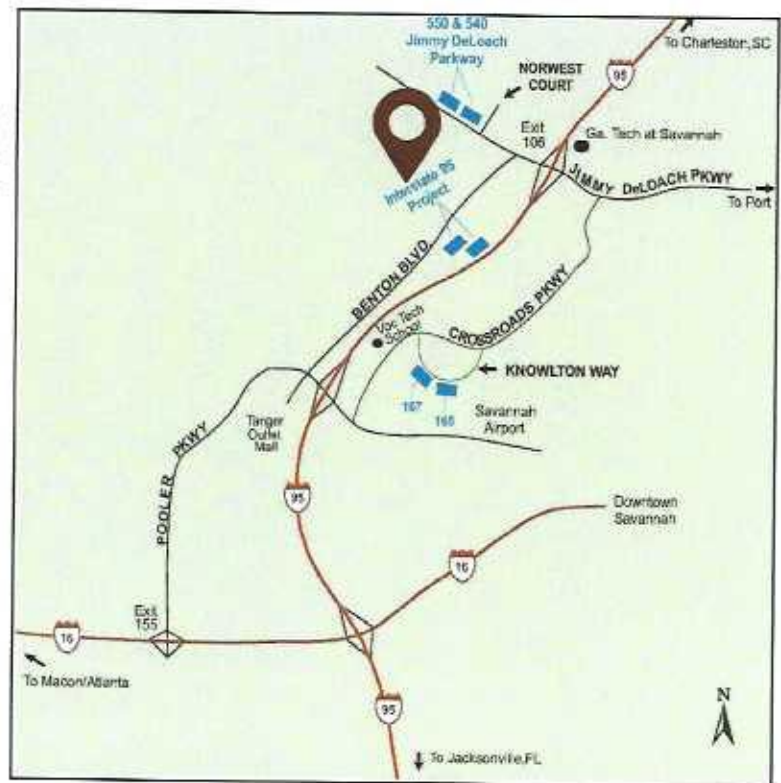
1777 Benton Blvd, Suite F, Savannah, GA 31407. Space contains truck docks, one 12 x 14 ramped drive-in door, office space. Building is masonry, brick and block, fire sprinklered with front office parking and over sized rear truck courts. The space has block party walls, eight 4' x 6' insulated double room skylights and an energy efficient white reflective TPO roof.

## Office/Showroom Finish:

Architecturally designed and professionally space planned for peak efficiency. The space has office glass across the office front. Offices contain solid core stain grade doors, commercial door frames, 2' x 2' dropped ceilings, sprinkler systems and insulated interior drywall. Floor coverings are VCT, or commercial grade floor covering

## Long Term Management:

The owner started building warehouse properties in 1987 and personally continues to lease and manage the properties with a long-term approach and a professional full-time management organization.



**WILSON HULL & NEAL** REAL ESTATE, LLC  
**NICHOLS NEAL** (CONSTRUCTION)  
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## **FOR MORE INFORMATION:**

Watt Neal // (404) 312-2554 // [wneal@whnre.com](mailto:wneal@whnre.com)  
Nick Nichols // (770) 617-6567 // [nick@nicholsneal.com](mailto:nick@nicholsneal.com)