

WEST CHATHAM BUSINESS PARK | $\pm 5,950$ TO $\pm 10,175$ SF

WAREHOUSE SPACE FOR LEASE | DELIVERY 11/01/26

LOT 5B, W CHATHAM COURT
SAVANNAH, GA 31408

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Bldg 2
 $\pm 10,000$ SF

Bldg 3
 $\pm 10,175$ SF

Bldg 1
 $\pm 5,950$ SF

SITE
Lot 5B





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SITE
Lot 5B

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**West Chatham
Business Park**

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1 PROPERTY INFORMATION

Lot 5B, W Chatham Court
Savannah, GA 31408

Property Summary



OFFERING SUMMARY

Lease Rates:	See Available Spaces Page
Estimated CAM:	\$4.00 SF/yr.
Total No. of Buildings:	Three (3)
Available SF:	5,950, 10,000 & 10,175 SF
Lot Size:	2.469 Acres
Zoning:	I-1
Market:	Savannah
Submarket:	Garden City
APN:	6-0801 -02-014

PROPERTY OVERVIEW

SVN is pleased to offer for lease three (3) industrial buildings of ±5,950 SF, ±10,000 SF and ±10,175 SF each, situated on ±2.469 acres (Lot 5B) within West Chatham Business Park. Much of the construction is complete with delivery scheduled for 11/01/26. Each building will be delivered for single-tenant occupancy and will include interior office improvements consisting of a reception area, private offices and restrooms, with the balance configured as warehouse space. The buildings will feature 20'-clear ceiling height sloping to 15' at the rear, (1) 12'x12' front-load grade-level door, and (1) 10'x10' front-load dock-high door. The property is zoned I-1, allowing for a wide range of industrial uses.

LOCATION OVERVIEW

West Chatham Business Park's location at the intersection of US Highway 80 and Chatham Parkway provides quick access to I-16 and I-95, home to the Mitsubishi Power Systems and Amazon megasite. Several major employers such as Gulfstream, JCB, Colonial Oil and the Air National Guard are located nearby. It is only 2 miles from the Georgia Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah.

Property Highlights



PROPERTY HIGHLIGHTS

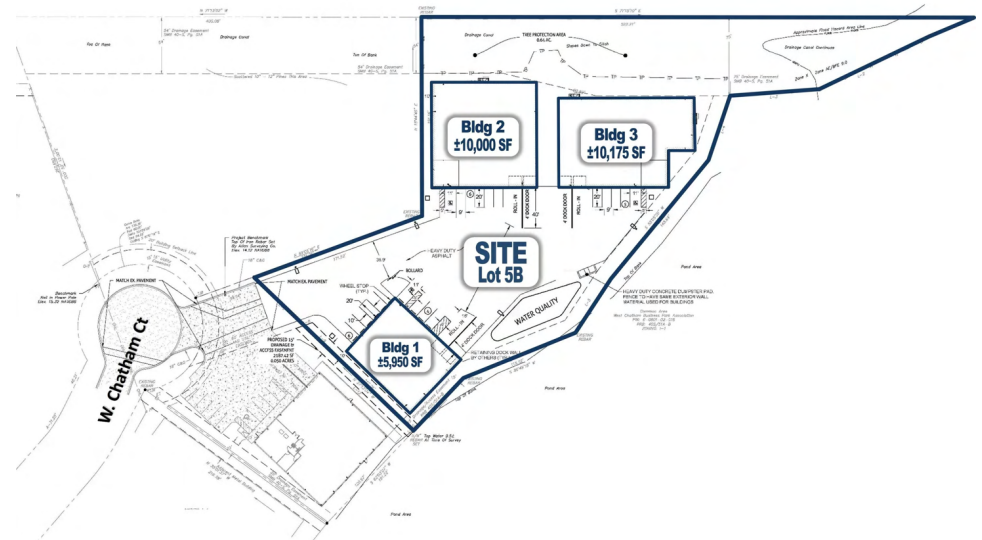
- West Chatham Business Park | Lot 5B | Warehouse Space for Lease | Delivery 11/01/26
- 3 Industrial Buildings of $\pm 5,950$, $\pm 10,000$ & $\pm 10,175$ SF on ± 2.469 Acres
- Each Building Will Include Office Space with Reception, Private Offices & Restrooms
- Warehouse: 20' Ceiling Height; [1] 12'x12' Grade Level Door & [1] 10'x10' Dock High Door
- At Chatham Parkway & Highway 80 Near I-16 | 2 Miles from Georgia Ports Authority
- Minutes to Sav/HH Airport or Downtown Savannah



Construction Photos



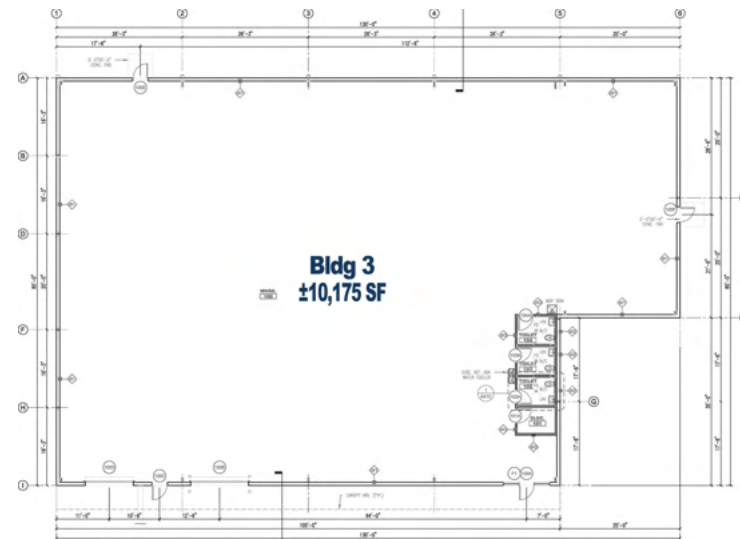
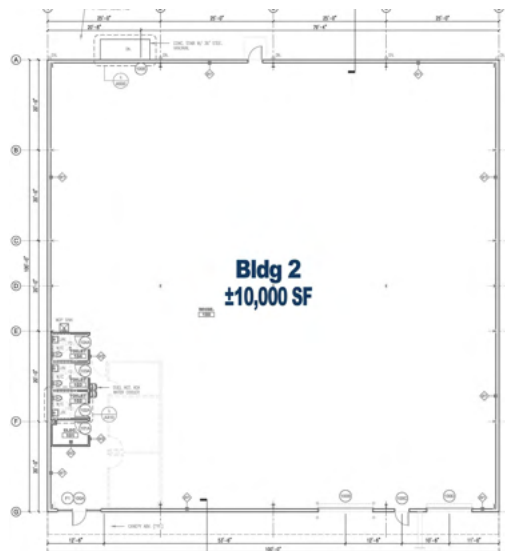
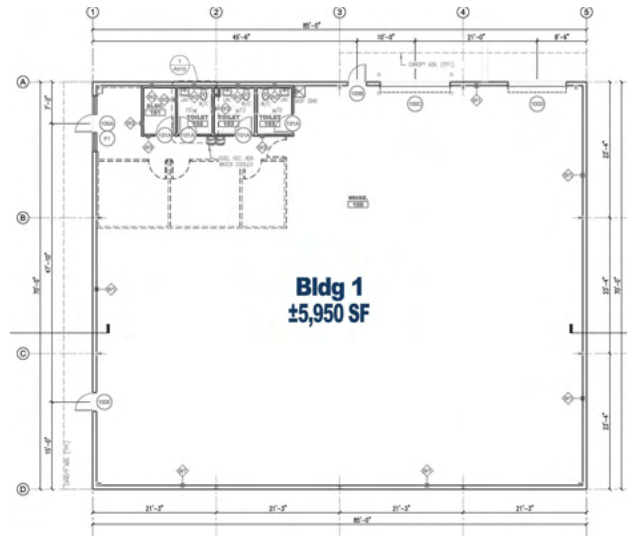
Available Spaces



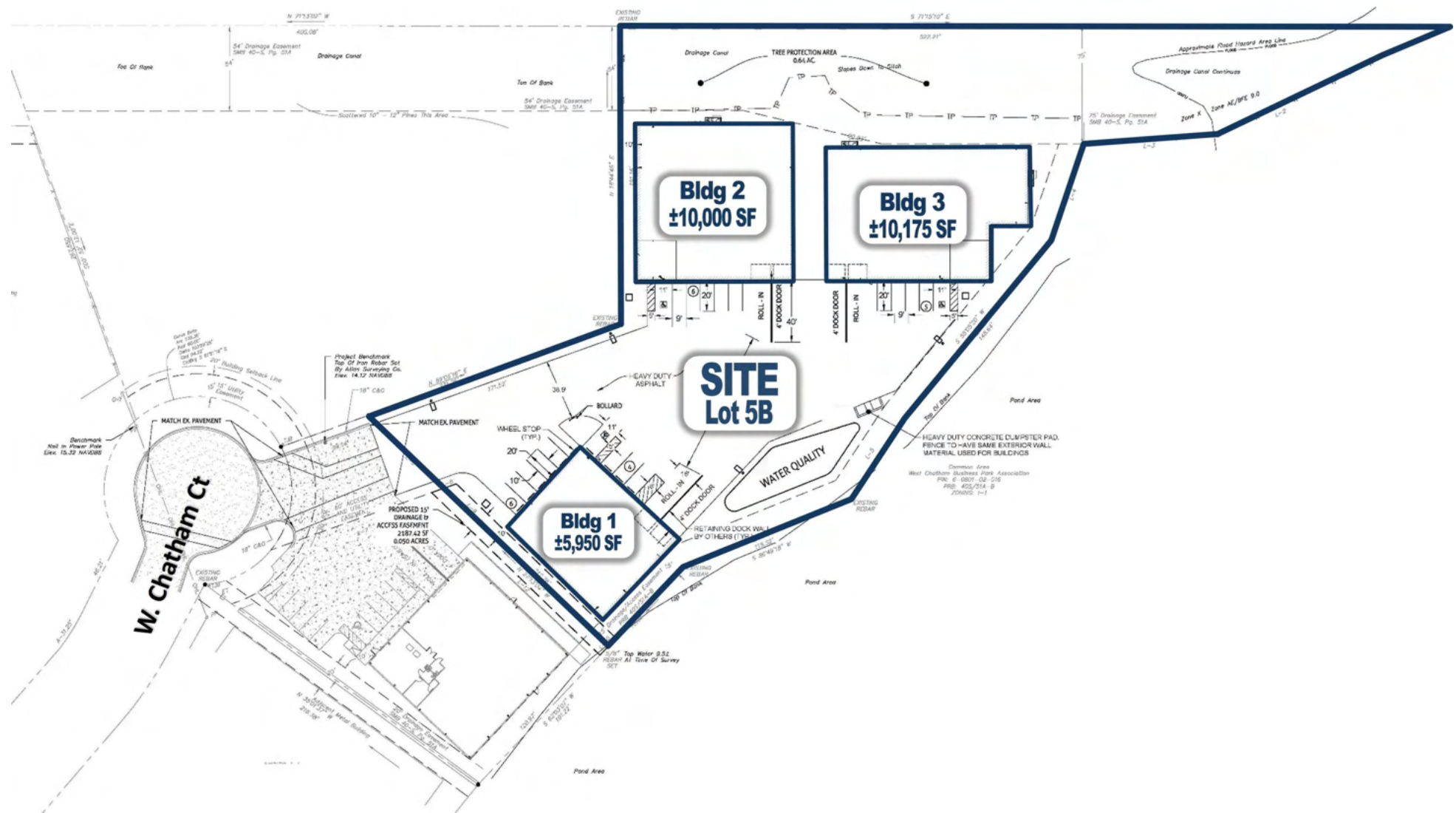
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	5,950 SF	NNN	\$20.00 SF/yr	Estimated CAM: \$4.00 PSF
Building 2	10,000 SF	NNN	\$18.00 SF/yr	Estimated CAM: \$4.00 PSF
Building 3	10,175 SF	NNN	\$18.00 SF/yr	Estimated CAM: \$4.00 PSF

Floor Plans



Site Plan | Lot 5B



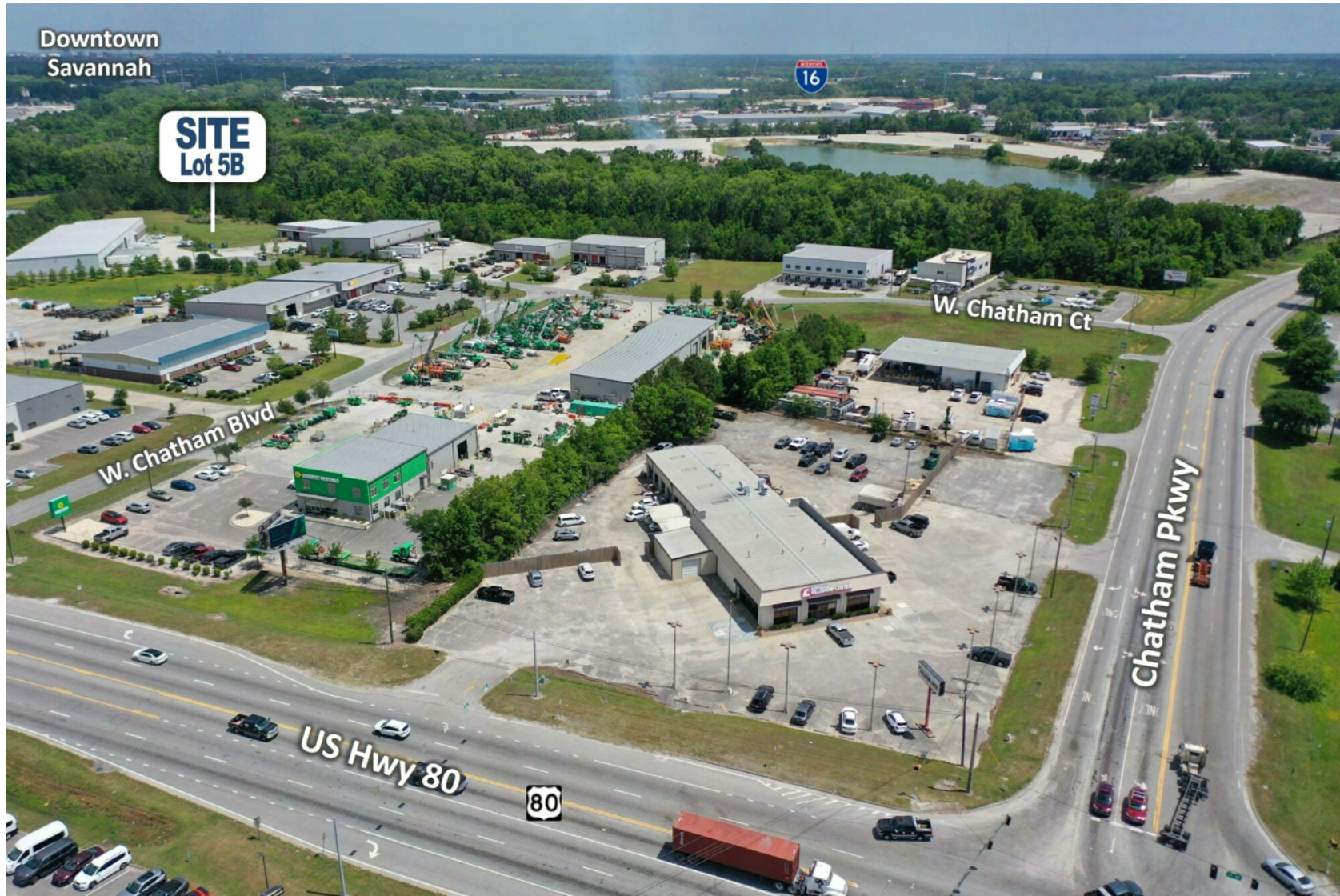
Aerial | WCBP



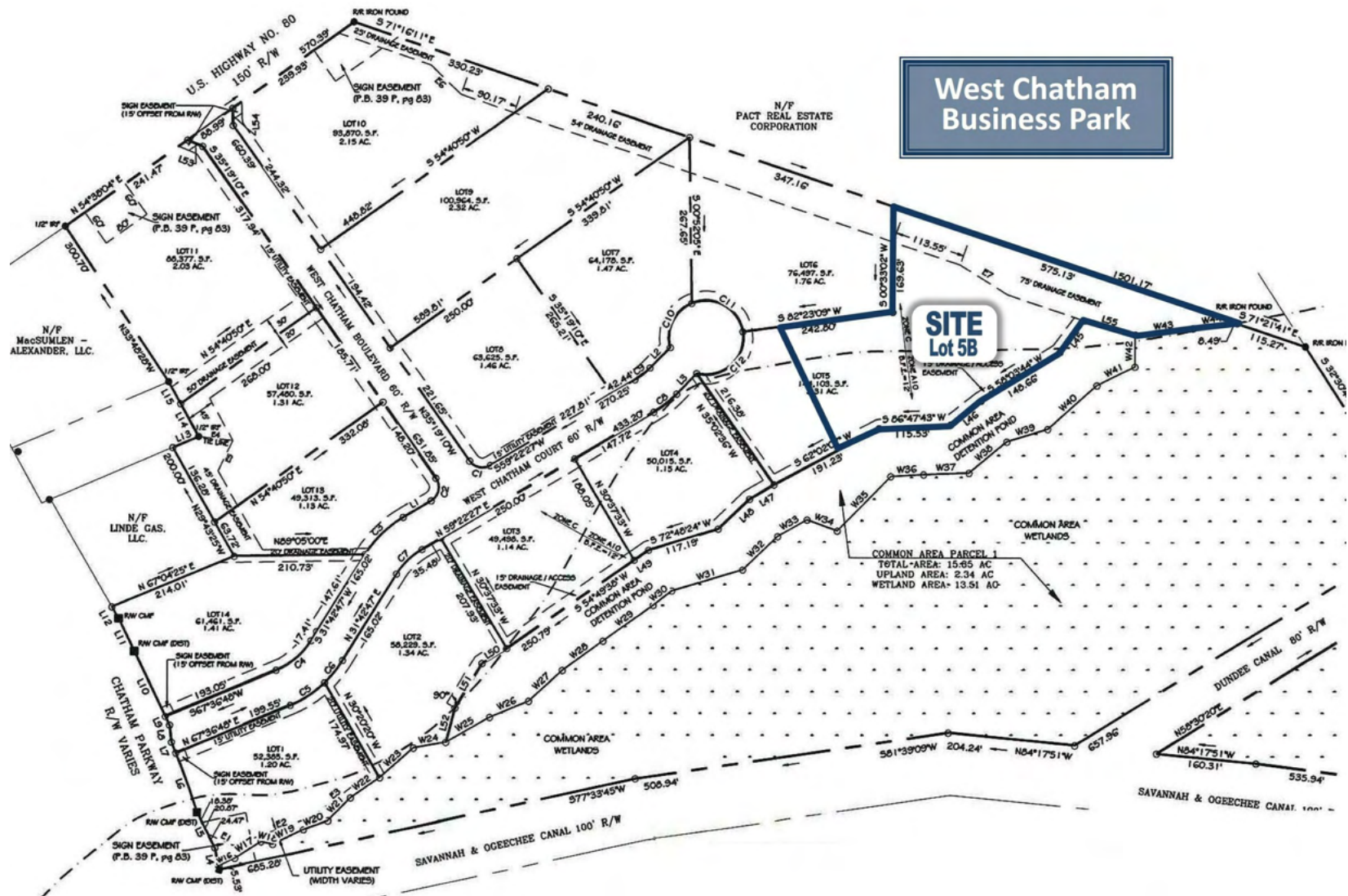
Aerial | WCBP



Aerial | WCBP



Property Plat | WCBP



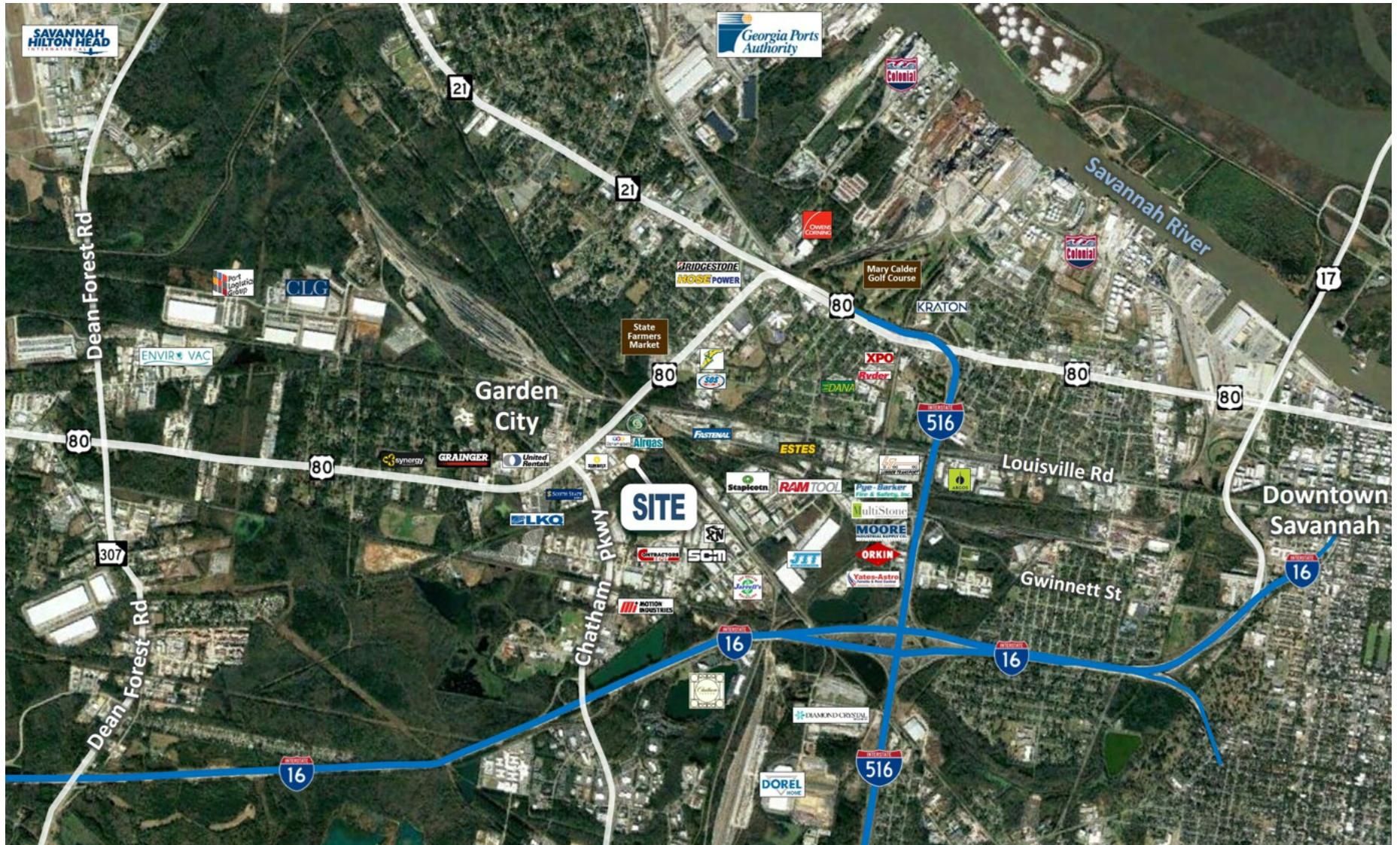


2 LOCATION INFORMATION

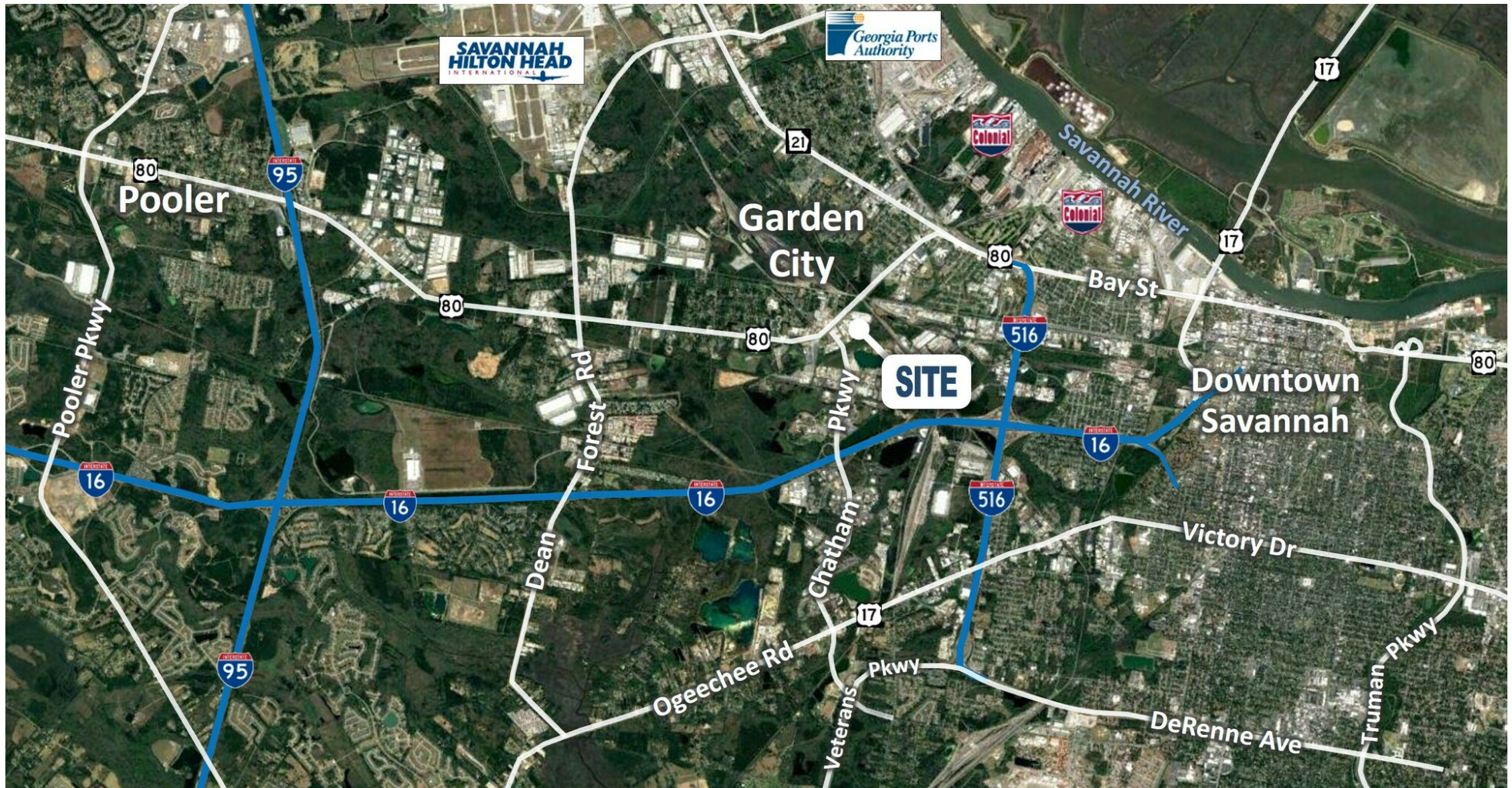
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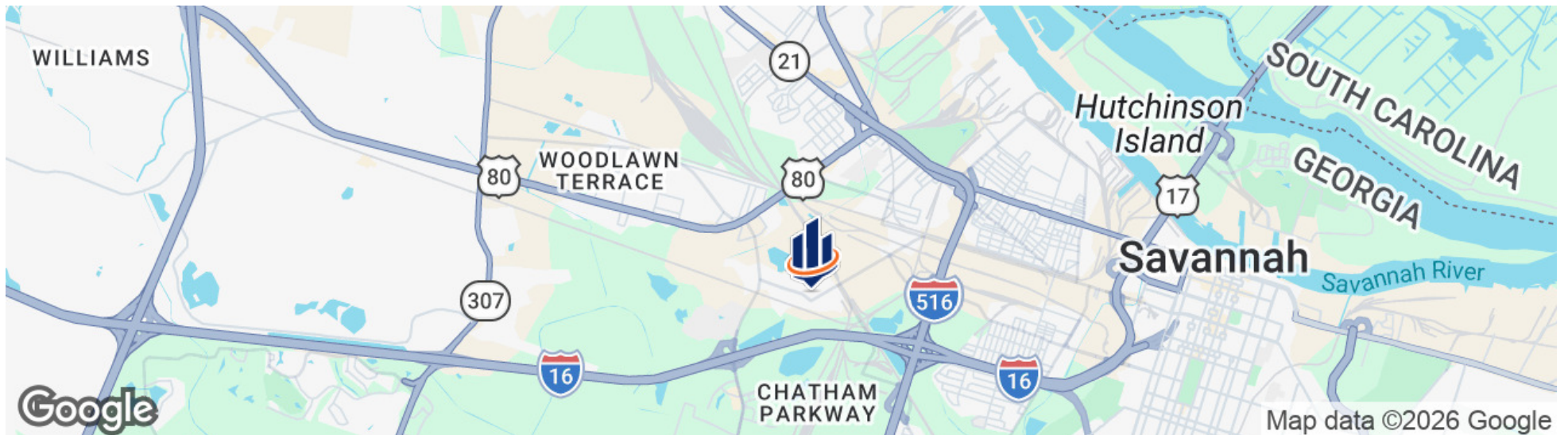
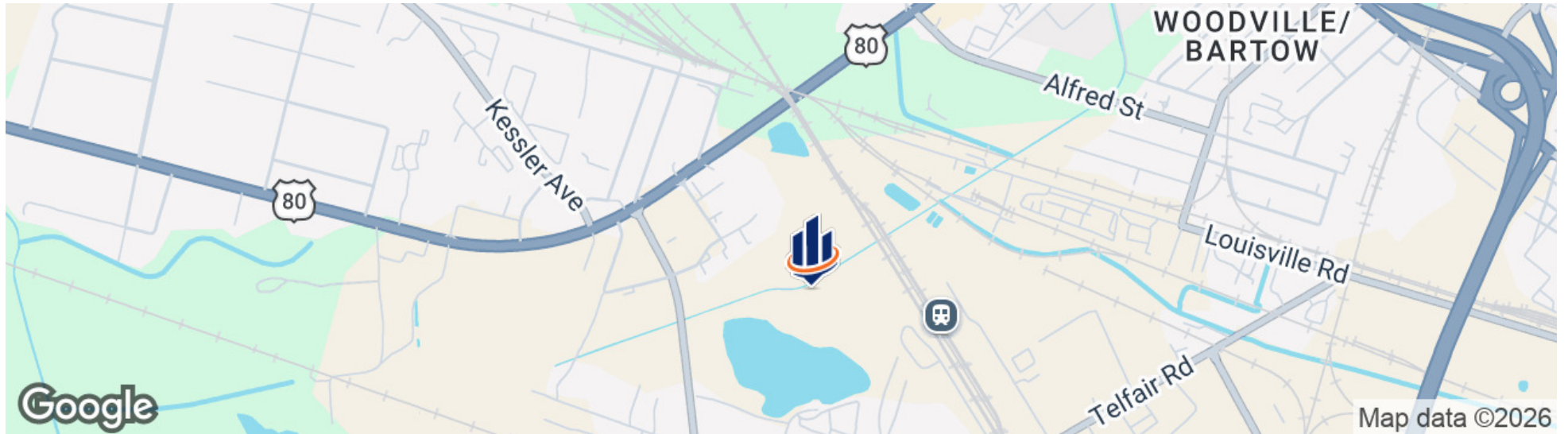
Aerial | Local



Aerial | Regional



Location Maps

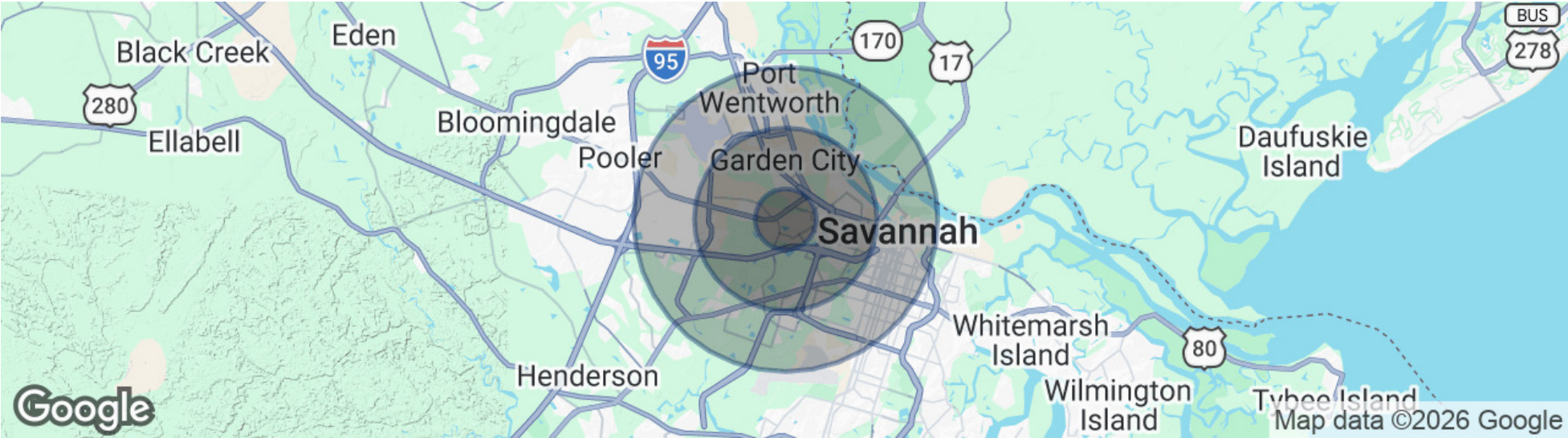




3 DEMOGRAPHICS

Lot 5B, W Chatham Court
Savannah, GA 31408

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,075	25,404	77,119
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,276	9,742	30,382
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$68,711	\$60,412	\$73,410
Average House Value	\$279,877	\$259,625	\$403,843

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Lot 5B, W Chatham Court
Savannah, GA 31408

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

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