



THE COMMERCIAL GROUP

FOR SALE · OFFERING MEMORANDUM



# Ross Road Industrial Portfolio

±86,527 SF · ±4.25 Acres · 3 Contiguous Parcels + Satellite Lot

6, 42, 44 & 45 ROSS ROAD · SAVANNAH, GA 31405

PORT OF SAVANNAH · ±5 MILES  
I-516 INTERCHANGE · ±2 MILES  
HYUNDAI METAPLANT · ±22 MILES

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YARD · ±4.25-ACRE INDUSTRIAL PORTFOLIO



SECTION 01

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# Executive Summary

# A Rare Infill Industrial Portfolio

Ogeechee Rd · ±5 mi to Port of Savannah · I-L Light Industrial

The Ross Road Industrial Portfolio offers a rare opportunity to acquire ±86,527 square feet of manufacturing and warehouse improvements on ±4.25 acres across three contiguous parcels plus a dedicated satellite parking lot — fronting the Ogeechee Road (US-80) corridor and minutes from the Port of Savannah, I-516 and Savannah/Hilton Head International Airport. Held under common ownership and offered together for the first time, the portfolio is well-suited for owner-users in distribution, light manufacturing, and last-mile logistics seeking turnkey footprint within the nation's fastest-growing port market.

## Investment Highlights

- ±86,527 SF building area · ±4.25 acres total
- 3 contiguous parcels + dedicated satellite lot
- ±5 mi to Port of Savannah (Garden City Terminal)
- ±2 mi to I-516 · ±13 mi to I-16 / I-95
- Hard-corner US-80 frontage at 6 Ross Rd
- I-L Light Industrial zoning · immediate occupancy

## Offering Parcels

PORTFOLIO SUMMARY

ADDRESS	BUILDING SF	SITE AC	USE
42 Ross Rd	±60,000 SF	±1.32	Manufacturing
44 Ross Rd	±23,007 SF	±0.88	Warehouse
6 Ross Rd	±3,520 SF	±0.78	Office / Corner
45 Ross Rd	—	±1.27	Satellite Lot
<b>TOTAL</b>	<b>±86,527 SF</b>	<b>±4.25</b>	



OBLIQUE AERIAL · 6, 42, 44 & 45 ROSS ROAD



SECTION 02

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# Property Details

42 & 44 ROSS ROAD

# Portfolio Anchor

Anchoring the portfolio, 42 & 44 Ross Road comprise a contiguous ±83,007 SF concrete and masonry industrial facility built in 1966 on ±2.20 acres. The building is currently vacant and offered for immediate occupancy. Features include multiple dock-high and grade-level loading positions, heavy power, and a fully fenced, gated yard. The long elevation along Ross Rd offers prominent visibility and direct truck access to Ogeechee Rd (US-80).



SUBJECT PROPERTY

## Quick Specs

AT A GLANCE

ADDRESS	42 & 44 Ross Rd
BUILDING	±83,007 SF
SITE	±2.20 AC
YEAR BUILT	1966
CONSTRUCTION	Concrete / Masonry
USE	Manufacturing
ZONING	I-L Light Industrial
FRONTAGE	Ross Rd
POWER	Heavy industrial
STATUS	Vacant — Delivered

Information believed reliable;  
buyer to verify all measurements.

6 ROSS ROAD

# Hard-Corner Frontage

6 Ross Road sits on a hard corner at the signalized intersection of Ogeechee Rd (US-80) and Ross Rd. The ±3,520 SF improvement on ±0.78 acres offers high-visibility office, flex or retail-support use on a high-AADT corridor, and complements the main manufacturing campus across the street. Ogeechee Rd functions as the principal east-west connector to Savannah's industrial core, terminating into Victory Drive.



SUBJECT PROPERTY

## Quick Specs

AT A GLANCE

ADDRESS	6 Ross Rd
BUILDING	±3,520 SF
SITE	±0.78 AC
USE	Office / Flex
POSITION	Hard Corner
FRONTAGE	Ogeechee Rd & Ross Rd
ZONING	I-L Light Industrial
TRAFFIC	US-80 Corridor
VISIBILITY	High
STATUS	Available

Information believed reliable;  
buyer to verify all measurements.

45 ROSS ROAD · SATELLITE PARKING

# Dedicated Satellite Lot

45 Ross Road is a ±1.27-acre dedicated parking lot directly across the street from the manufacturing campus — a substantial amenity for trailer drop, employee parking, or staging. Combined with the gated yards at 42 and 44 Ross Rd, the portfolio offers exceptional outside-storage utility rarely available within the I-516 ring.



OUTSIDE STORAGE / YARD AREA



RED OUTLINES INDICATE OFFERED PARCELS · NORTH UP  
**OGEECHEE RD (US-80) · ROSS RD · KILOWATT DR**  
I-L Light Industrial zoning · within City of Savannah / Chatham County



SECTION 03

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# Photos

# Subject Property



FRONT LOADING DOCKS



SIDE ELEVATION



ROSS RD ELEVATION



FENCED REAR YARD



OUTSIDE STORAGE



ENTRY · 6 ROSS RD



SECTION 04

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# Port of Savannah

GARDEN CITY TERMINAL

# ±5 Miles to Port

The Ross Road portfolio sits ±5 miles south of the Port of Savannah's Garden City Terminal — the largest single-terminal container facility in North America. The route runs west on Ogeechee Rd (US-80) to the I-516 interchange, then north on I-516 to Augusta Rd and onward to the terminal gates, a corridor heavily used by the region's distribution and drayage operators.

±5 mi

**PORT OF SAVANNAH**  
Garden City Terminal

±2 mi

**I-516 INTERCHANGE**  
Ogeechee Rd / US-80

±13 mi

**I-16 / I-95**  
Southeast network

## Route Map

42 ROSS RD GARDEN CITY TERMINAL



DRIVE DISTANCES APPROXIMATE · MAP: OPENSTREETMAP / CARTO

SAVANNAH · POOLER · GARDEN CITY

# America's Fastest-Growing Port Market

The Savannah industrial market — anchored by the Port of Savannah's Garden City Terminal, the largest single container terminal in North America — has been one of the most active distribution markets in the United States. With ±5 miles to the Port and ±2 miles to I-516, the Ross Road portfolio sits inside Savannah's core industrial ring on the high-traffic Ogeechee Rd (US-80) corridor.

**±5 mi**

TO PORT OF SAVANNAH

**±2 mi**

TO I-516 INTERCHANGE

**±13 mi**

TO I-16 / I-95

**\$91,497**

POOLER MEDIAN HH INCOME

**10.8%**

SAVANNAH IND. VACANCY Q4'25

## Port & Corridor

Garden City Terminal handles the majority of Georgia Ports Authority container volume and remains the busiest single-terminal container facility in North America. The Ross Road portfolio's Ogeechee Rd (US-80) frontage funnels truck flow directly to I-516 and onward to I-95 and I-16 — the principal east-west routes serving the Southeast.

## Submarket & Demographics

Chatham County median household income is \$69,575; neighboring Pooler — the principal growth submarket — is \$91,497. The Savannah industrial market reported 10.8% vacancy in Q4 2025 against record absorption, driven by port-related and Hyundai Metaplant-driven supply-chain demand. Comparable infill assets along the Ogeechee corridor remain tightly held.

REGIONAL DRIVERS

# Major Employers

<b>Port of Savannah</b> Garden City Terminal · GA Ports Authority	±5 mi
<b>Gulfstream Aerospace</b> Global HQ · Savannah/Hilton Head Airport	±7 mi
<b>Savannah/HH Int'l Airport</b> Air cargo + commercial	±7 mi
<b>JCB North America</b> Pooler · construction equipment HQ	±9 mi
<b>Hyundai Metaplant America</b> Bryan County · EV + battery manufacturing	±22 mi

## Regional Reach

DRIVE TIME

Charleston, SC	±105 mi
Jacksonville, FL	±140 mi
Macon, GA	±186 mi
Atlanta, GA	±250 mi
Orlando, FL	±292 mi
Charlotte, NC	±260 mi

## Interstate Access

I-516 — ±2 mi · I-16 — ±10 mi  
I-95 — ±13 mi · US-80 frontage at 6 Ross Rd

# For inquiries & tours

Financials and offer guidance available on request.

Kim Lyle

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## DISCLAIMER

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