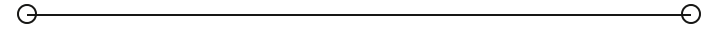


**LEASE**

# 3251 West Bay Street

**3251 WEST BAY STREET**

Savannah, GA 31408



**PRESENTED BY:**

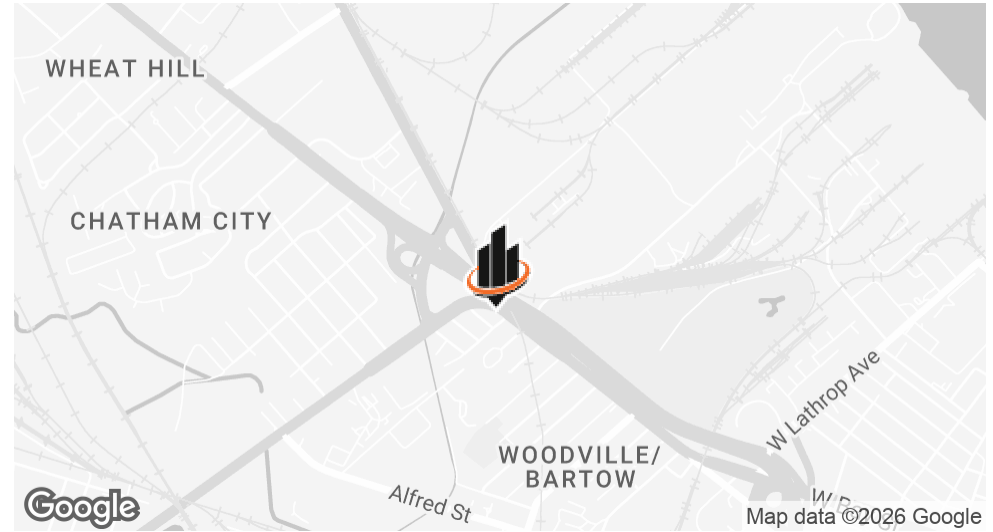
**JAMES ( JIM ) BRYANT**

Phone: 912.398.5977

[jbryant@svn.com](mailto:jbryant@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5,000 per month (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	4,960 SF
<b>LOT SIZE:</b>	0.42 Acres
<b>BUILDING SIZE:</b>	4,960 SF

### JAMES ( JIM) BRYANT

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**3251 WEST BAY STREET** | 3251 West Bay Street Savannah, GA 31408

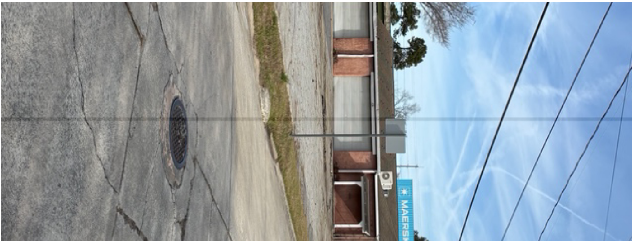
### PROPERTY DESCRIPTION

Located at 3251 West Bay Street, Savannah, Georgia at the intersection of Gilbert Street and Georgia Highway 80. Former custom Fabrication Shop. This corner location features a 5,000 square foot manufacturing/shop space complete with reception, office and breakrooms along with Climate Controlled production areas with painted floors along with large overhead doors in the rear of the space entering the rear production areas. The space also has (2) enclosed areas with floor drains and overhead doors that can be entered from the front of the building along with interior access. These areas have been formally used as paint booths. The entire rear portion of the property will be professionally fenced prior occupancy

### PROPERTY HIGHLIGHTS

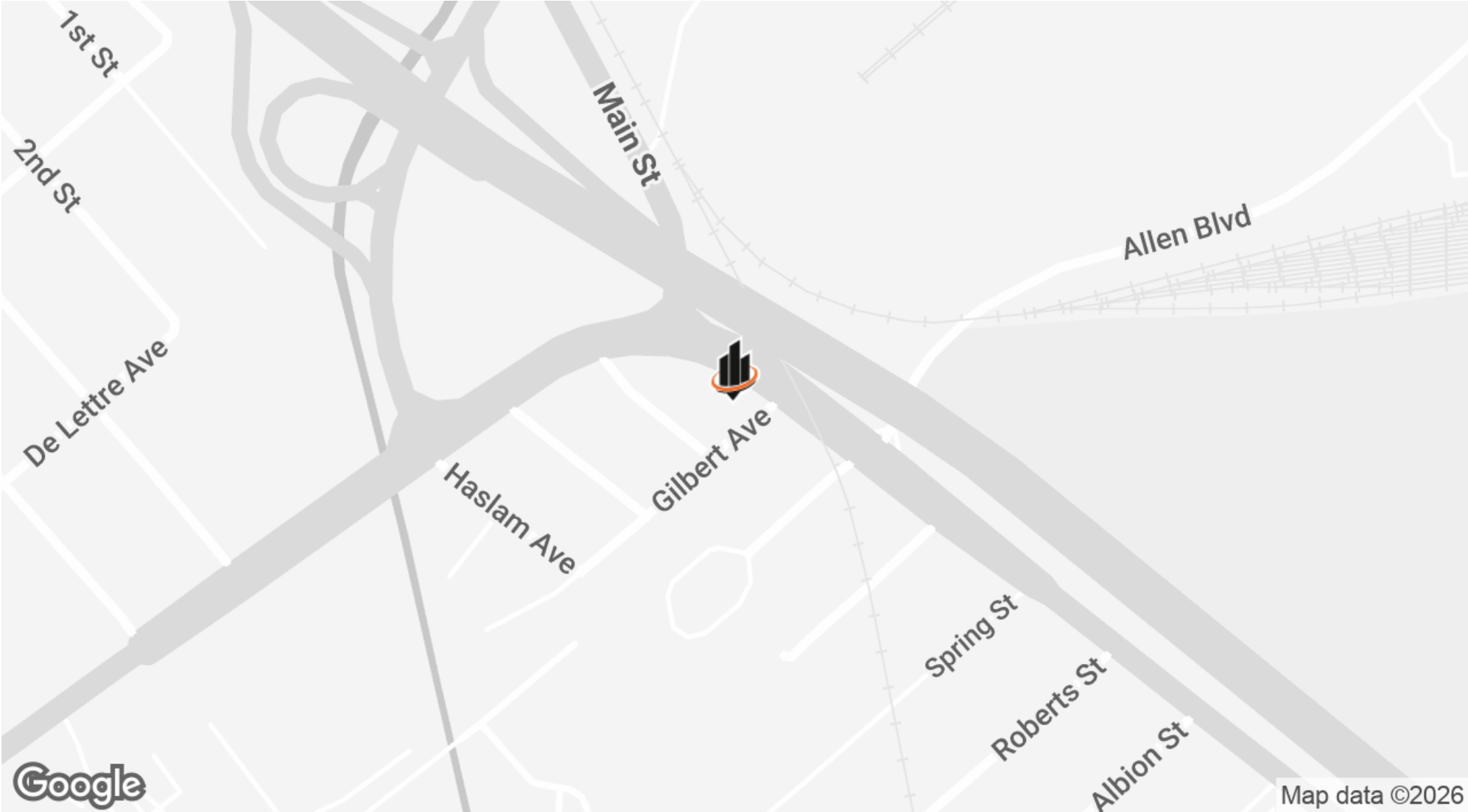
**SVN | LOW COUNTRY COMMERCIAL, LLC** 2

**ADDITIONAL PHOTOS**



**JAMES ( JIM) BRYANT**  
O: 912.398.5977  
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**LOCATION MAP**



**JAMES ( JIM) BRYANT**  
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