



OFFERING MEMORANDUM

CONTAINER SHIPPING BUSINESS WITH INDUSTRIAL PROPERTY

123 BEASLY RD.
GARDEN CITY, GA 31408

±1,2 ACRES
BUSINESS, EQUIPMENT AND
PROPERTY INCLUDED IN SALE

LISTED BY

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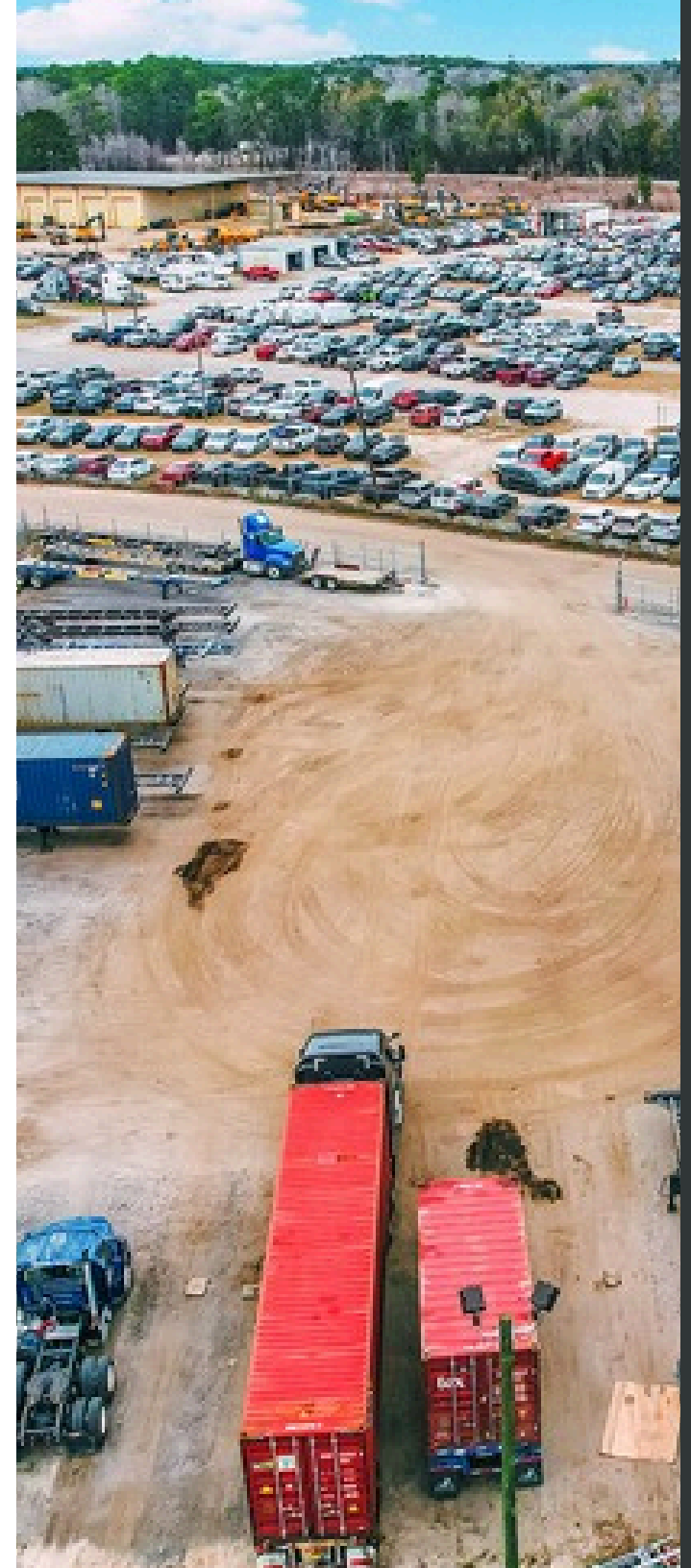




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01

PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

If you're looking for an incredible opportunity 123 Beasley Road in Garden City, Ga. presents a rare opportunity to purchase an industrial property with an extremely profitable container shipping business. The property includes a 1.2-acre industrial-zoned yard designed for container storage and staging, truck parking and container shipping. An on-site office, and a functioning trucking platform with all trucks and chassis and all equipment is included in the sale, allowing a new owner to assume immediate operational control from day one and hit the ground running. Located within 6 miles of the Port of Savannah and 3 miles to nearby interstates, the site provides both strategic location for your business with easy access from the port to stage and get containers to where they need to be quickly. Whether you're expanding your business and improving Opportunities to secure a functional industrial yard or starting fresh, this close to Savannah's port infrastructure are increasingly limited, making this purchase as much about long-term positioning as it is about current operations. Call today to learn more about this opportunity.

PROPERTY ADDRESS

123 Beasley Rd, Garden City, Ga 31408

SQUARE FEET

±1.2

PROPERTY TYPE

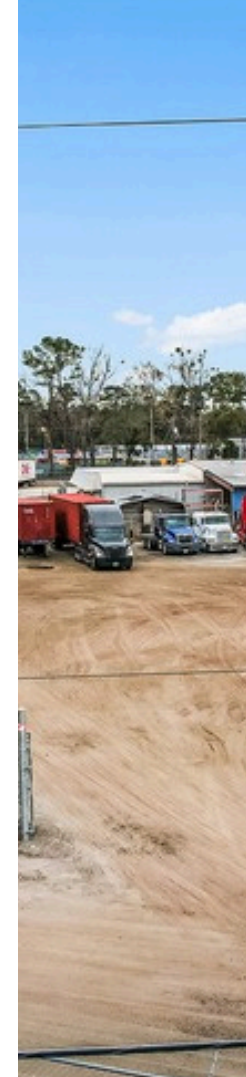
Industrial Yard / Logistics Platform

ZONING

Industrial

ASKING PRICE

\$2,300,000





PROPERTY SUMMARY

Located at 123 Beasley Road in Garden City, Georgia, this 1.2-acre industrial property sits just minutes from the Port of Savannah — one of the busiest and fastest-growing container ports in the country. If you work in trucking, container storage, drayage, or port logistics, you already understand how valuable this location is.

The property is fully set up and operating as a functional logistics yard. It includes a usable on-site office for dispatch and management, a stabilized yard designed for container staging and truck movement, and the supporting infrastructure needed to run daily port-related operations. Everything has been configured for the real-world demands of moving containers in and out of the port efficiently.

Even better, fleet vehicles and chassis are included in the sale. That means a qualified buyer isn't just purchasing dirt — you're stepping into an operational platform. No need to start from scratch. No need to spend months assembling equipment or building out improvements. This is a ready-to-run setup.

What truly sets this property apart is its combination of location and functionality. Industrial-zoned yard space this close to the Port of Savannah is becoming harder and harder to find. Most available sites are either vacant land requiring major investment or properties without the infrastructure to operate immediately. This one already works.

For an operator looking to expand, an investor seeking a strategic port-positioned asset, or a logistics company wanting to secure long-term yard control near Savannah's port, 123 Beasley Road offers immediate usability, strong positioning, and long-term value — all in one acquisition.

PROPERTY HIGHLIGHTS



±1.2-ACRE INDUSTRIAL-ZONED SITE
Along Key Port of Savannah Corridor



FUNCTIONAL TRUCK YARD
Fleet Staging, Storage & Maneuverability



ON-SITE OFFICE STRUCTURE
Dispatch, Administration & Operations



FLEET & CHASSIS INCLUDED
Immediate Operational Capability



EXISTING INFRASTRUCTURE
Turnkey, Ready for Operations



STRATEGIC PORT PROXIMITY
Minutes from Port of Savannah



RARE INDUSTRIAL YARD SPACE
Supply-Constrained Market



MULTIPLE GROWTH PATHS
Fleet Expansion & Monetization



ASSET-BACKED INVESTMENT
Real Estate + Equipment + Operations



STRONG FREIGHT DEMAND
Port-Driven Growth



FLEXIBLE ZONING & USE
Trucking, Logistics, Industrial



LONG-TERM VALUE CREATION
Location Control & Scalability

PORT GROWTH DRIVING LOGISTICS DEMAND IN SAVANNAH

How regional freight expansion is increasing the value of port-adjacent industrial yrd space



Port Expansion & Rising Cargo Volumes

Ongoing terminal growth and container increases are strengthening Savannah's role as a Southeast trade hub.



Infrastructure & Distribution Investment

New warehouses, logistics facilities, and transportation upgrades are expanding the regional supply chain footprint.



Growing Freight & Drayage Demand

Higher throughput is increasing the need for staging yards, truck storage, and operational bases near the port.

Increased Port Throughput

Higher Truck & Logistics Activity

Rising Demand for Nearby Yard Space



Limited Supply of Nearby Industrial Yards

- ✓ Zoning constraints and industrial absorption are reducing available truck yard sites near the port.



Strategic Advantage of Location Control

- ✓ Owned yard space near logistics corridors provides long-term operational security.

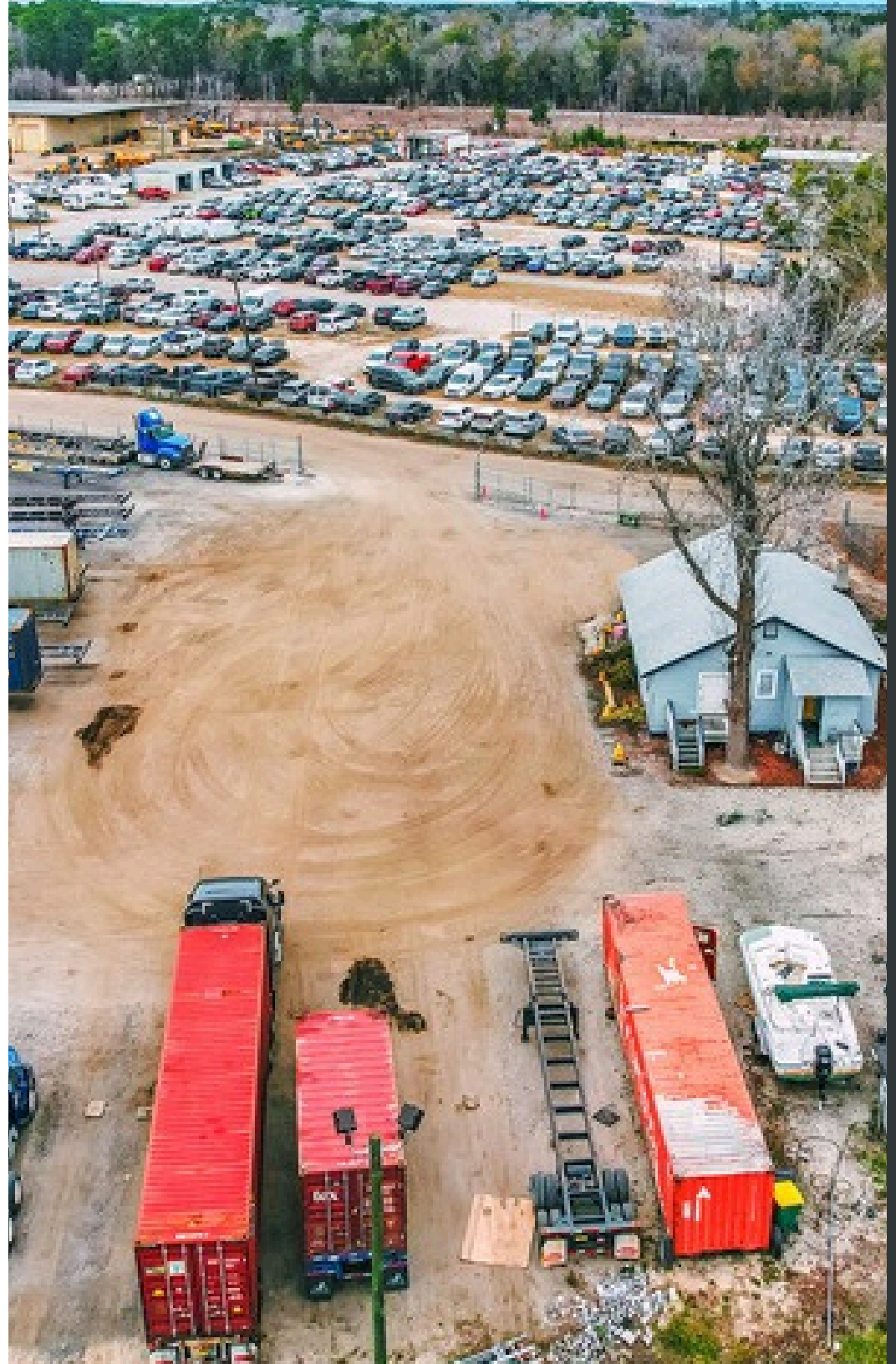


Positioned to Capture Continued Port Growth

- ✓ Functional infrastructure allows immediate participation in rising freight demand.

02

PROPERTY PHOTOS





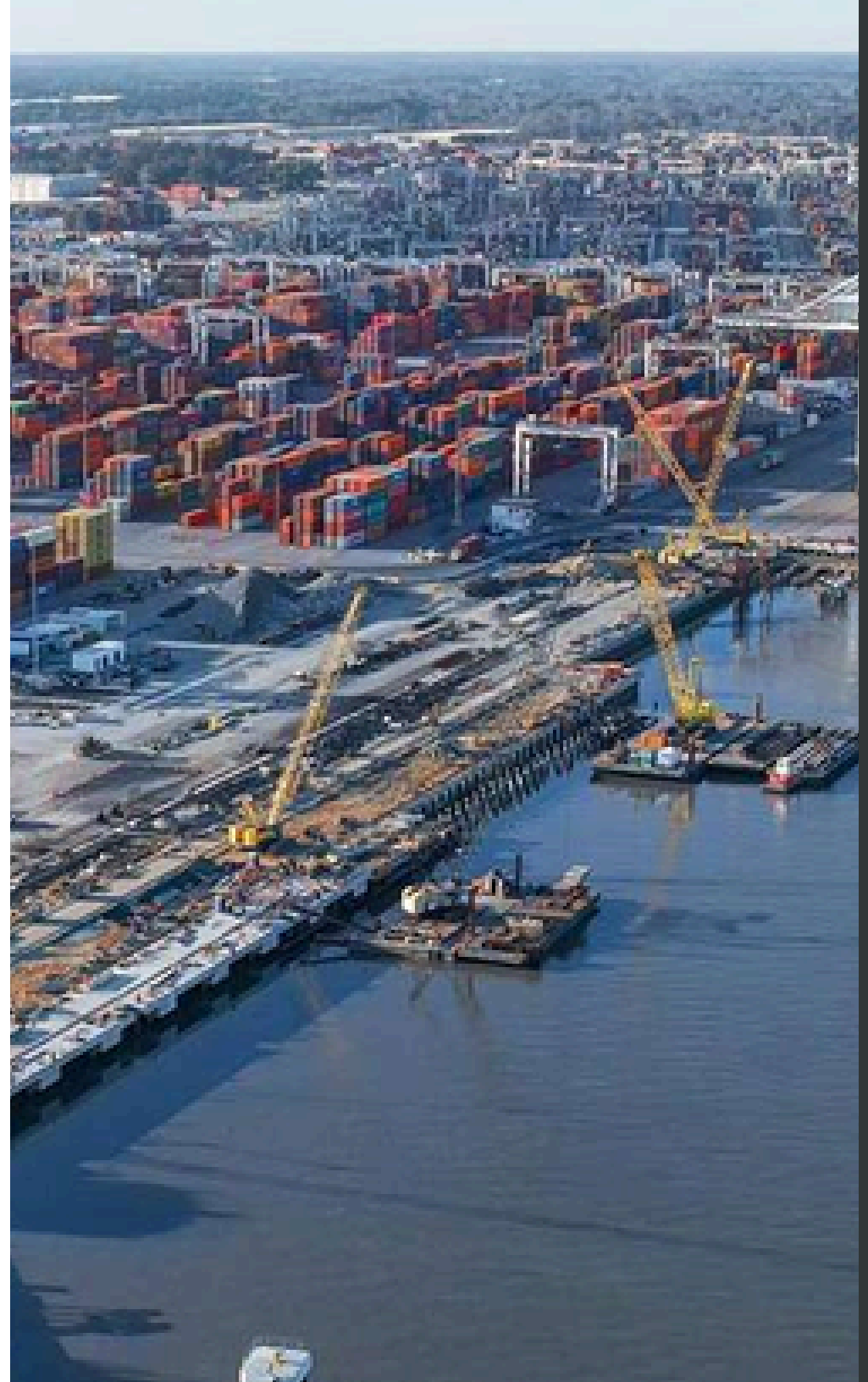


03

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

GARDEN CITY, GA

123 Beasley Road sits within the heart of Garden City, Georgia — one of the most strategically positioned industrial addresses in the American Southeast. The property places an owner within approximately 3 to 4 miles of the Port of Savannah's Garden City Terminal, the largest single-operator container terminal in North America and consistently ranked among the top three busiest seaports in the United States.

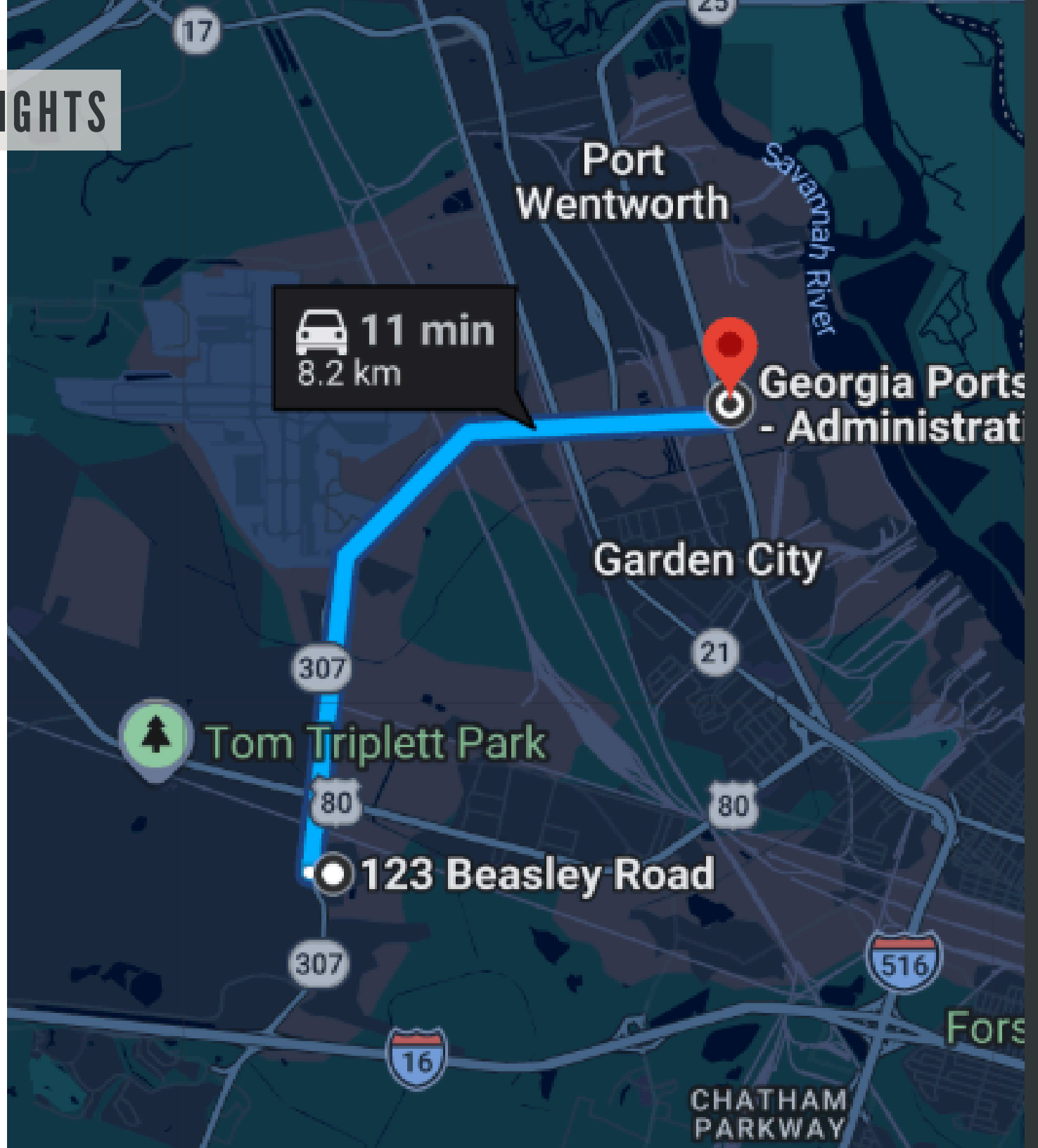
For a logistics operator, that proximity is not a convenience — it is a competitive advantage. Drayage cycles are shorter, repositioning costs are lower, and response time to port activity is faster than competitors operating from less favorable locations. The property sits along an established industrial corridor that serves as a primary access route between the port and the regional highway network, including direct connectivity to I-95 and I-16, providing seamless access to markets throughout the Southeast and beyond within a one to two day drive.

The Port of Savannah continues to expand its capacity and throughput, and the demand for nearby logistics infrastructure grows with it. Industrial-zoned yard space within this proximity to the terminal is increasingly difficult to secure as the market tightens around the port corridor. For a buyer seeking location control in one of the country's most active freight markets, 123 Beasley Road offers the kind of access that cannot be replicated by simply acquiring equipment or building a fleet — it has to be in the right place, and this property is.



LOCATION HIGHLIGHTS

The property benefits from a well-developed network of industrial and operational support resources within close proximity. Love's Travel Stop, located less than two miles away on Sonny Perdue Drive, provides 24-hour fuel, diesel, truck parking, and roadside essentials – a direct convenience for fleet operators running around-the-clock port schedules. Grainger Industrial Supply on US-80 West offers ready access to industrial parts, safety equipment, and maintenance supplies, supporting day-to-day operational needs without significant downtime. For visiting buyers, partners, or staff requiring accommodations, several lodging options are available within the immediate corridor including the Baymont by Wyndham and Days Inn properties, both within minutes of the site. The broader Garden City and Savannah market also provides access to a full range of commercial services, dining, and business amenities, ensuring that ownership and staff operating from 123 Beasley Road have everything needed to support an active logistics operation without traveling far from the port corridor.



04

AERIALS



AERIALS





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