



Hwy 204 & I-95

390 Fort Argyle Road
1.5 Acres

OFFERING MEMORANDUM

FULLY PERMITTED IOS YARD NEAR THE PORT OF SAVANNAH

390 FORT ARGYLE RD.
SAVANNAH, GA 31419

1.5 ACRE
COMMERCIAL

LISTED BY

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01

PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

This offering presents the opportunity to acquire a fully permitted 1.5-acre industrial outdoor storage (IOS) yard in Savannah, GA, strategically positioned to capitalize on the continued growth of the Port of Savannah and surrounding logistics demand and overall growth in our market. The property is fenced, gated, and delivered vacant, allowing for immediate occupancy or lease-up with no entitlement risk. Zoned I-L (Light Industrial), the site supports a wide range of uses including truck parking, trailer storage, container yard operations, and contractor yard use, all of which are experiencing strong demand in the market. Located just 20–25 minutes from the port with direct access to I-95 and I-16, the asset offers excellent connectivity while avoiding congestion associated with port-adjacent locations. This investment provides a compelling opportunity for both owner-users and investors seeking exposure to the high-growth industrial outdoor storage sector with potential for near-term income generation and long-term appreciation.

PROPERTY ADDRESS

390 Fort Argyle Rd.
Savannah, Ga 31419

ACRE

1.5

PROPERTY TYPE

Commercial

ZONING

I - L

ASKING PRICE

\$950,000





PROPERTY SUMMARY

390 Fort Argyle Rd offers a fully permitted 1.5-acre industrial outdoor storage (IOS) yard in Savannah, GA, designed for immediate functionality and long-term flexibility. The site is fully fenced with an automated gate and zoned I-L (Light Industrial), allowing for a wide range of uses including truck parking, trailer storage, equipment staging, and contractor operations. Delivered vacant and ready for occupancy, the property requires minimal capital to activate, making it an ideal solution for both users and investors seeking efficient yard space in a supply-constrained, port-driven logistics market.

Property Highlights

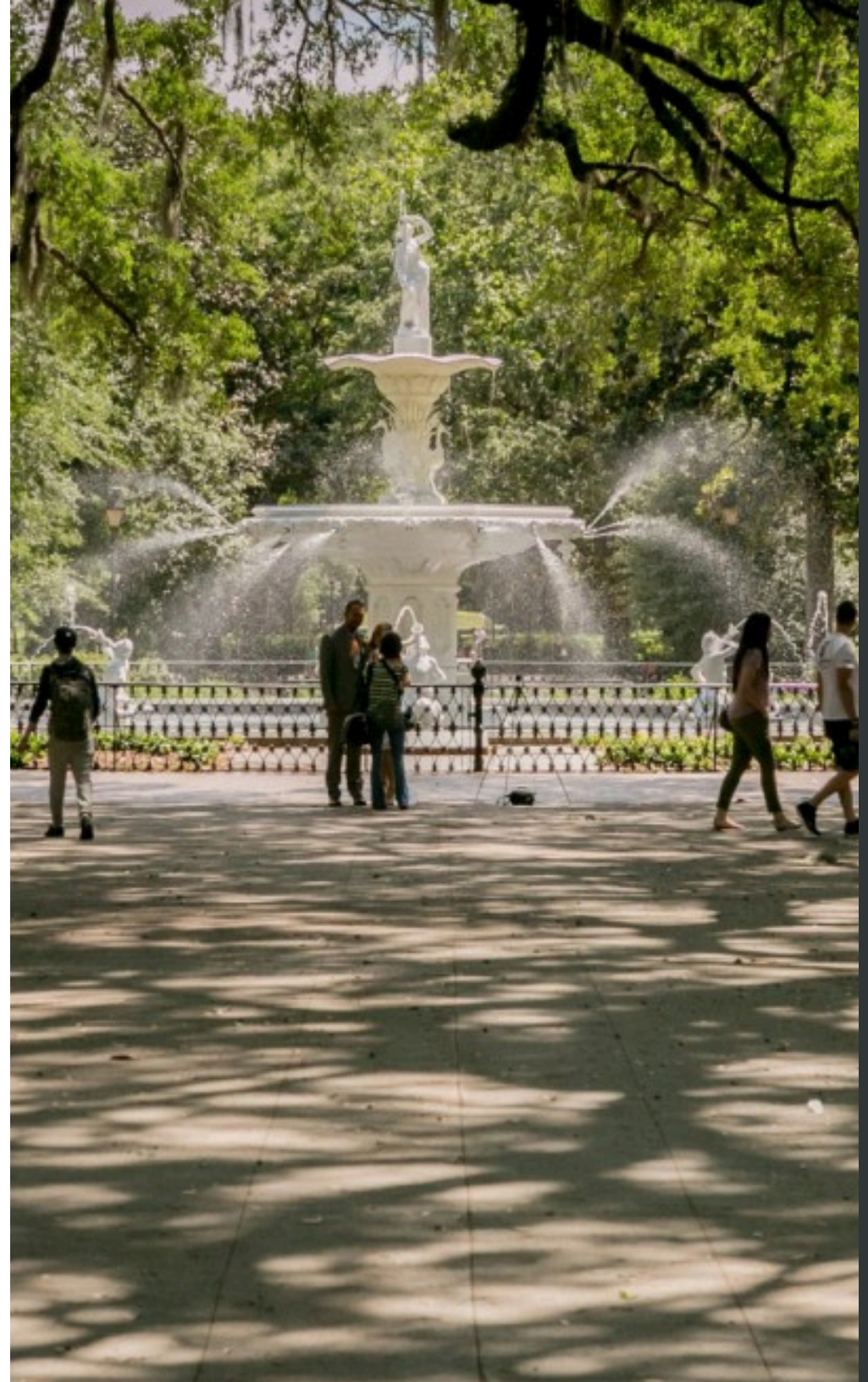
- 1.5-Acre Industrial Outdoor Storage Yard
- Fully Permitted
- Fenced with Two Automated Gates For Easy Access
- Zoned I-L (Light Industrial)
- Delivered Vacant – Immediate Use or Lease-Up
- Ideal for Truck Parking, Trailer Storage, and Contractor Yards
- 25–50+ Trailer Capacity (Depending on Layout)
- Minimal Improvements Required – Low Capital Entry
- Strong Demand for IOS Near the Port of Savannah
- Flexible Use for Logistics, Fleet, and Equipment Operators

02

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

SAVANNAH, GA

390 Fort Argyle Rd is strategically located in South Savannah within a growing industrial corridor that supports both logistics and contractor-driven demand. The property sits approximately 20–25 minutes from the Port of Savannah (Garden City Terminal), one of the fastest-growing container ports in the United States, making it well-positioned for drayage operators, container storage, and overflow yard users. The site offers convenient access to I-95 and I-16, providing efficient regional connectivity to major markets including Jacksonville, Charleston, and Atlanta, while also enabling direct routes to port terminals. Positioned along Fort Argyle Rd near Highway 204 (Abercorn Extension), the property benefits from truck-friendly access, minimal congestion, and ease of movement for tractor trailers and oversized equipment. Surrounded by expanding industrial users and residential growth corridors such as Georgetown, Berwick, and Richmond Hill, this location supports strong operational efficiency and long-term demand for industrial outdoor storage and logistics yard space in Savannah, GA.



LOCATION HIGHLIGHTS

The property benefits from a highly functional location that balances proximity to the Port of Savannah with operational efficiency, allowing users to avoid congestion while maintaining strong access to key logistics infrastructure. Its connectivity to I-95, I-16, and Highway 204 supports seamless regional distribution and efficient truck movement, making it ideal for logistics operators, trucking companies, and contractor-based businesses. Positioned within an established and expanding industrial pocket of South Savannah, the site is surrounded by distribution facilities, contractor yards, and growing residential corridors, which drive consistent demand for fleet storage, equipment staging, and service dispatch locations. This combination of accessibility, surrounding industrial growth, and proximity to one of the nation's top ports enhances both the property's usability and its long-term investment appeal.

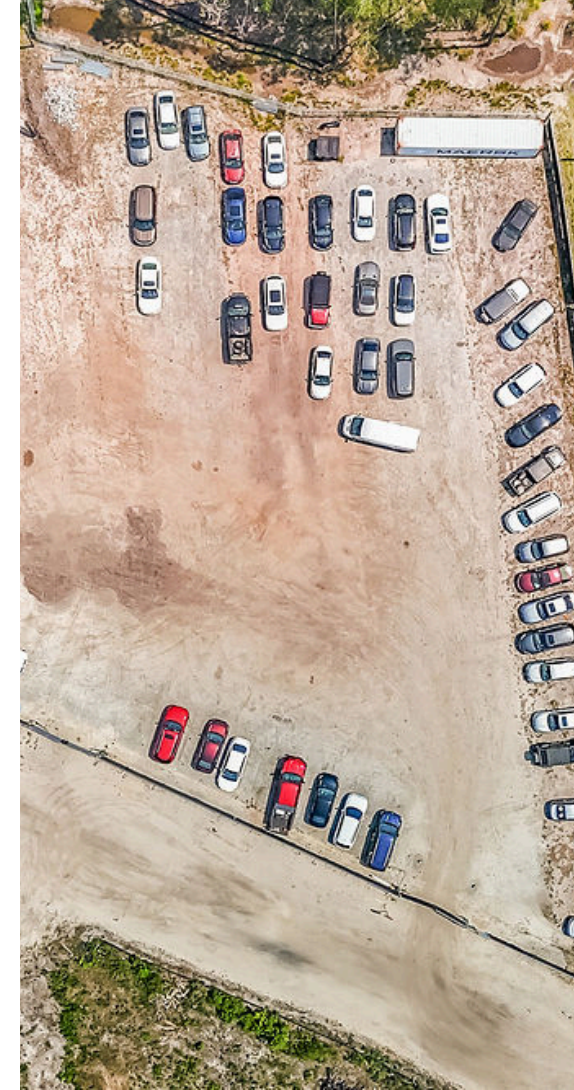
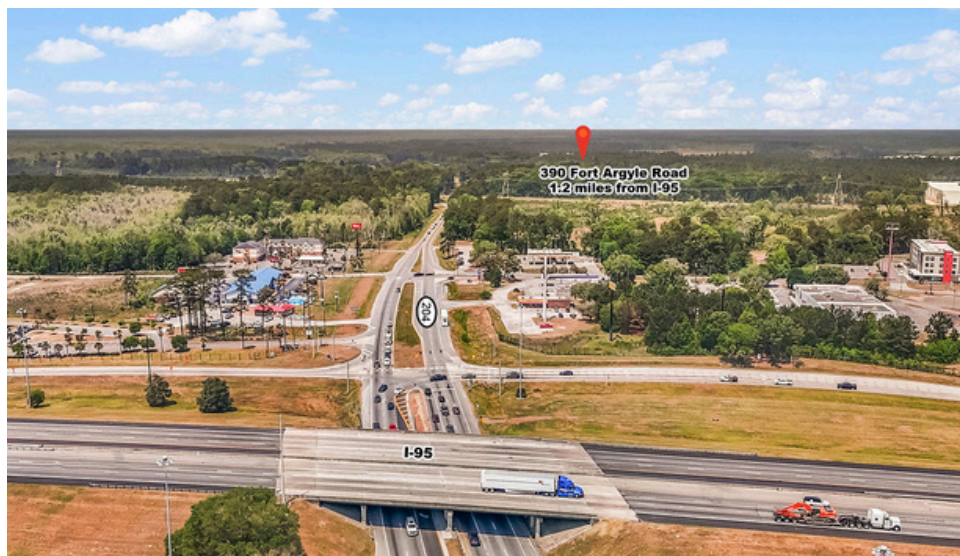


03

PROPERTY PHOTOS



PROPERTY PHOTOS



03

AERIALS



AERIALS



Hwy 204 & I-95



390 Fort Argyle Road
1.5 Acres



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