

CLASS A

**NEW CONSTRUCTION
WAREHOUSE/FLEX SPACE**

\$22.00/SF + NNN (\$2.20/SF)



FOR LEASE
3,000 - 6,000 SF
TWO UNITS - 3,000 SF EACH

2900 OLD AUGUSTA RD S,
RINCON, GA 31326

CLASS A NEW CONSTRUCTION WAREHOUSE / FLEX SPACE FOR LEASE

TWO UNITS REMAINING IN THIS NEWLY CONSTRUCTED FACILITY, EACH OFFERING 3,000 SF OF VERSATILE WAREHOUSE/FLEX SPACE WITH 260 SF OF OFFICE AREA. PERFECT FOR A VARIETY OF INDUSTRIAL OR COMMERCIAL USES.

AVAILABLE SPACE:

- TWO (2) UNITS - 3,000 SF EACH

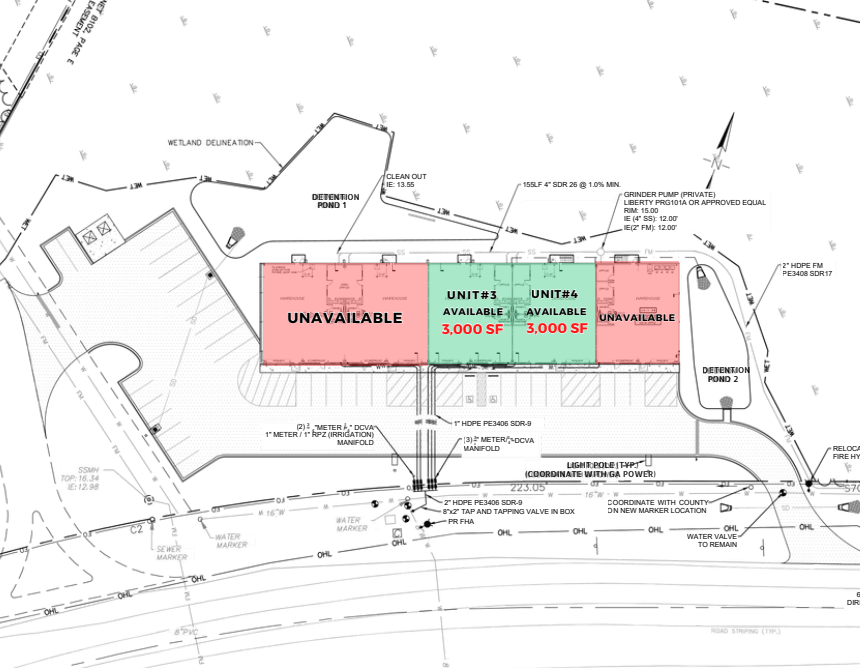
EACH UNIT FEATURES:

- 3,000 SF WAREHOUSE/FLEX SPACE
- 260 SF OFFICE AREA
- ONE DRIVE-IN GARAGE DOOR (14' X 16')
- GLASS STOREFRONT PANEL (14' X 16')
- 25' CLEAR CEILING HEIGHT
- THREE-PHASE POWER
- GAS
- SPRINKLER SYSTEM
- PRIVATE UNISEX RESTROOMS
- FIVE PARKING SPACES PER UNIT

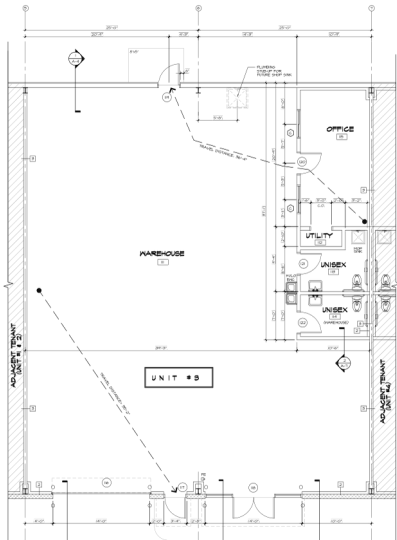
STRATEGICALLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, THE PROPERTY IS APPROXIMATELY 10 MILES FROM THE PORT OF SAVANNAH AND SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT—IDEAL FOR LOGISTICS, WAREHOUSING, AND DISTRIBUTION OPERATIONS.

CONTACT US TODAY FOR MORE INFORMATION OR TO SCHEDULE A TOUR.

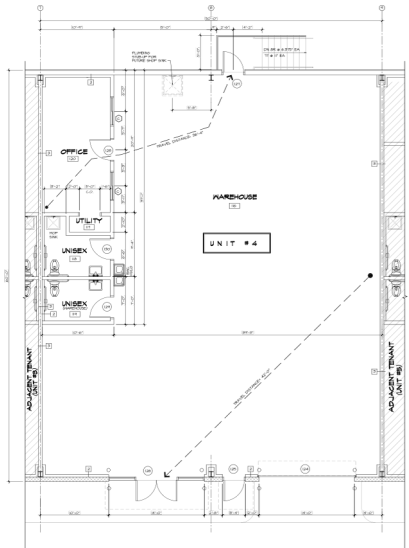


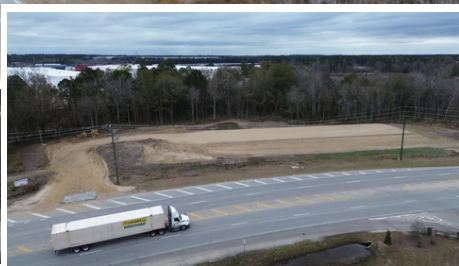


UNIT #3 FLOOR PLAN



UNIT #4 FLOOR PLAN



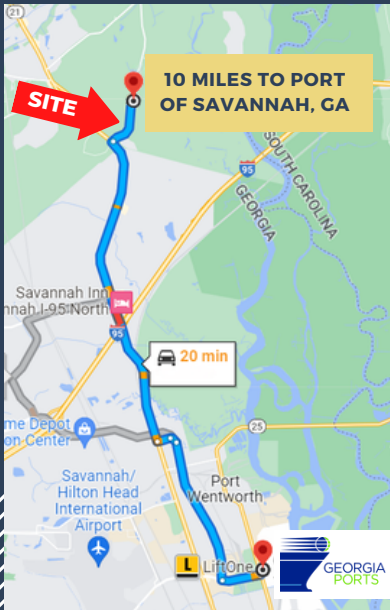


SURROUNDING TENANTS



AREA MAP





SUPERIOR LOCATION

10

MILES TO SAVANNAH, GA AIRPORT

10

MILES TO PORT OF SAVANNAH, GA

5

MILES TO INTERSTATE 95

15

MILES TO INTERSTATE 16

CONTACT US



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OLEGM@USATRT.COM



(917) 656-1682

