

**FOR LEASE: 3,075 SF NEW OFFICE SPACE
IN BRAND-NEW WAREHOUSE BUILDING
WITH PARKING**



117-B PARKWAY DRIVE, RINCON, GEORGIA 31326



3,075 SF OFFICE SPACE AVAILABLE FOR LEASE

LOCATED WITHIN A BRAND-NEW WAREHOUSE BUILDING IN A MODERN INDUSTRIAL DEVELOPMENT, THIS SPACE FEATURES AN EFFICIENT LAYOUT DESIGNED FOR A VARIETY OF PROFESSIONAL USES. INCLUDING LOGISTICS, TRUCKING, DRAYAGE, LAST-MILE DELIVERY, IMPORT/EXPORT OPERATIONS, BROKERAGE OPERATIONS, DISTRIBUTION, E-COMMERCE FULFILLMENT, CONTRACTOR OPERATIONS, AND SERVICE-BASED BUSINESSES.

FULLY BUILT OUT AND MOVE-IN READY, THE SPACE FEATURES PRIVATE OFFICES, AN OPEN OFFICE AREA, A CONFERENCE ROOM, BREAKROOM, AND DEDICATED STORAGE ROOMS—DESIGNED TO SUPPORT AN ORGANIZED AND PRODUCTIVE WORKFLOW.

THE LAYOUT IS WELL-SUITED FOR TEAMS THAT REQUIRE A BALANCE OF ADMINISTRATIVE AND OFFICE SPACE WITHIN A FUNCTIONAL INDUSTRIAL SETTING.

THE OFFICE INCLUDES TWO MEN'S RESTROOMS, TWO WOMEN'S RESTROOMS, AND ONE UNISEX RESTROOM.

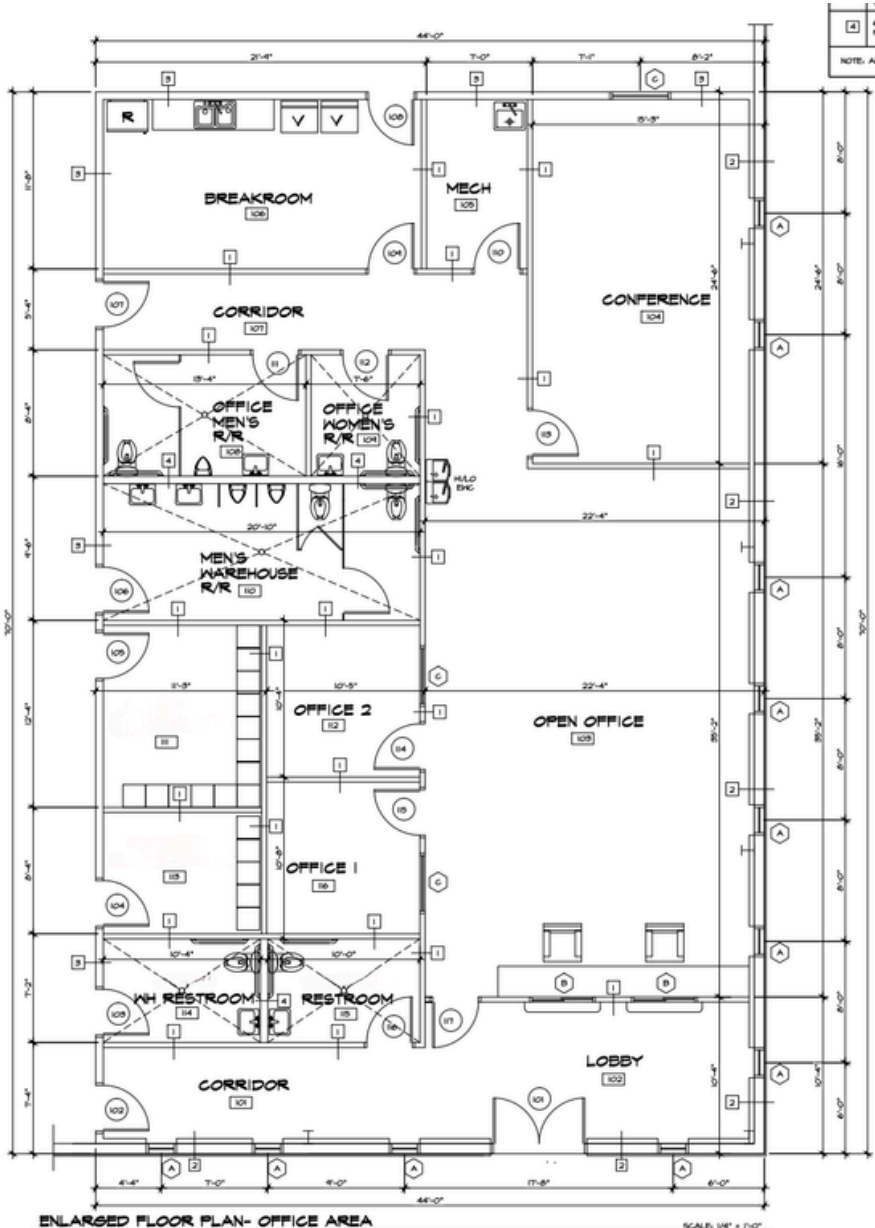
STRATEGIC LOCATION:

THE PROPERTY IS LOCATED IN EFFINGHAM INDUSTRIAL PARK ALONG HIGHWAY 21 AT THE SAVANNAH-RINCON BORDER. JUST 7 MILES FROM THE PORT OF SAVANNAH, IT OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES WITHIN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS.

THIS SPACE PROVIDES A MODERN, FLEXIBLE OFFICE COMPONENT WITHIN A HIGH-QUALITY WAREHOUSE ENVIRONMENT.



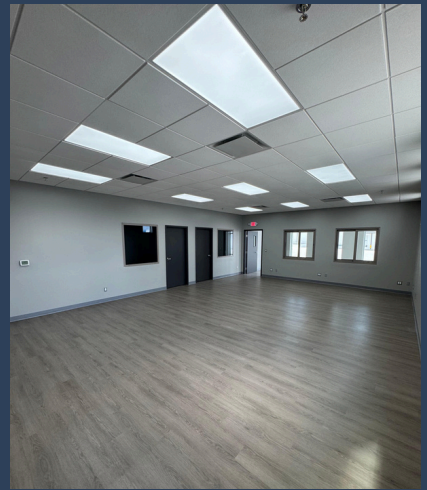
4'
R:
NOTE: ALL



OFFICE PLAN

ENLARGED FLOOR PLAN- OFFICE AREA

SCALE: 1/4" = 1'-0"







LEASING INFORMATION



OLEGM@USART.COM



917-656-1682



**115-117 PARKWAY DRIVE
RINCON, GEORGIA**