

50 Innovation Drive

SAVANNAH, GA



**LOCATED 6 MILES
FROM THE PORT OF SAVANNAH**

Available Immediately
491,329 SF



50 INNOVATION DRIVE

PROPERTY SPECS

SQUARE FOOTAGE	491,329 SF
CLEAR HEIGHT	32'
DOCK-HIGH DOORS	103; 17 with seals, 56 with 35,000 lb levelers
DRIVE-IN DOORS	2
BUILDING DEPTH	420'
TRUCK COURT DEPTH	200'
COLUMN SPACING	52'W x 50'D
SPRINKLERS	ESFR
POWER	2,000A switchboard capacity (277/480V, 3-phase, 4-wire). 750kVA utility-owned transformer
LIGHTING	LED with motion sensors
TRAILER PARKING	112 spaces
AUTO PARKING	129 spaces
VENTILATION	2 air changes per hour (equivalent to 20+ ACH with 26 HVLS fans)
YEAR BUILT	2006

READY FOR IMMEDIATE OCCUPANCY



Charging station lines



26 HVLS fans



Internet



Fenced truck court

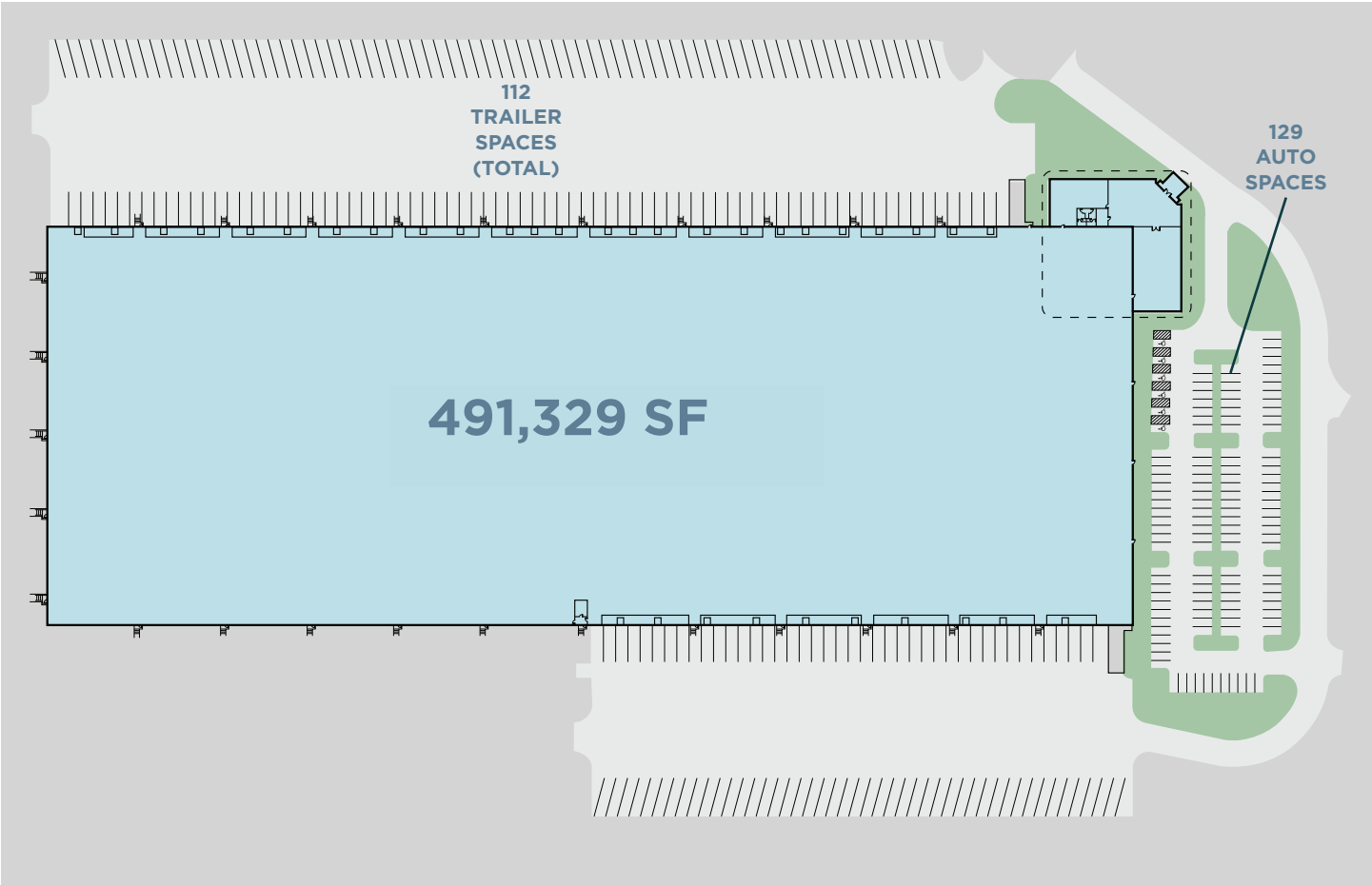


10,000 SF office with ample restrooms





PROPERTY OVERVIEW





Georgia Ports Authority:	6 miles
Savannah/Hilton Head Int'l Airport:	5 miles
I-95:	1.5 miles
I-16:	10 miles

50 INNOVATION DRIVE SAVANNAH, GEORGIA



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