

FOR SALE

4111 MONTGOMERY ST

Level
COMMERCIAL REAL ESTATE

SAVANNAH, GEORGIA 31405

OFFERING MEMORANDUM

LEVEL CRE LLC ("Broker") has been retained by the Seller of 4111 Montgomery St, Savannah, GA 31405 ("Property") as the Exclusive Broker for this disposition.

This Offering Memorandum (OM) has been prepared by the Broker. The information contained herein is based upon sources believed to be reliable. Seller and Broker, on their own behalf, and on behalf of their respective officers, shareholders, partners, and other affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed & implied) contained in or omitted from this OM.

Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this OM. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Seller reserves the right to withdraw the Property from being marketed for sale at any time and for any reason. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties involved.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.



CLARA FISHEL

Broker/Principal
clara@level-cre.com
+1 912 398 1522



OFFERING SUMMARY

PROPERTY OVERVIEW

WHALLEY INDUSTRIAL PARK

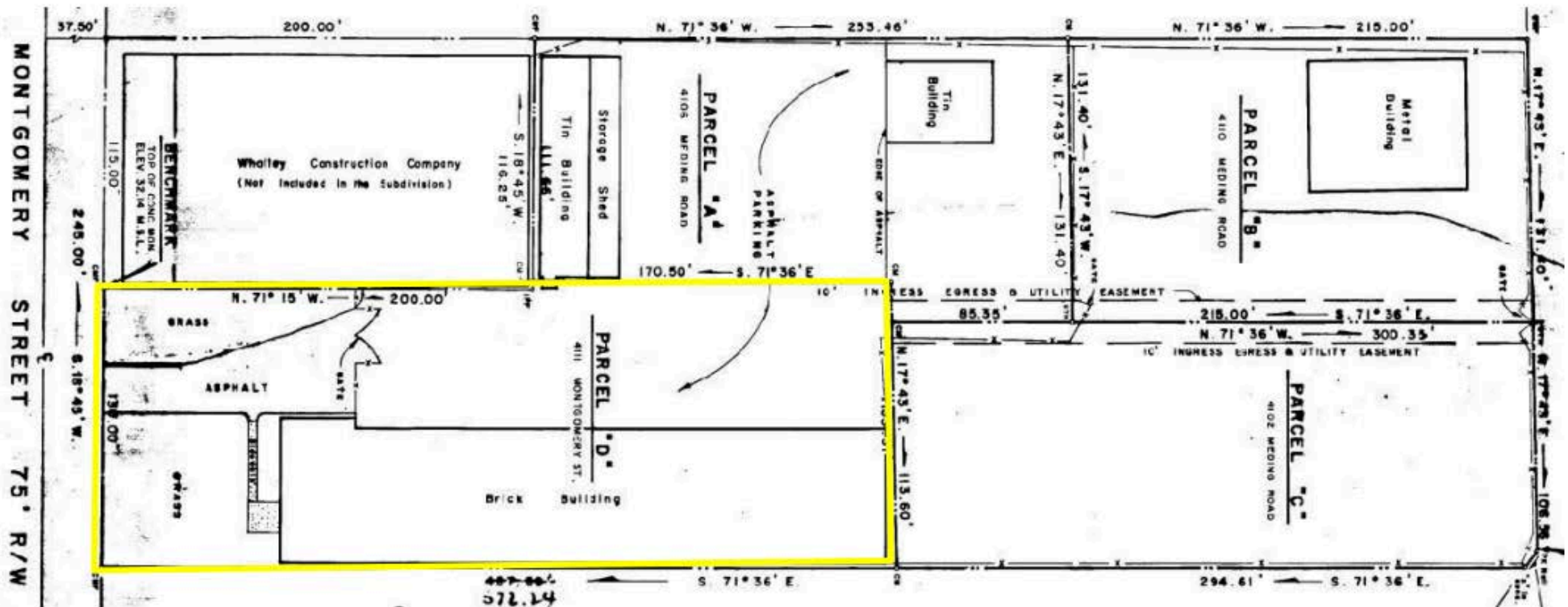
DOUGHTY, POWERS & RAMEE, INC.

Consulting Engineers & Land Surveyors

TOTAL AREA : 3.50 ACRES or 152,385.17 Sq.Ft.

4111 MONTGOMERY ST., SAVANNAH, GA. 31405

(912) 253-3697



Montgomery Street

Montgomery Street

Access Easement





Level
COMMERCIAL REAL ESTATE





LOCATION OVERVIEW



© 2025 Level CRE

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of Level CRE, is strictly prohibited.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURANCE OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIED OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

CONTACT



CLARA FISHEL

Broker/Principal
clara@level-cre.com
+1 912 398 1522

LEVEL CRE
+1 912 250 9535