



Garden City Terminal



Norfolk Southern Railroad



FOR SALE



±225,000 SF of warehouse
with extra outdoor storage



<10 mins from both
Ports of Savannah



Existing 20 & 10 ton
warehouse cranes



Rail-Served & Easy
Interstate Access

Rail-Served Heavy Industrial Warehouses

Minutes from the Port of Savannah



2500 Louisville Road | Savannah, GA 31415

Sebastian Findlay, SIOR

Principal

+1 912 483 6160

sebastian.findlay@colliers.com



Colliers | Savannah

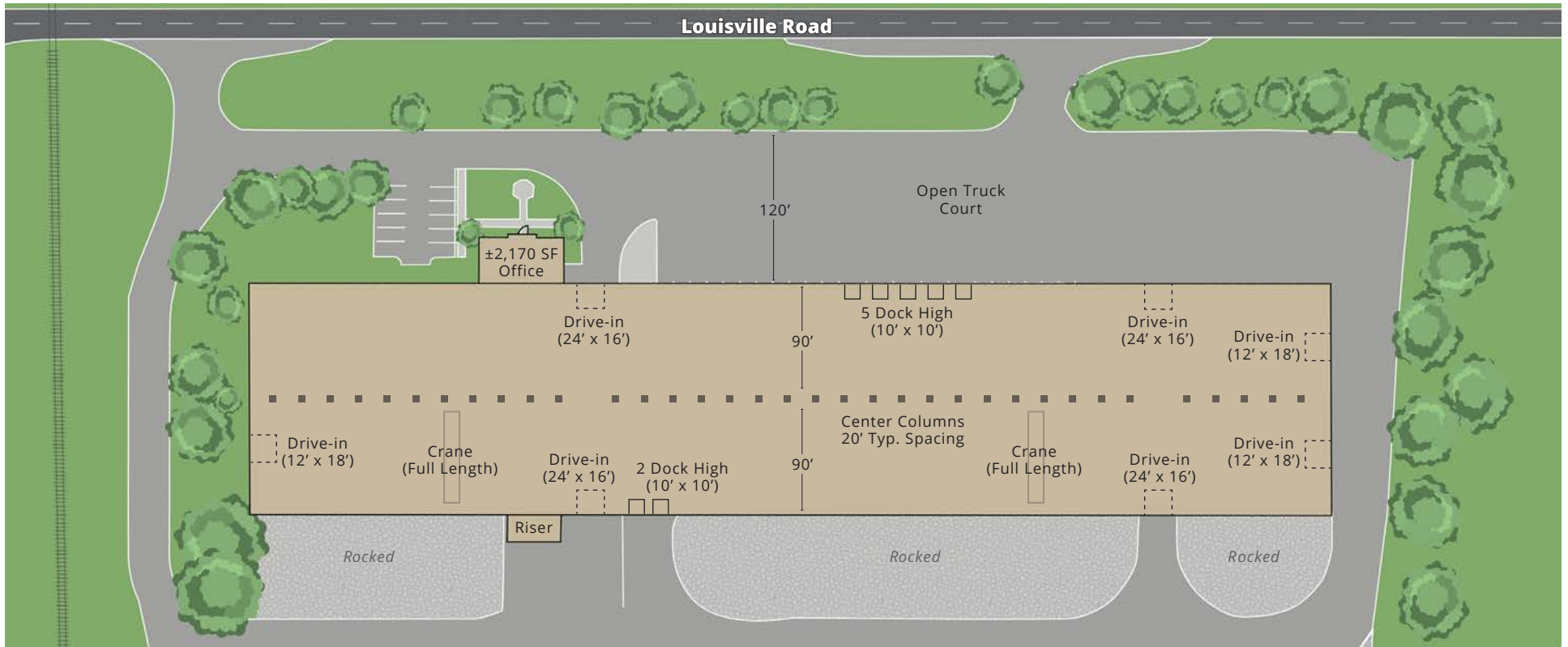
545 E. York Street, Savannah, GA

+1 912 233 7111

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Site Plan



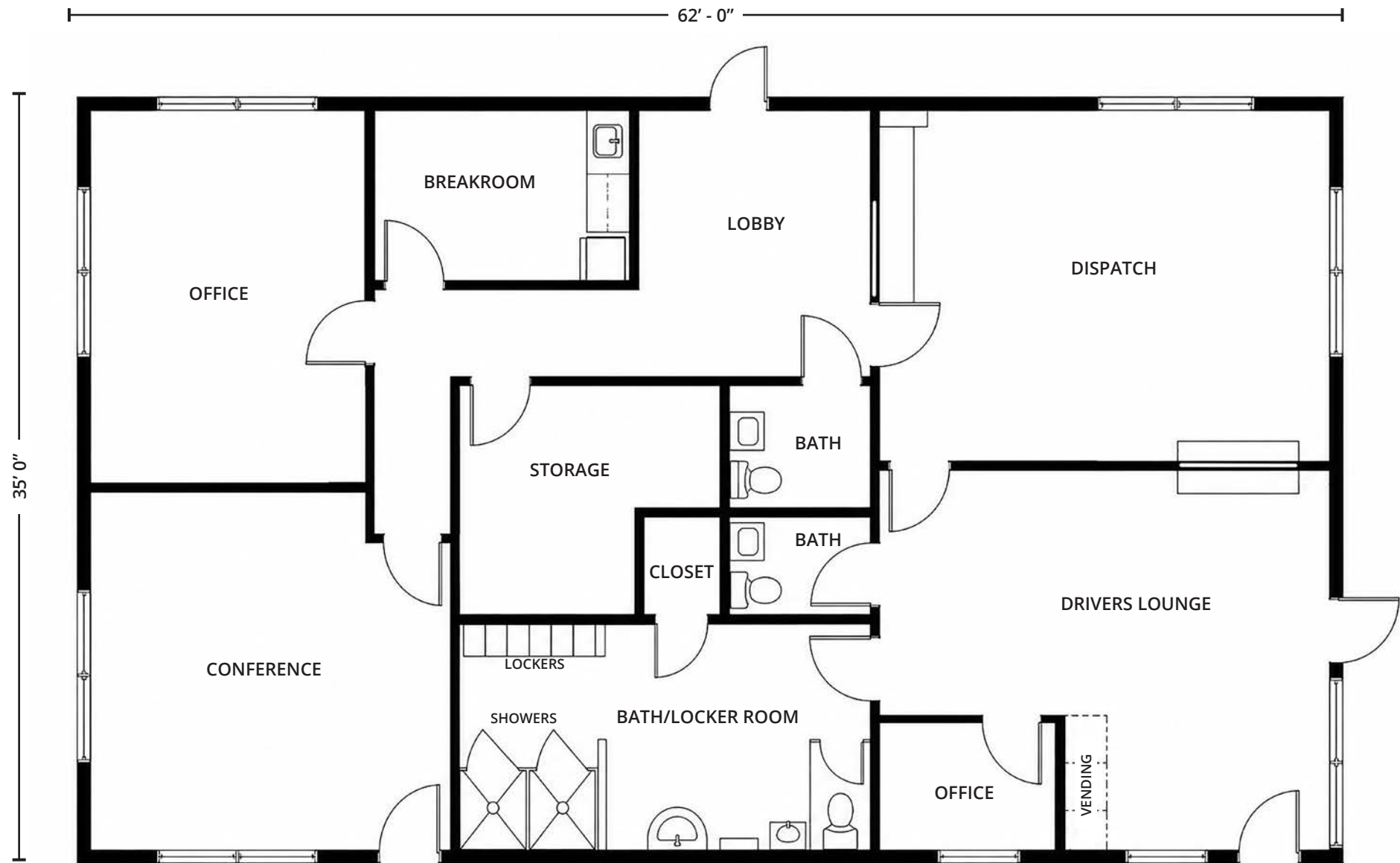


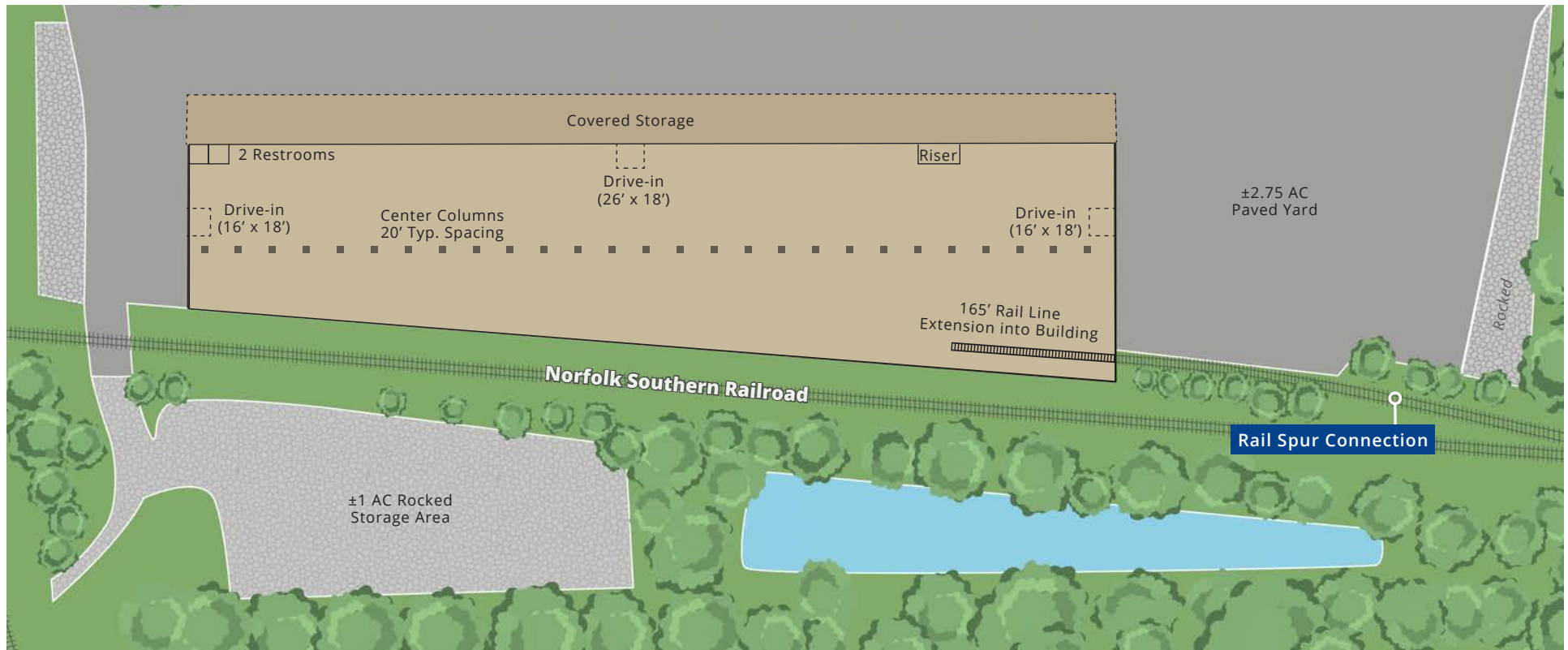
Building 1 Specifications

Building Size	±150,000 SF
Office Size	±2,170 SF
Storage Area	±1.00 AC Rocked Storage
Construction	5' Tilt-Up Panels & Metal
Zoning	I-H (Heavy Industrial - City of Savannah)
Ceiling Height	30' to Eaves. 33' to Center
Dock High Doors	7 (10' x 10')

Drive-in Doors	7 (Oversized)
Column Spacing	20' x 90'
Truck Court	120' (Deep)
Concrete	6" Reinforced Slab
Crane Capacity	20-Ton & 10-Ton (Full Length of Building)
Power	800A, 480Y/277V, 3-Phase, 4-Wire w/ 208Y/120V Secondary
Sprinkler	Wet System

Building 1 | Office Plan (±2,170 SF)





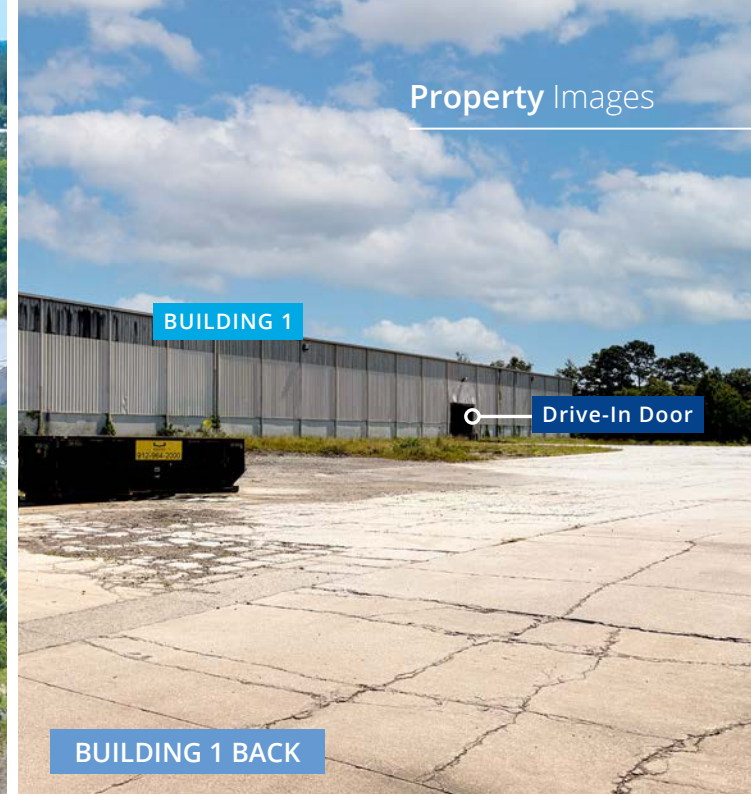
Building 2 Specifications

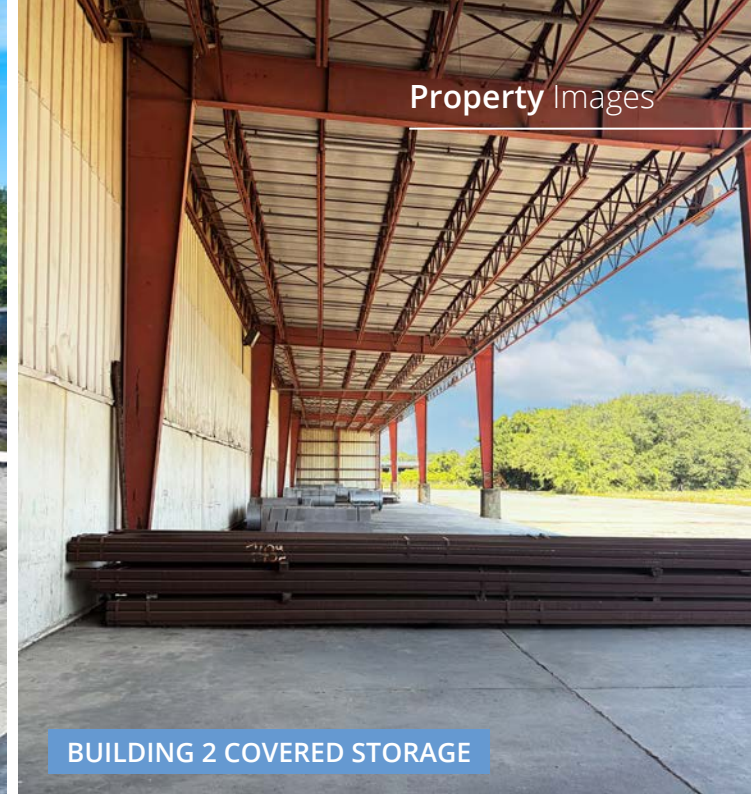
Building Size	±75,000 SF
Covered Storage	Additional ±20,500 SF
Storage Area	±2.75 AC Paved Yard w/ ±1.00 AC Rocked Storage Area
Construction	Metal
Zoning	I-H (Heavy Industrial - City of Savannah)
Ceiling Height	22' at Eaves, 29' at Center
Drive-in Doors	3 (Oversized)

Rail Doors	1
Rail Service	Norfolk Southern
Building Rail Line	Rail Line Extends ±165' Into Building
Column Spacing	20' between columns (Depth varies)
Concrete	6" Reinforced Slab
Power	400-600A capacity, 3 Phase, 240V
Sprinkler	Wet System

Property Images

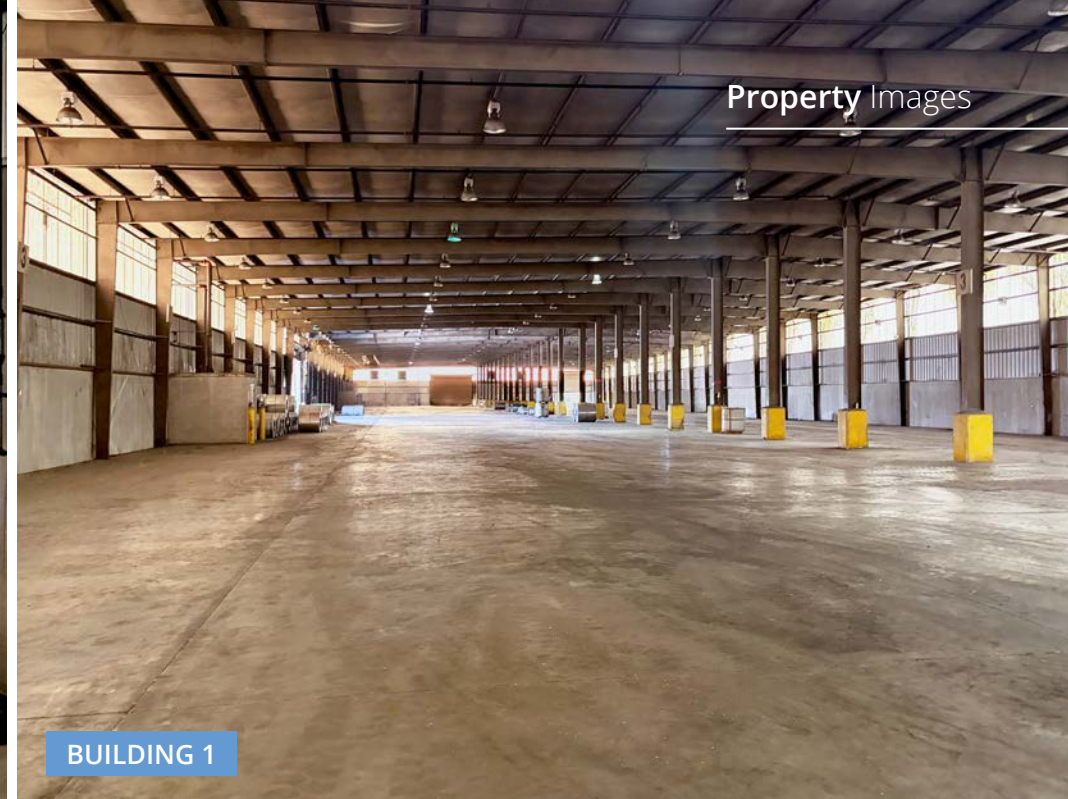








BUILDING 2 RAIL DOOR



BUILDING 1

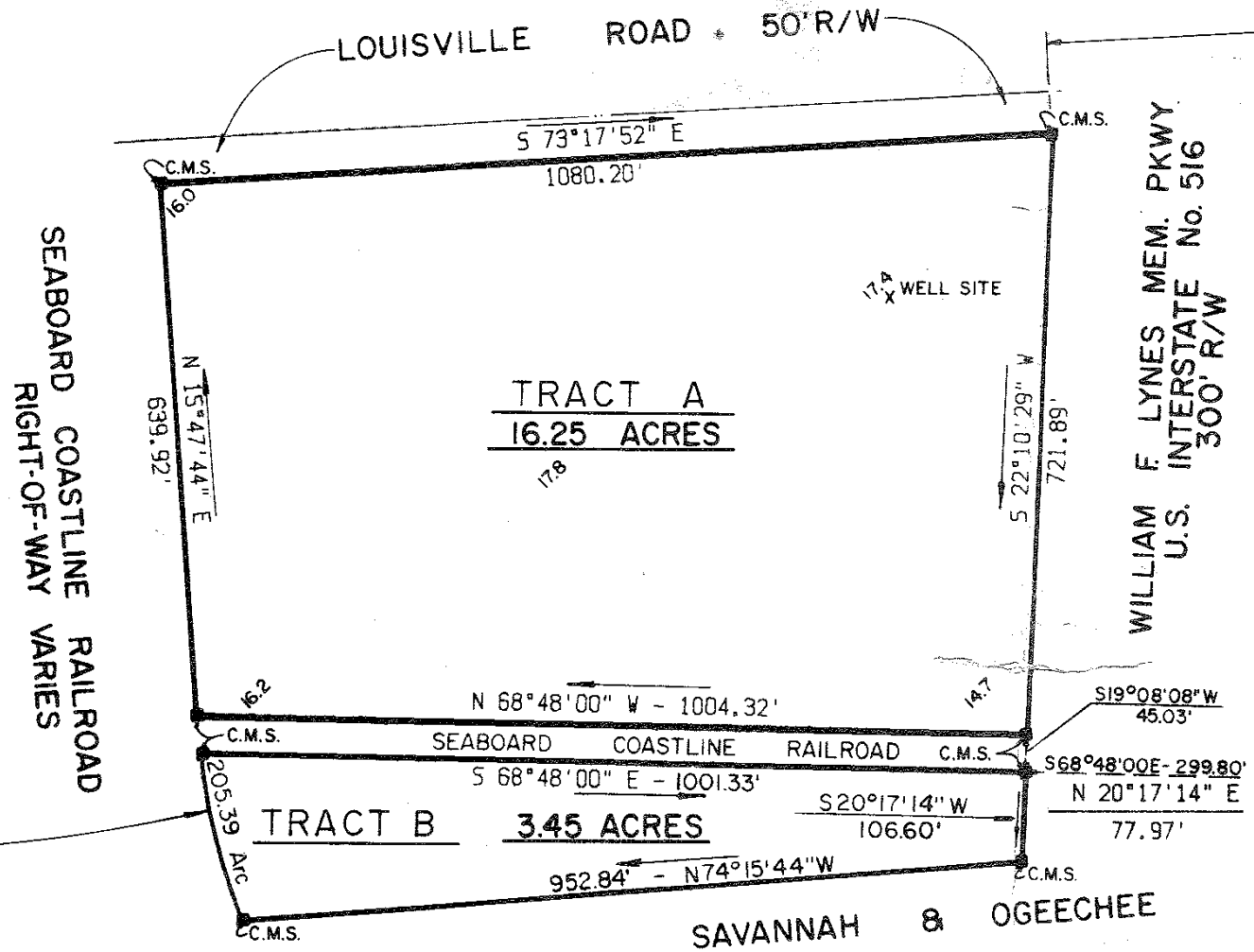


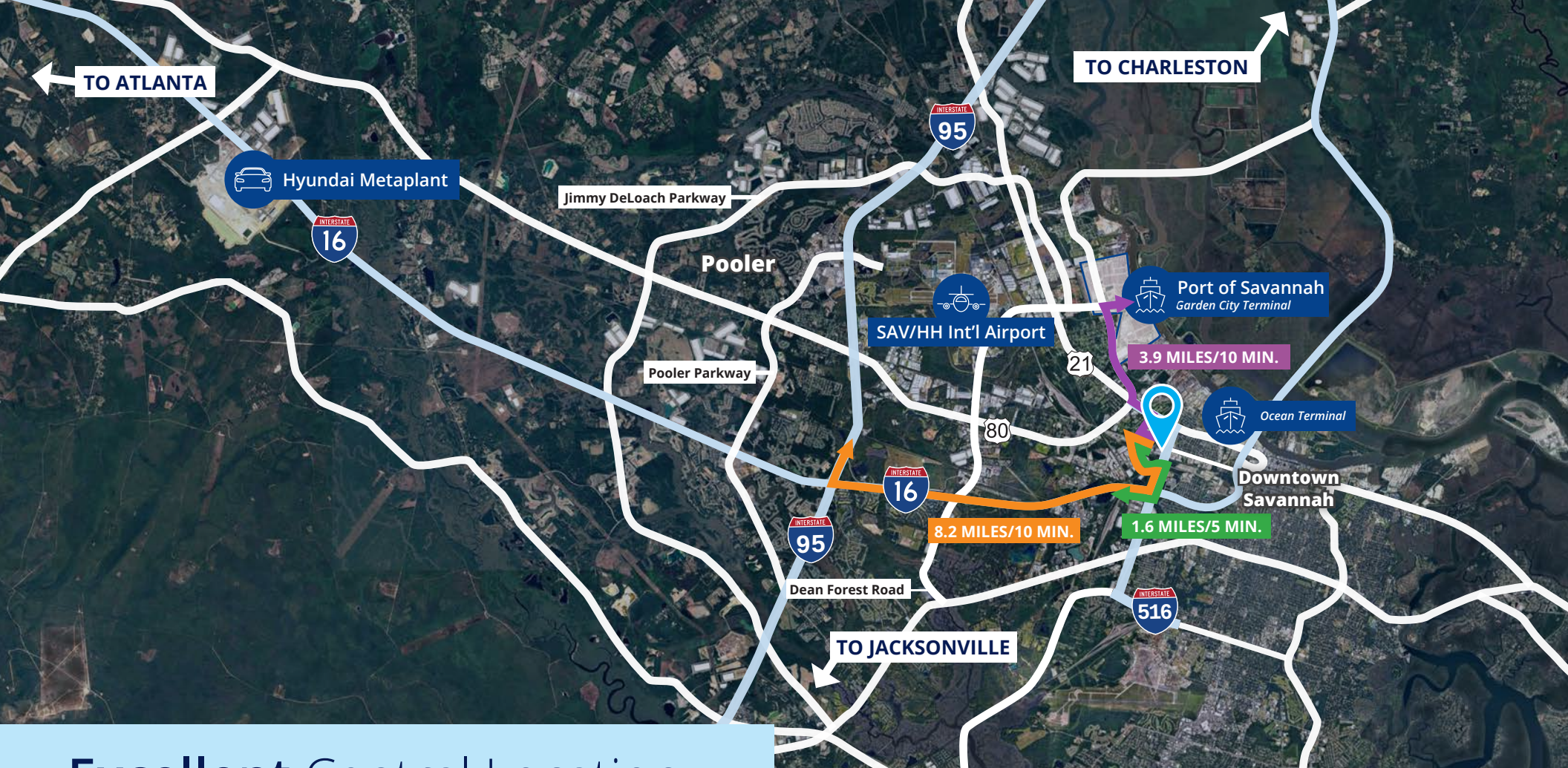
BUILDING 1



BUILDING 1

Survey





Excellent Central Location

	Interstate-16	1.6 Miles	5 Minutes
	Garden City Terminal <i>Gate 4</i>	3.9 Miles	10 Minutes
	Interstate-95	8.2 Miles	10 Minutes

Ocean Terminal	2.0 Miles	5 Minutes
Savannah Int'l Airport	14.2 Miles	18 Minutes
Hyundai Metaplant	25.1 Miles	30 Minutes
Charleston, SC	108 Miles	122 Minutes
Jacksonville, FL	134 Miles	120 Minutes
Atlanta, GA	240 Miles	226 Minutes

Neighboring Industrial Tenants



Jimmy DeLoach Parkway

Pooler

Pooler Parkway

SAV/HH Int'l Airport

Port of Savannah
Garden City Terminal

Ocean Terminal

Downtown Savannah

Dean Forest Road

Logistical Advantage

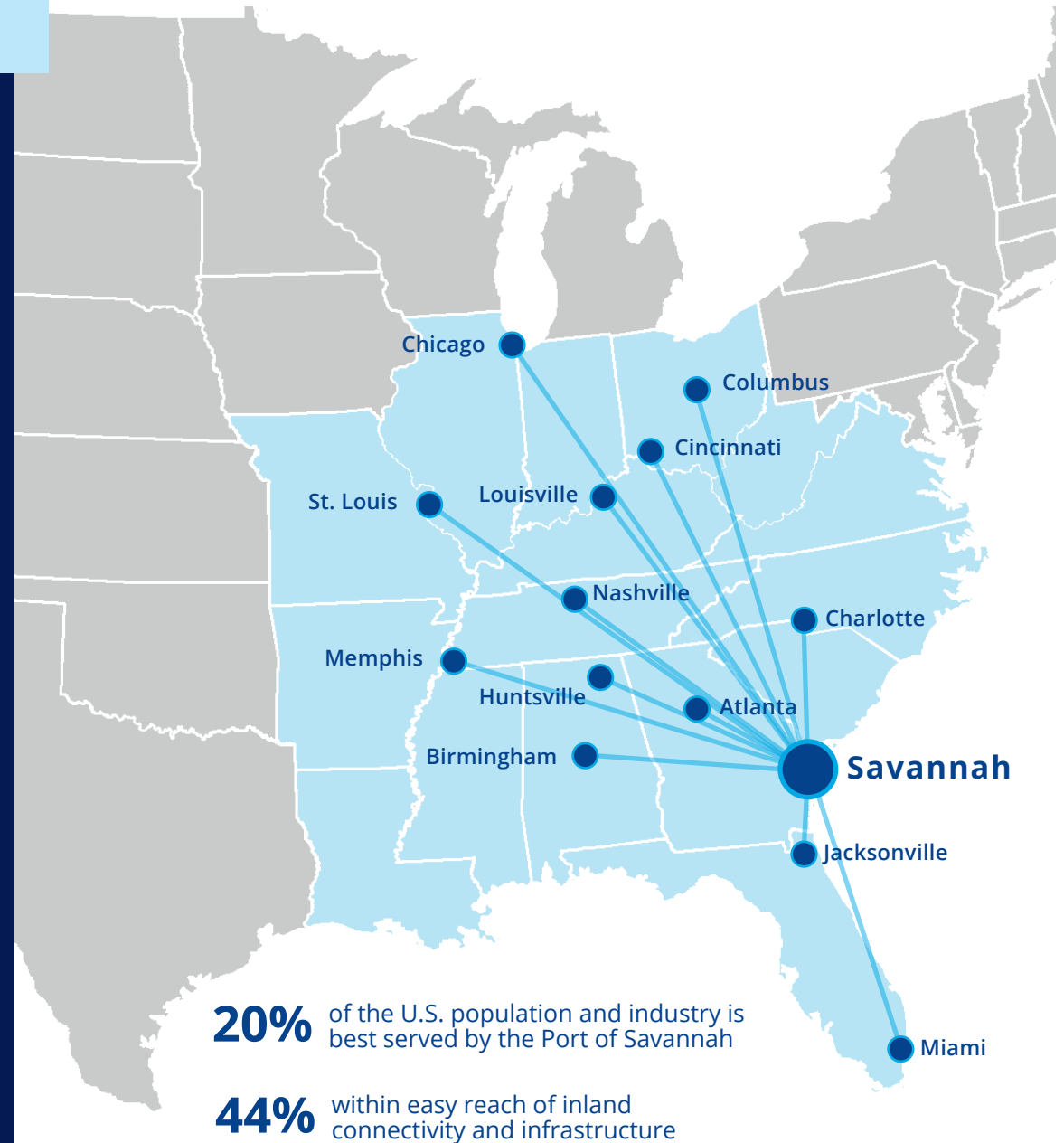
Port of Savannah



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.



Rail-Served Heavy Industrial Warehouses

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