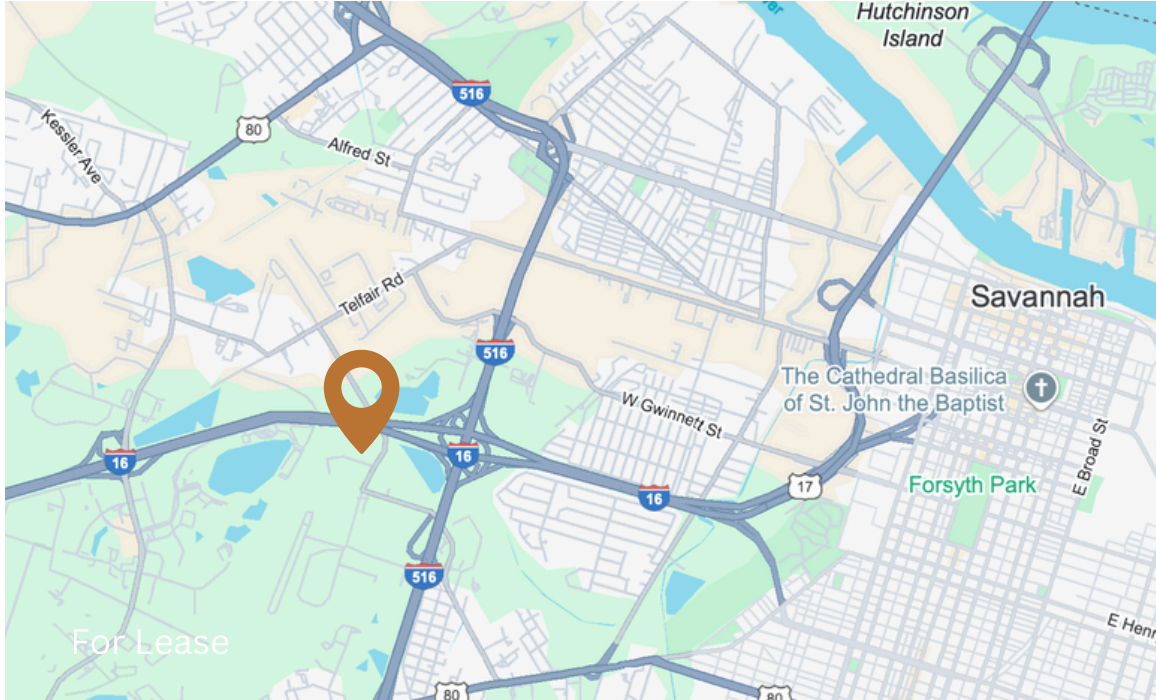


CONTAINER/TRUCK YARD FOR LEASE



OFFERING SUMMARY

2351 TREMONT ROAD



Property Description

Heavy industrial freight yard available for lease in Savannah, GA. 191 total 50x12 container, truck, trailer parking spaces constructed with off-site rain water detention in place. Property is located off I-16 exiting onto Lynes Pkwy providing this strategically placed property easy interstate/highway transit access to Georgia Ports, Atlanta, or SC. Site is lit and fully fenced with barbs, has 2 gated entrances, complete with 6" reinforced gravel and asphalt. Negotiable lease terms available with demising acreage options.

General Information

- 6.69-acres available for lease
- 191 total container/truck/trailer parking spaces
- 50' x 12' TYP
- Zoning: Heavy Industrial
- Use: freight
- Fully fenced/barbed property
- 2, 34' wide double gate entrances
- 6" gavel pavement with compact joints
- Lease Terms: Negotiable
- Container trade increases 8.6% in fiscal year 2025
- Savannah archives third month over half-million TEU's

For more information, please contact:

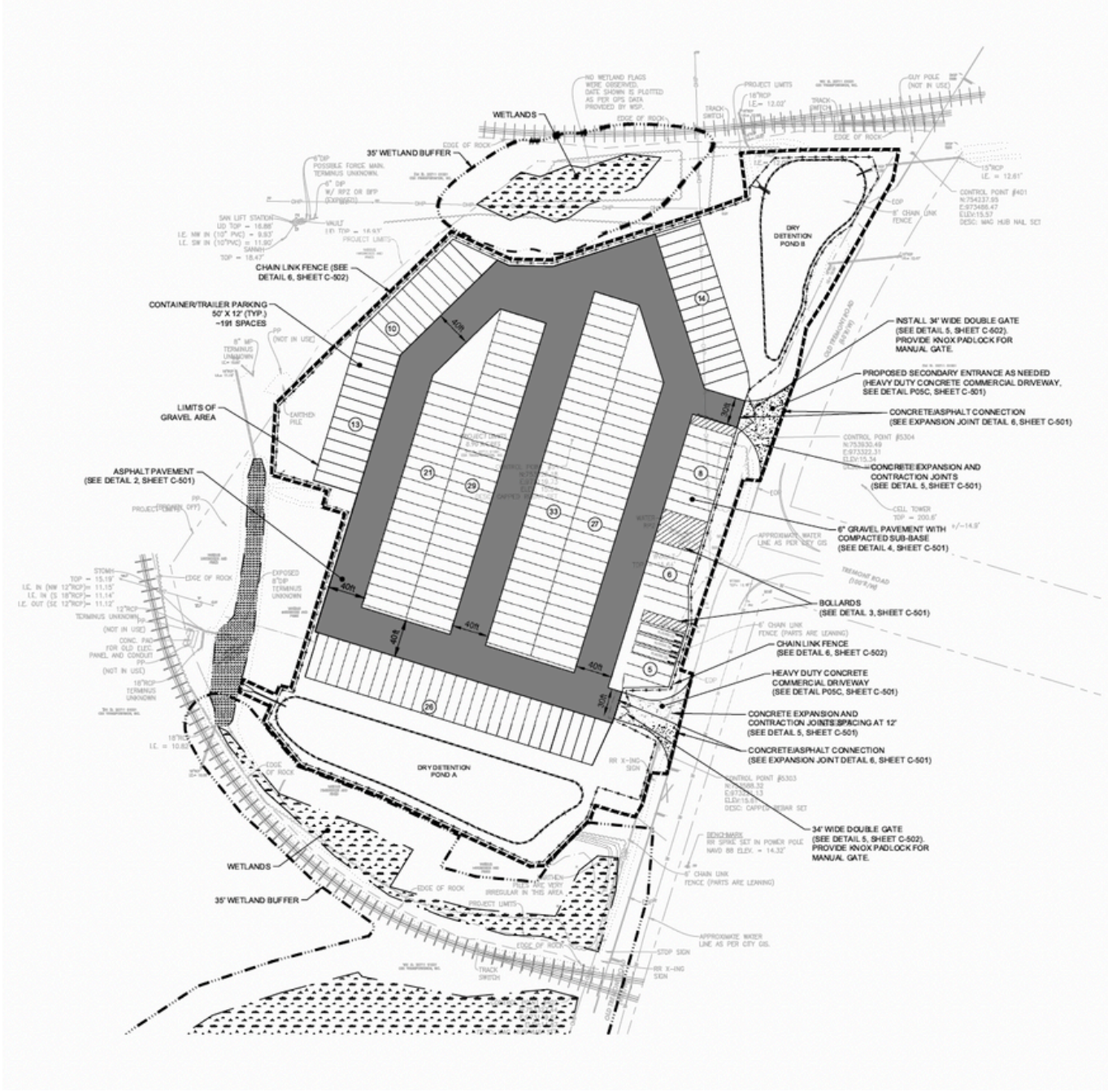


Alex Hansbarger

Commercial Leasing and Sales
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SITE PLAN

2351 TREMONT ROAD



AERIAL OVERVIEW

2351 TREMONT ROAD



 Atlantic Marine Warehouse Company

 DIAMOND CRYSTAL BRANDS

 CSX INTERMODAL

Available For Lease
6.69-Acres

SAVANNAH PORT (Q2, 2025)

2351 TREMONT ROAD



* 7.0 million s.f. attributed to Hyundai's Metaplant
 "W&D" = warehouse and distribution

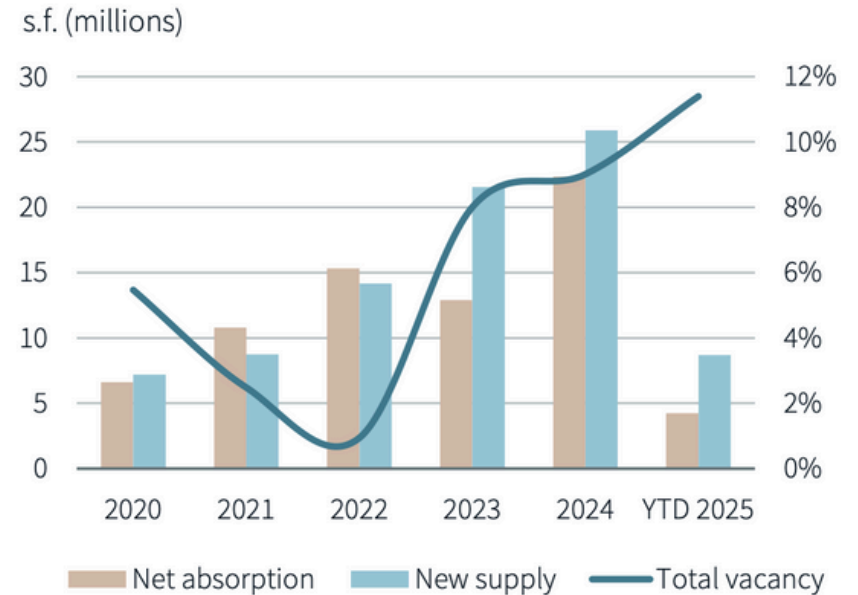
Fundamentals		Forecast
YTD net absorption	4,229,557 s.f.	↑
Under construction (total)	11,592,305 s.f. *	→
Preleased (total)	69.3%	↑
Under construction (W&D)	4,635,168 s.f.	↑
YTD deliveries	8,689,671 s.f.	↑
Total vacancy	11.4%	↓
Total availability	16.4%	↓
Average asking rent	\$6.90 p.s.f.	→
Concessions	Rising	↑

Outlook

Leasing activity remains robust with 6 million s.f. of deals signed year-to-date, averaging 214,000 s.f. per lease. Nearly all deals (95%) represent new leases rather than renewals. The market currently has approximately 25 million s.f. of active tenant requirements, including three requirements exceeding 1 million s.f. each and one 600,000 s.f. deal nearing completion. If these larger deals alone convert, they could reduce market vacancy by over 2.5%, which would correct this quarter's vacancy increase and then some.

The Port of Savannah handled 500,900 TEUs in May 2025 – a 2.2% increase over the previous year and the third consecutive month exceeding the half-million TEU threshold. Along with infrastructure improvements currently underway, including a new \$44.5 million U.S. Customs facility, the Georgia Ports Authority plans to invest \$4.5 billion over the next decade to increase capacity to 9 million TEUs by 2035. This substantial investment promises significant economic benefits for Georgia broadly and the Savannah industrial market specifically, suggesting continued strength in this strategic logistics hub for years to come.

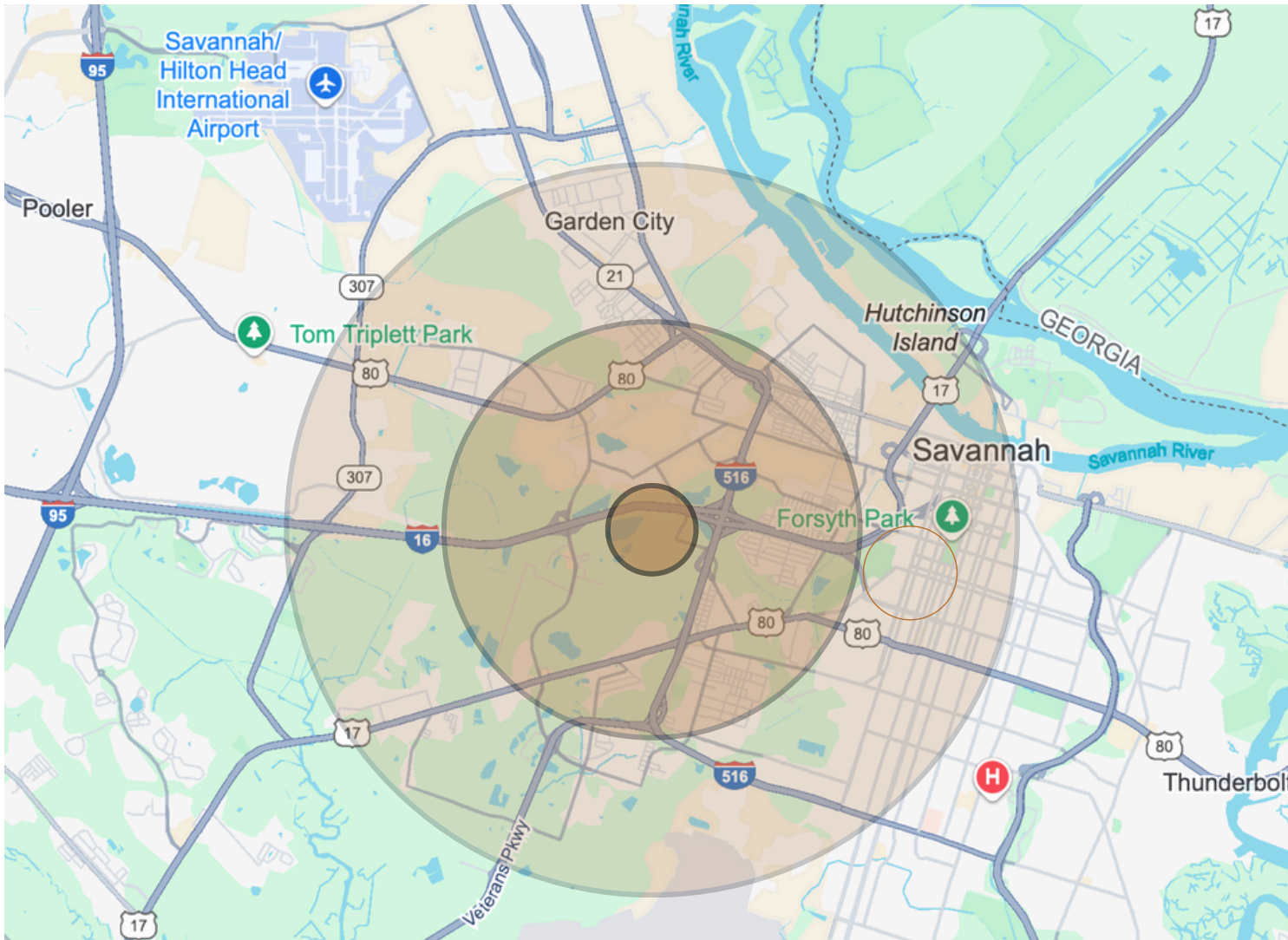
Historical supply and demand trends



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DEMOGRAPHICS

2351 TREMONT ROAD



Population

1 Mile: 2,900

3 Miles: 53,827

5 Miles: 107,077

Households

1 Mile: 676

3 Miles: 20,749

5 Miles: 43,840

Average HH Income

1 Mile: \$47,987

3 Miles: \$60,331

5 Miles: \$69,512

Median Age

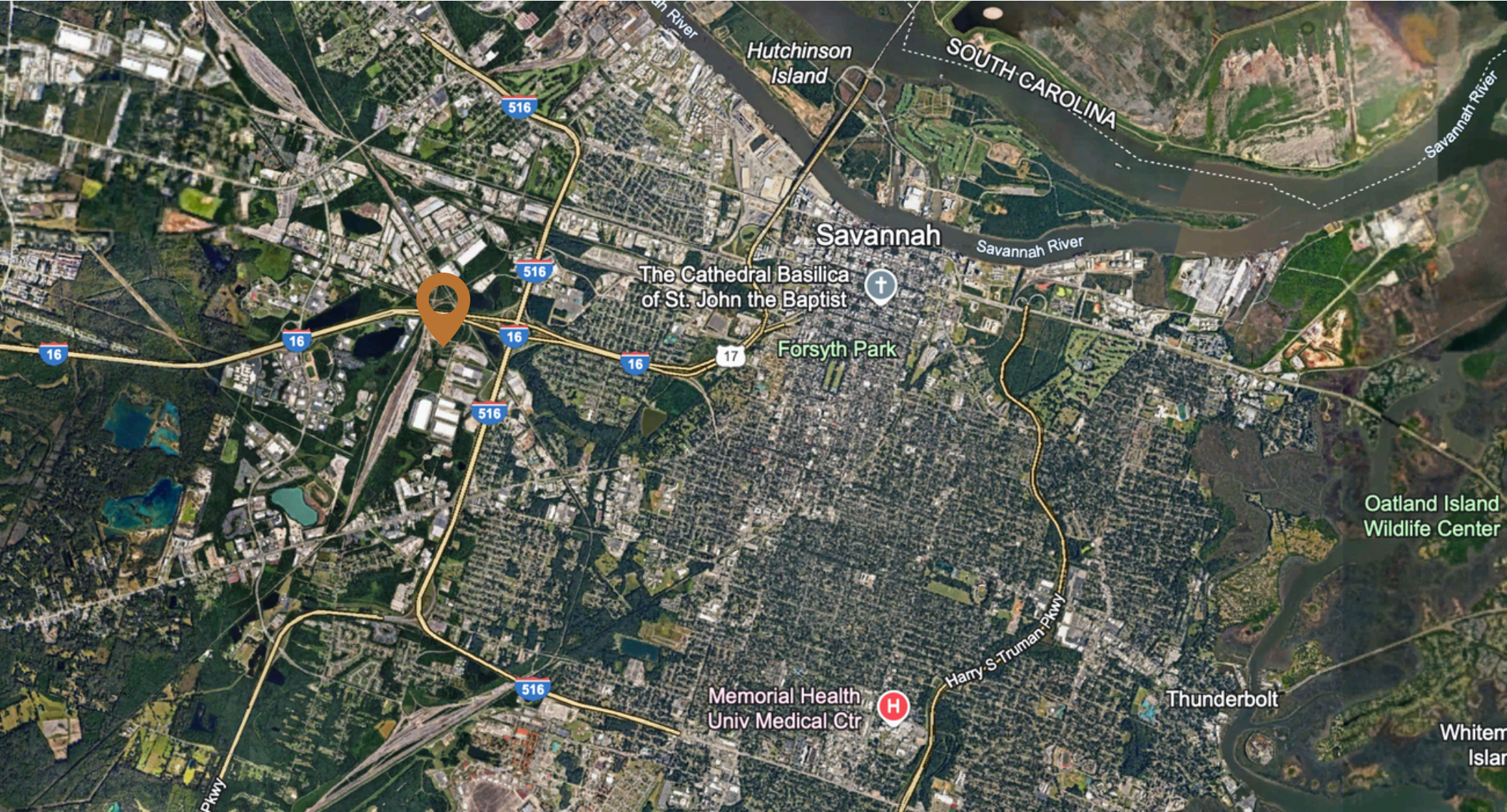
1 Mile: 35.2

3 Miles: 33

5 Miles: 35.4

LOCATION MAP

2351 TREMONT ROAD






About Judge Realty


Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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