

440

TELFAIR RD

IOS AVAILABLE
SAVANNAH, GA 31415

FOR LEASE OR SALE
10,893 SF WAREHOUSE ON 5.13 ACRES AVAILABLE

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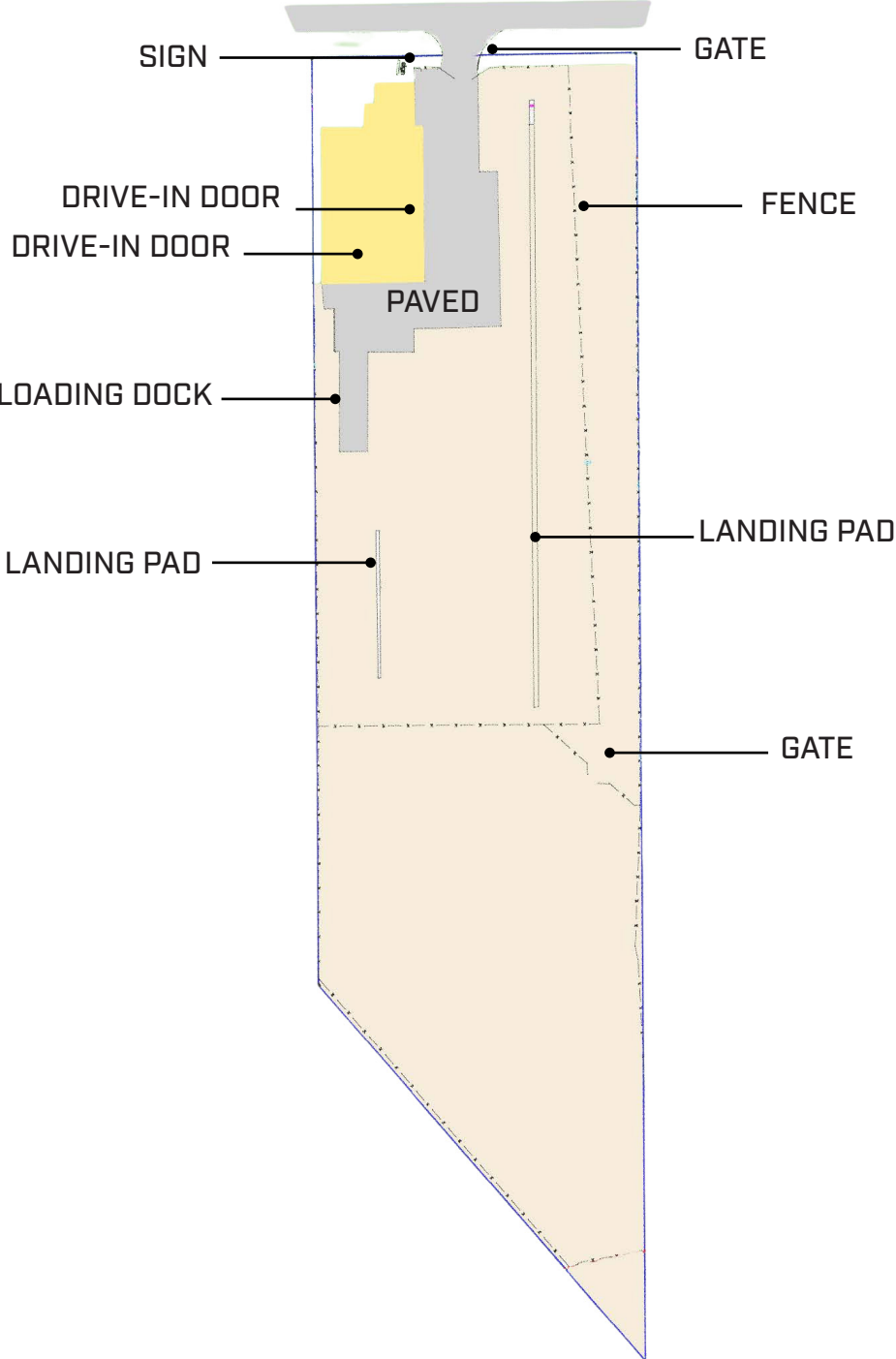
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POTENTIAL USES

- Truck and chassis service, trailer sales and leasing, Equipment Rental and Repair, Mechanical contractors, utility contractors, pipe distributors, building material suppliers, heavy machinery, marine repair, and corporate service supply

ADDRESS:	440 Telfair Rd Garden City, GA 31415
SITE SIZE:	± 5.13 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
POWER:	3 Phase Power
DRIVE IN DOORS:	Two (2) (12' x 16')
ZONING:	Heavy Industrial (I-2)
LOADING:	External Loading Dock and Ramp
SECURITY:	Fully fenced with full exterior lighting and gated access
CONCRETE LANDING PADS:	Yes
STACKING ALLOWED:	Yes

440 TELFAIR RD - UNIT A



UNIT A

SITE SIZE:	2.5 Acres
TOTAL BUILDING SIZE:	±10,893 SF
OFFICE SIZE:	±1,233 SF (Renovated in 2022)
DRIVE IN DOOR:	Two (2) (12 X 16)
DOCK:	Concrete Loading Pad
SURFACE:	Concrete Building with Ribbon Graveled Yard

440 TELFAIR RD - UNIT B



UNIT B

SITE SIZE: ±2.6 Acres

SITE CONDITION: Stabilized, rocked yard

SECURITY: Fully fenced and gated with controlled access

PROPOSED BUILDING

SIZE: 3,000 SF

OFFICE: 500 SF (To-Suit)

LOADING: Two (2) Roll Up Doors

****ALL THE NECESSARY HOOKUPS FOR A MOBILE OFFICE/
TRAILER EXIST AND ARE FUNCTIONAL.***

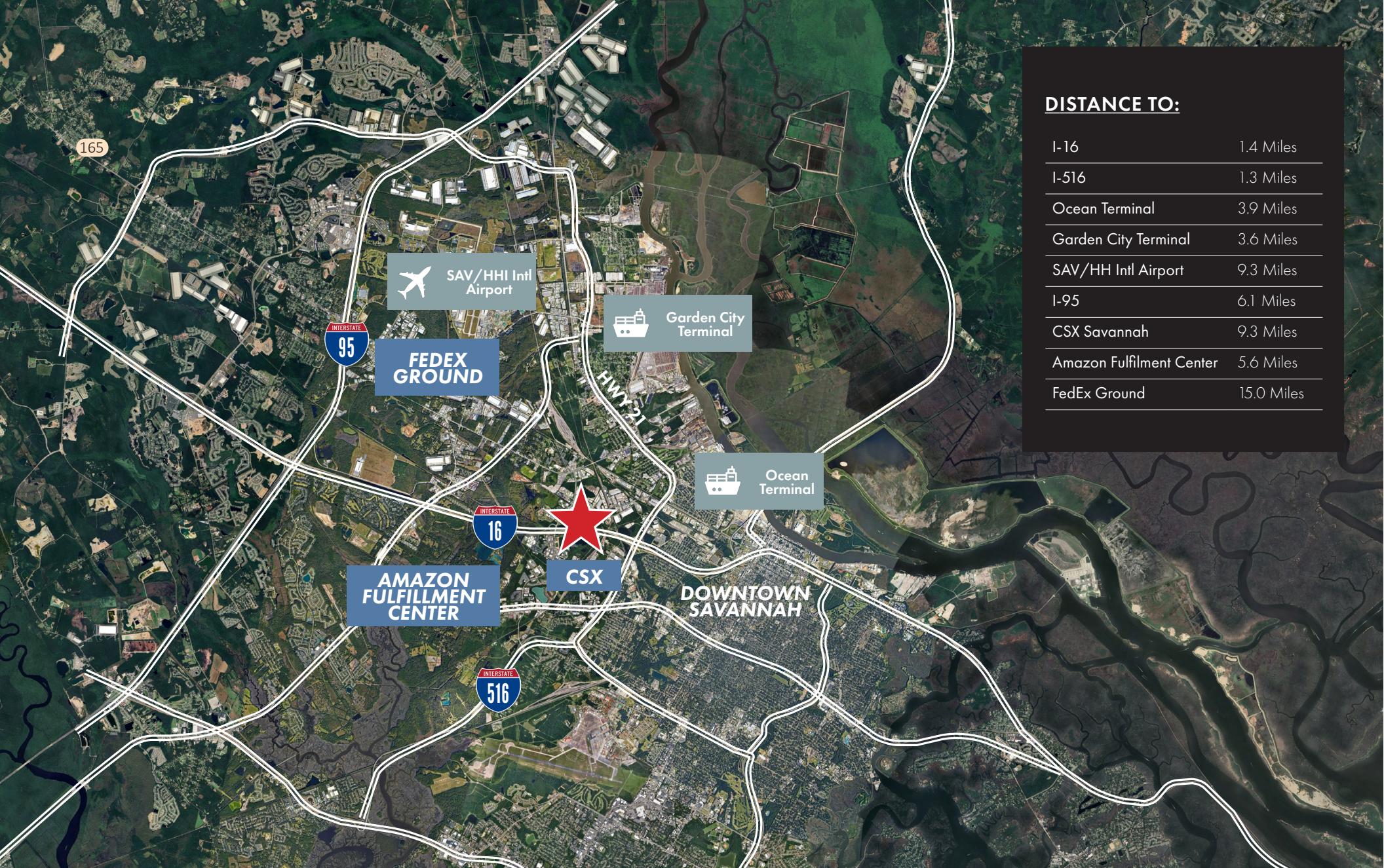


PROPOSED BUILDING TO SUIT

3,000 SF BUILDING WITH 1.5 ACRES



This rendering is for illustrative purposes only and is intended to provide a general representation of the potential appearance of the property. Design, layout, features, and specifications are subject to change without notice. This image may not reflect the final constructed project and should not be relied upon as a definitive representation.



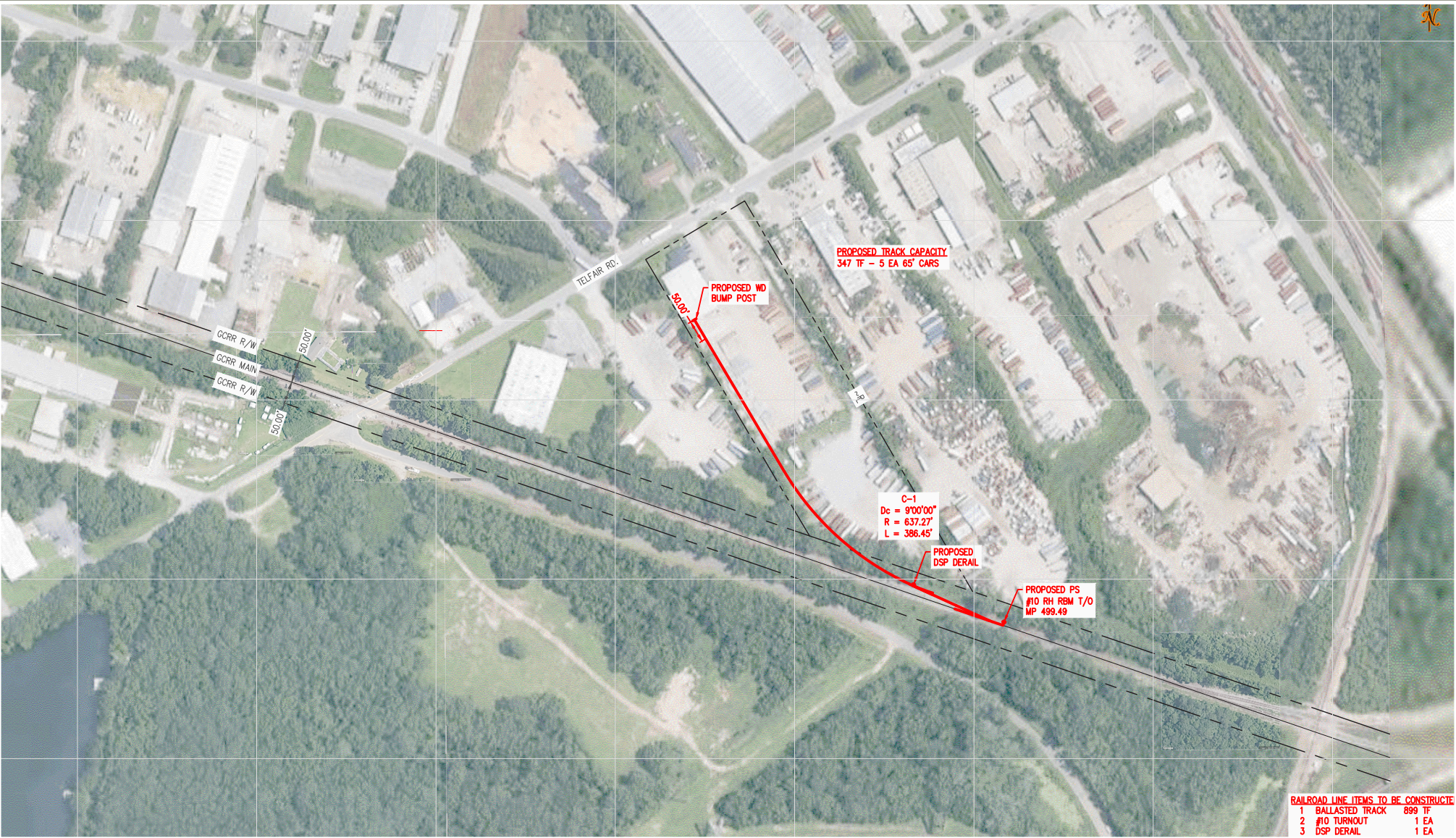
DISTANCE TO:

I-16	1.4 Miles
I-516	1.3 Miles
Ocean Terminal	3.9 Miles
Garden City Terminal	3.6 Miles
SAV/HH Intl Airport	9.3 Miles
I-95	6.1 Miles
CSX Savannah	9.3 Miles
Amazon Fulfillment Center	5.6 Miles
FedEx Ground	15.0 Miles

LOCATION OVERVIEW

Immediate access to Highway and Port Connectivity

CONCEPTUAL RAIL SPUR - PROPOSED



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100 AVAILABLE
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