

FOR LEASE

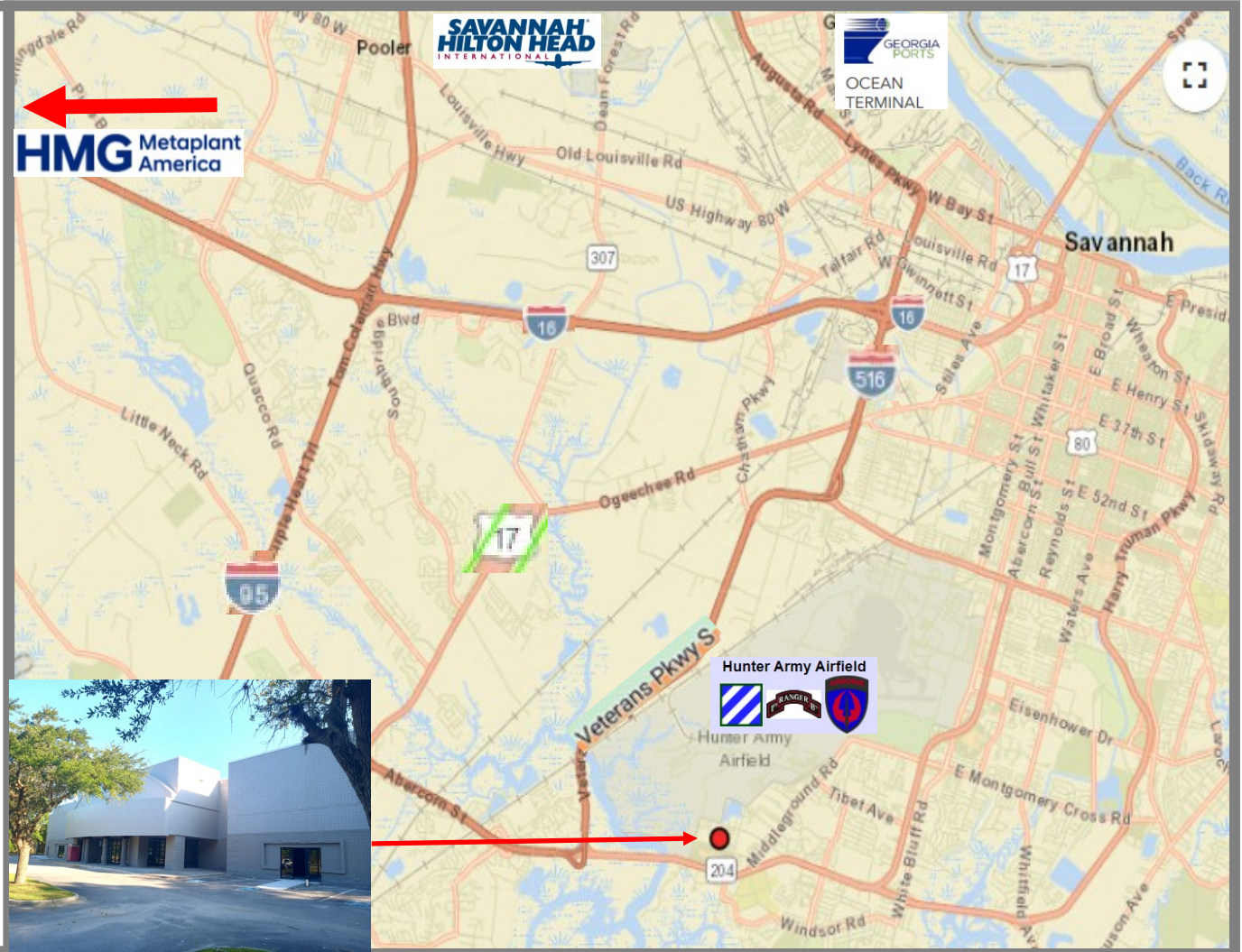
1132 Shawnee Avenue, Savannah, Georgia 31419, Up to 41,603 RSF

Flex Warehouse Space Zoned B-C

Distances:

Enmark Arena	11.4 Miles
Downtown Sav	13.5 Miles
Ocean Terminal	13.6 Miles
Airport	19.0 Miles
Interstate 95	7.0 Miles
Veterans Pkwy	2.0 Miles
Interstate 16/516	10.2 Miles
Hyundai Plant	26.0 Miles

Call: Gary Mankin, **CCIM**,
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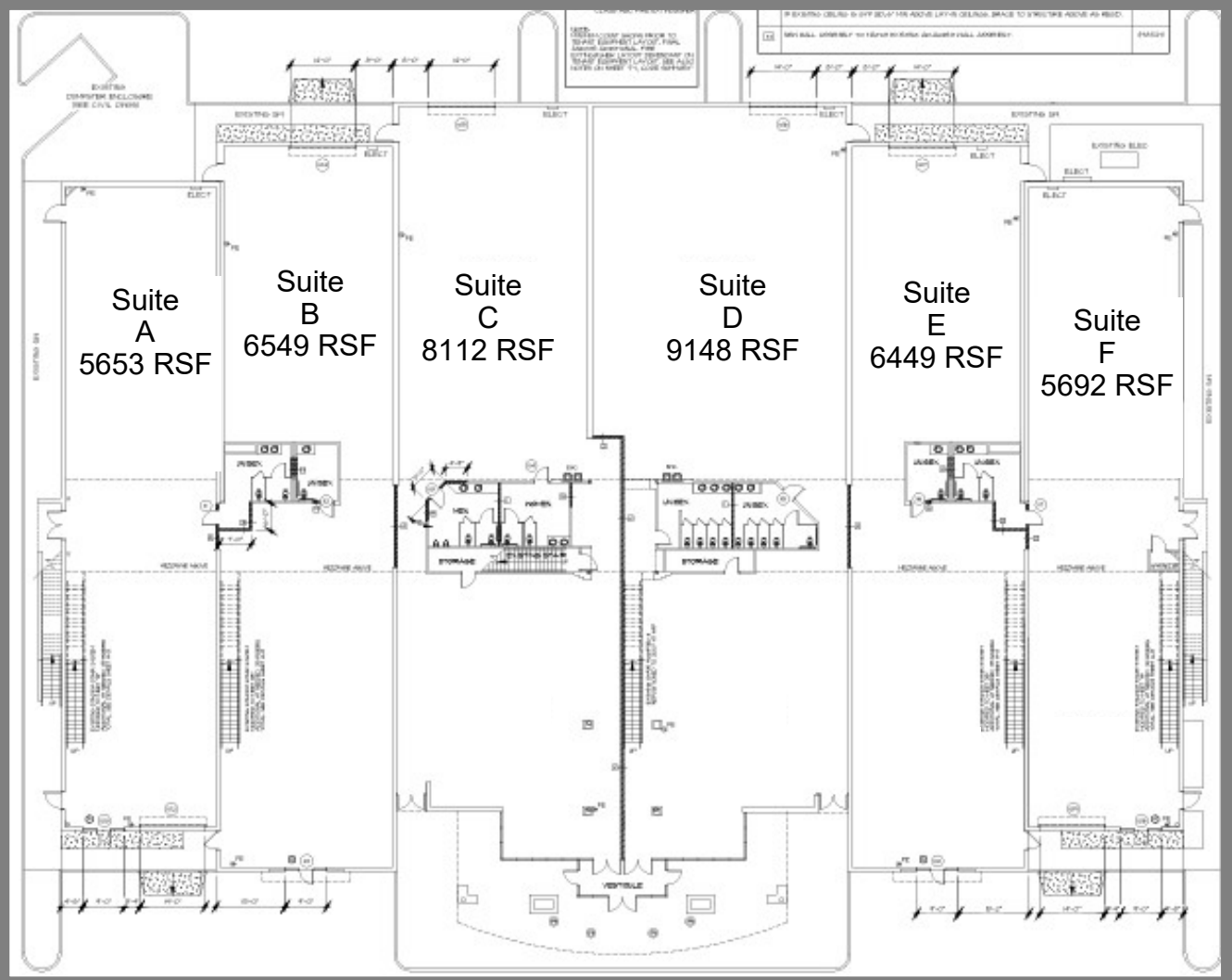
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Flex Warehouse Space Up to 41,603 RSF

Tenant Space	RSF Total	RENT (NNN) \$17.00
Suite A	5653	\$8,008.42
Suite B	6549	\$9,277.75
Suite C	8112	\$11,492.00
Suite D	9148	\$12,959.67
Suite E	6449	\$9,136.08
Suite F	5692	\$8,063.67

Estimated NNN Charges: \$3.25 RSF; All Suites have an OH Door (14'x14') & Office Space on the Mezzanine Level (660 RSF to 808RSF). Clear Height Approx. 28'; Fire Sprinkler System Present; Optional HVAC for Warehouse;

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