



FRONT ELEVATION



Coming Spring 2027 –
New Construction
Small Bay Flex
Retail/Office Space
Bloomington, GA

For Lease

1109 E Highway 80
Bloomington, GA 31302

Call Ryan Kerby for Leasing Information 912-667-4352

LIST PRICE: CALL FOR PRICING

PROPERTY SIZE: ± 24,187 SF
BUILD-TO-SUIT
SMALL BAY FLEX SPACE

PIN# 80010-01005

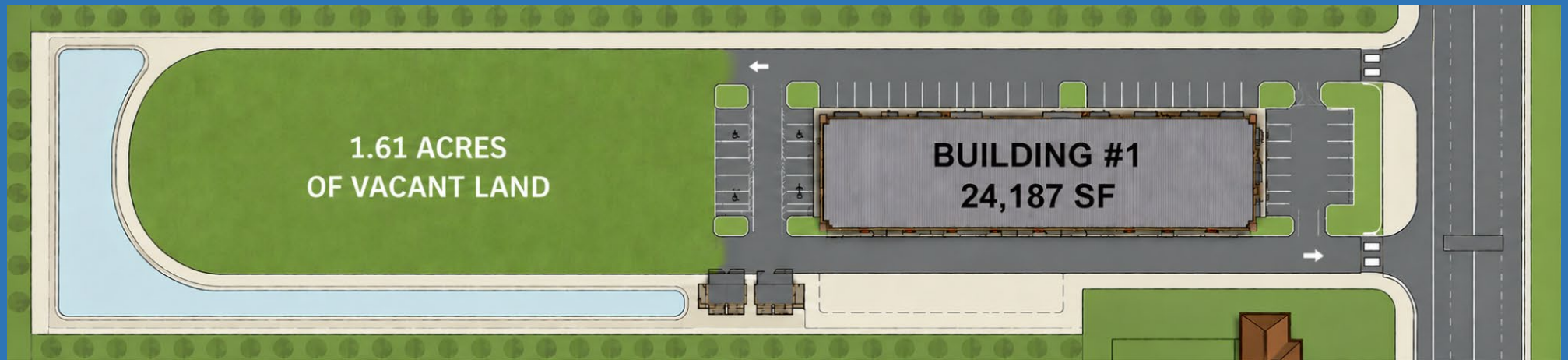
ZONING: C-1 COMMERCIAL

LOCATION: ACCESS TO MAJOR
TRANSPORTATION
ROUTES, HWY80, I-95,
I-16 & JIMMY DELOACH



PROPERTY & LOCATION OVERVIEW

A premier new Class A flex office/retail development is coming in Spring of 2027, featuring $\pm 24,187$ SF of build-to-suit small bay flex space in a high-visibility location on US HWY 80 in Bloomingdale, Georgia. This phased project will offer flex units in various sizes from the smallest of 2,420 SF up to 24,187 SF, tailored to meet diverse business needs. Strategically located between Pooler Parkway and Jimmy Deloach Parkway, the site provides excellent exposure and convenient access to major transportation routes, including I-95 and I-16.



Highlights:

- ±24,187 SF of Class A build-to-suit small bay flex space
- Free spanning pre-fab metal building
- 18' ceiling clearance
- Flexible bay sizes
- Roll-up doors in rear of building
- Ability to customize office buildout
- Mixture of brick and other architectural elements for enhanced aesthetics
- Ideal for professional office space, retail, tradesmen and showrooms
- 1.61 Acres of Vacant Land

Capitalize on this ideal location to serve the greater Savannah area – reserve your space now for Spring 2027 occupancy.



AREA INFORMATION

ABOUT SAVANNAH

Savannah is one of the fastest-growing cities in the country, with thriving logistics, tourism, and manufacturing industries. The bustling community has a substantial population of over 339,000 people and a strong workforce of over 463,000 within a sixty-mile radius. Within 300 miles of Savannah are 11 major metro areas, eight major international airports, five major ports, and 34.6 million residents. Our nationally top-ranked highway systems of Interstate 95 and Interstate 16 put you in immediate reach of it all.

