



KEY FACTS



1.54 ACRES



±38,000 SF

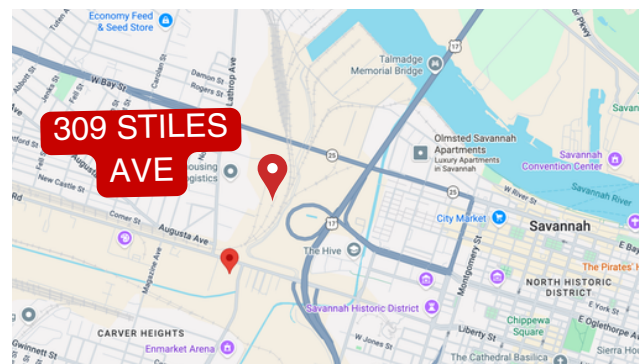


FENCED
TRUCK COURT



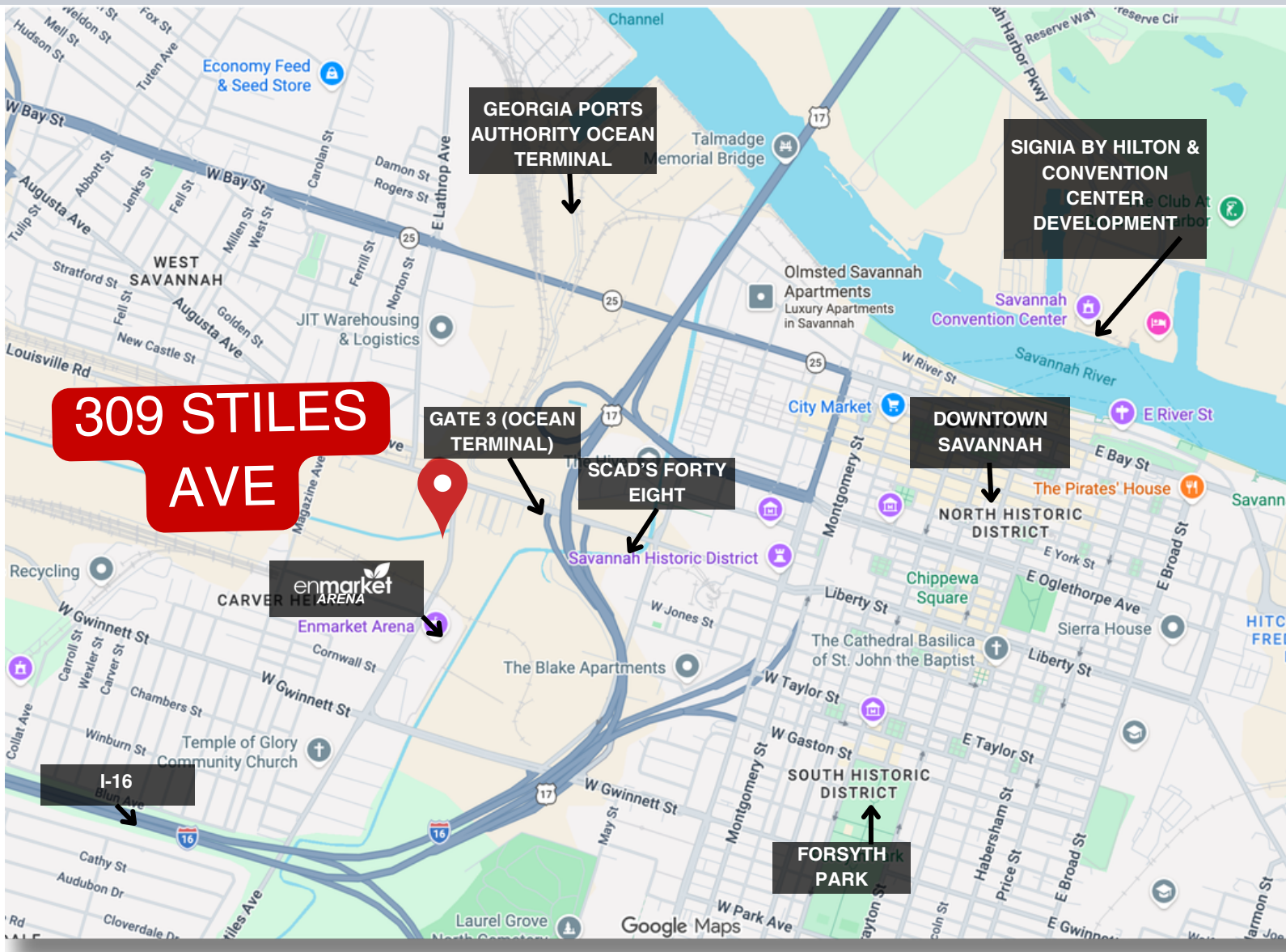
ZONING: I-L

Nearby users and developments include Georgia Ports-related industrial operations, warehouse and flex properties along Stiles Avenue and Louisville Road, and the growing entertainment and mixed-use activity surrounding the arena district, positioning 309 Stiles as a highly visible and accessible asset in one of Savannah's most active growth corridors.



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ON THE MAP



PROPERTY HIGHLIGHTS

- Strategically located just 18 minutes from Savannah/Hilton Head International Airport and minutes from the Port of Savannah, offering exceptional regional and international connectivity for industrial, logistics, and commercial users.
- Positioned in Savannah's rapidly developing Canal District near Enmarket Arena, the property benefits from increasing traffic flow, surrounding redevelopment activity, and strong long-term growth fundamentals.
- Convenient access to Interstate 16, US Highway 17, Louisville Road, and downtown Savannah provides excellent accessibility for distribution, service, flex, or redevelopment opportunities.

OVERVIEW



PROPERTY HIGHLIGHTS



INQUIRE



1.54 ACRES



FENCED
TRUCK COURT



±38,000 SF



ZONING: I-L



19 MIN TO AIRPORT



4 MIN TO GEORGIA
PORTS AUTHORITY



TOTAL POPULATION:
118,000

MORE INFORMATION

Positioned in Savannah's rapidly evolving Canal District, 309 Stiles Avenue offers a strategic industrial and redevelopment opportunity just minutes from the Port of Savannah and approximately 18 minutes from Savannah/Hilton Head International Airport, providing exceptional connectivity for logistics, distribution, hospitality, and commercial users.

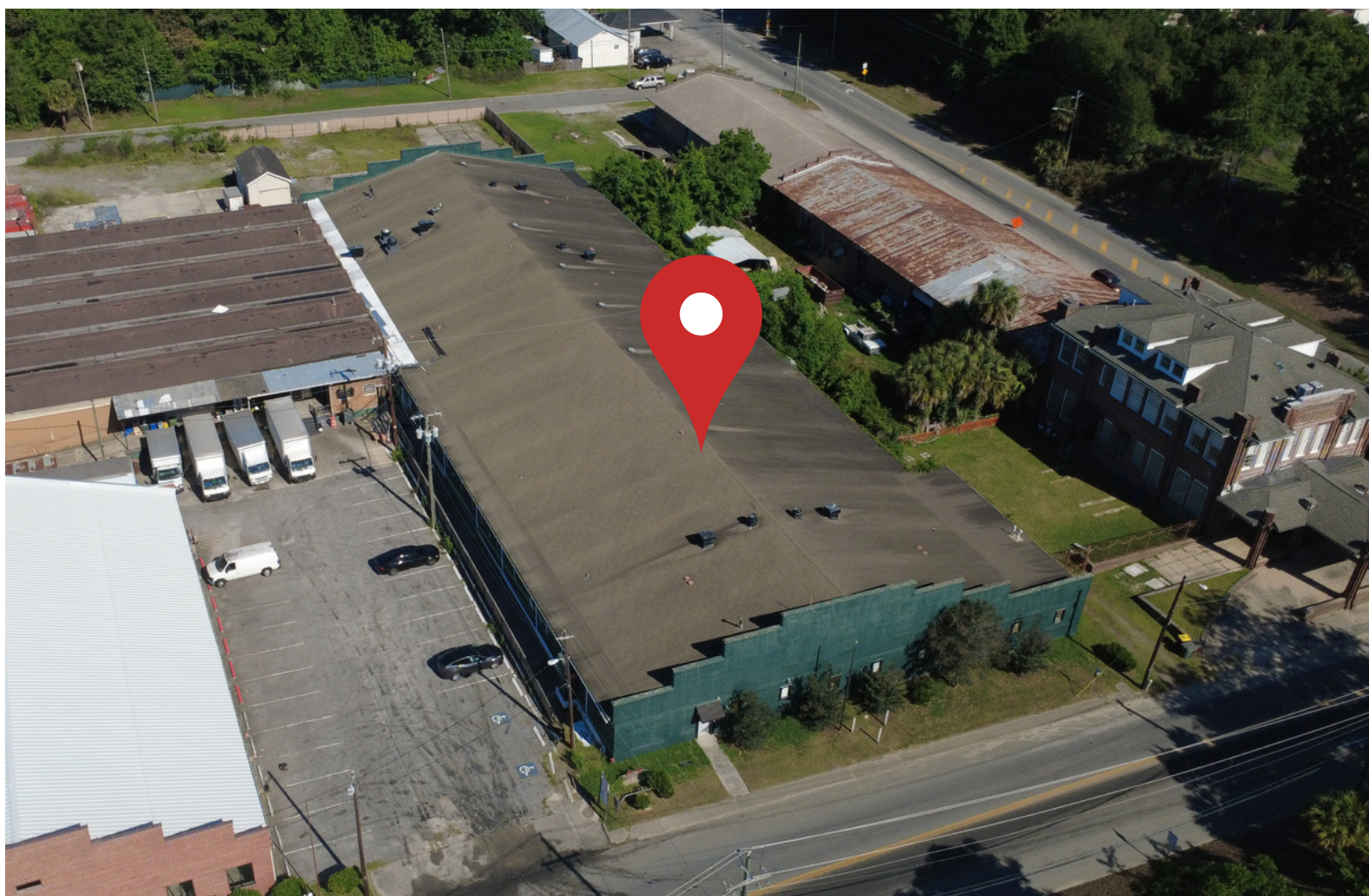
The property benefits from immediate access to major transportation corridors including Louisville Road, US Highway 17/Ogeechee Road, and Interstate 16, all serving substantial daily commuter and truck traffic tied to port operations and downtown Savannah activity. Located less than half a mile from Enmarket Arena and just minutes from Savannah's Historic District, the site is surrounded by ongoing public and private investment, increasing traffic flow, and expanding commercial demand.

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THE PROPERTY



THE PROPERTY



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SEABOLT
REAL ESTATE



VANTOSH
COMMERCIAL GROUP



Visitor
Spending
\$4
Billion

over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.

2025 TOP RANKINGS

#4 BEST
U.S. CITY

Travel & Leisure

#2 The South's
Best Cities

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