



For Lease

Lease Rate:

\$6.75/SF
Triple Net

Contact Us:

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Strategically Positioned Savannah Manufacturing/Warehouse Space

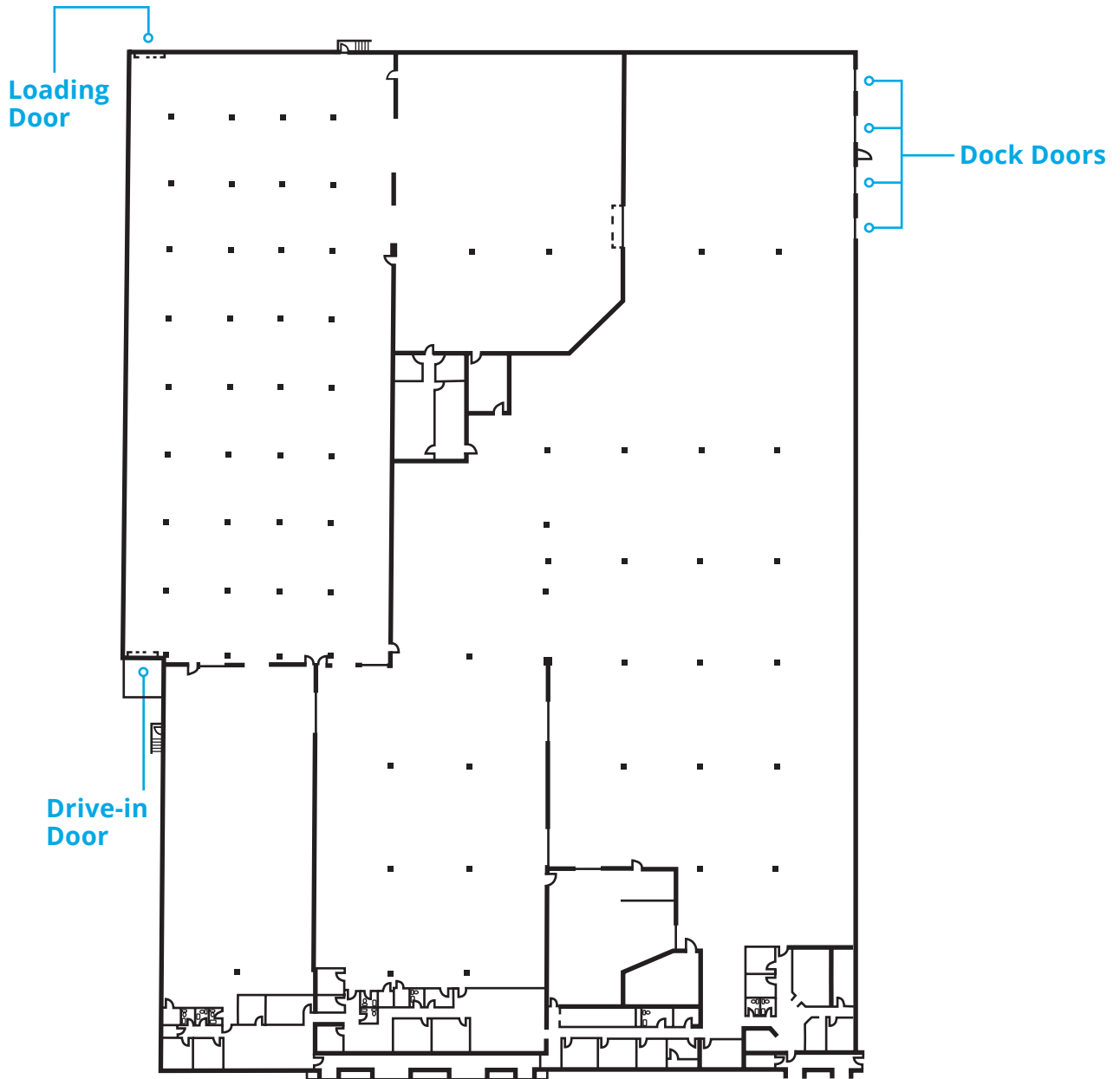
 101 Coleman Boulevard | Savannah, GA 31408

Property Highlights:

- ±111,600 SF fully conditioned (cooled) manufacturing/warehouse space
- ±11,400 SF fully renovated office
- 3-phase power, fluorescent lighting & compressed air system
- 18'-24' ceiling height
- 4 dock high doors, 1 loading door & 1 drive-in door
- Conveniently located with immediate access to major roadways
- 1 mile from Interstate 95, 5.5 miles from Savannah/Hilton Head International Airport & 7.5 miles from the Georgia Ports Authority's main gate
- Available Now

Accelerating success.

Floor Plan



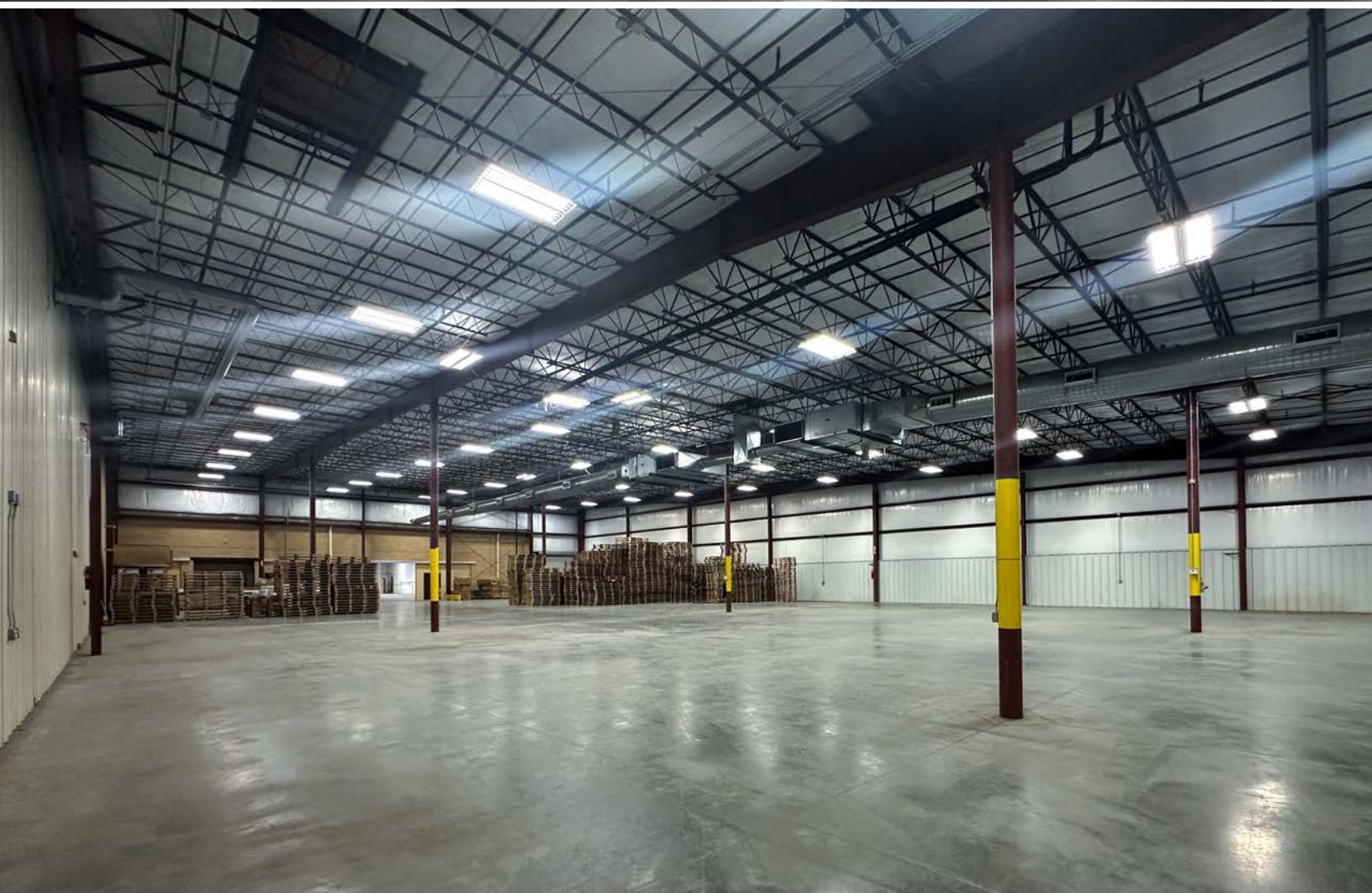
*Not to Scale

Space Configuration

The suite is currently configured with internal demising walls with sections connected to each other by internal roll-up doors. This configuration is the result of the building expansions over the years for a previous tenant. The expansions were designed so that internal demising walls could be removed to open up the space. It is also possible to add additional dock doors next to the existing dock doors.



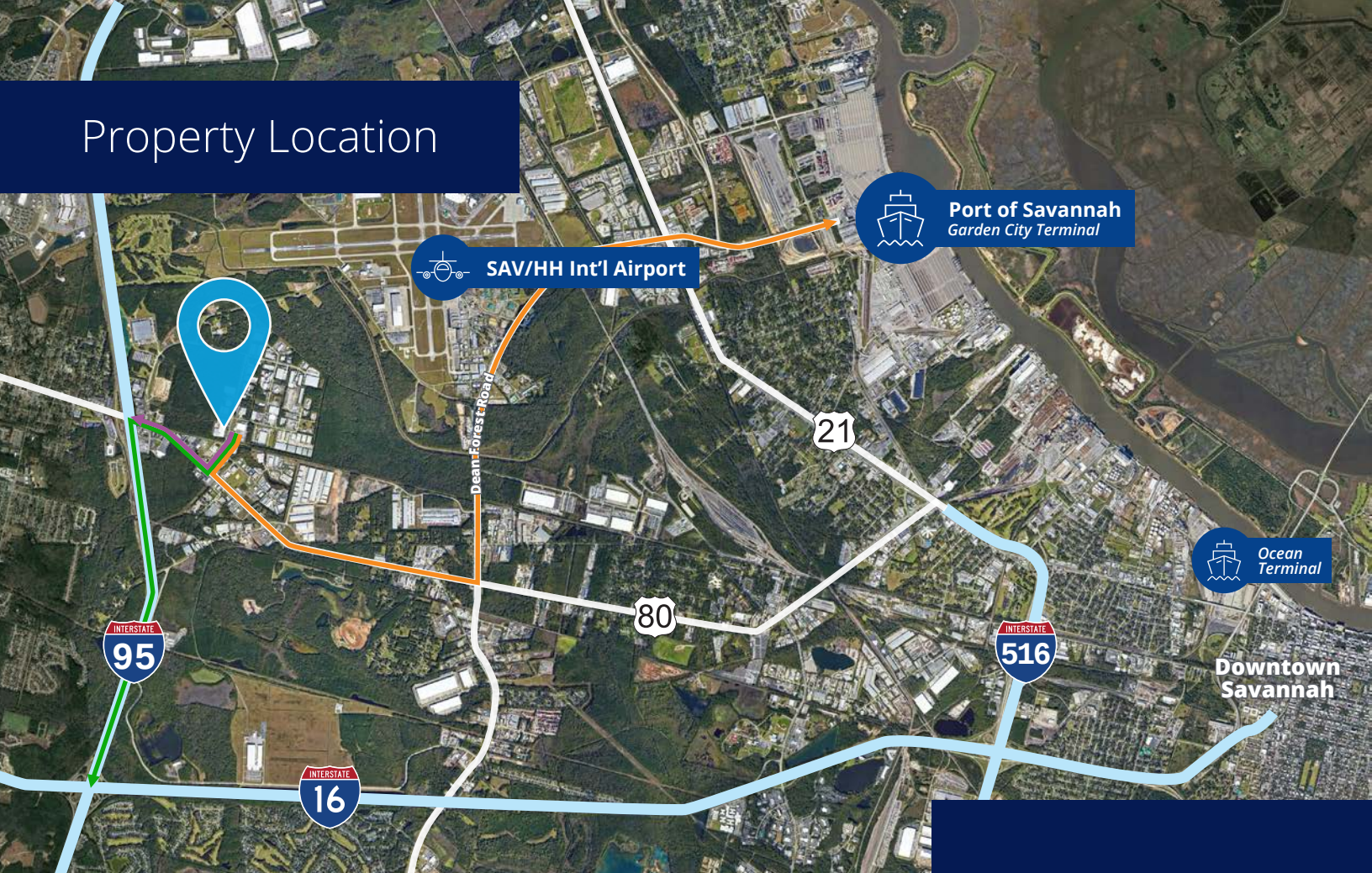
Interior Images



Neighboring Tenants



Property Location



Driving Distances to Key Locations

Highway 80	0.3 Miles	2 Minutes
Interstate 95	1.0 Miles	3 Minutes
Interstate 16	3.6 Miles	7 Minutes
SAV/HH Int'l Airport	5.5 Miles	9 Minutes
Port of Savannah	7.5 Miles	14 Minutes
Downtown Savannah	10.4 Miles	18 Minutes

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