



OFFERING MEMORANDUM

42 & 44 Ross Road

±83,007 SF Industrial Manufacturing & Warehouse Portfolio

Savannah, Georgia | ±3.2 Acres | I-L Zoning

\$10,900,000

Exclusively Marketed by The Commercial Group | Kim Lyle | 912.484.1330

THE OPPORTUNITY

Executive Summary

The Commercial Group is pleased to present a rare opportunity to acquire a two-building industrial manufacturing and warehouse portfolio strategically positioned within Savannah's established manufacturing and logistics corridor. Located just minutes from the world-renowned Port of Savannah — the largest single-terminal container facility in North America — with immediate access to U.S. Highway 17, Interstate 16, and Interstate 95, this offering delivers exceptional connectivity for manufacturing, warehousing, distribution, and port-related operations.

Anchoring the portfolio is an ±83,007 SF industrial manufacturing and warehouse facility at 42 & 44 Ross Road, situated on approximately 3.2 acres and zoned I-L (Light Industrial). One of Savannah's long-standing manufacturing facilities, the property offers a functional two-building layout with HVAC-conditioned warehouse space and 15-foot ceiling heights — ideally suited for owner-users, logistics operators, third-party providers, or value-add investors seeking scale in one of the nation's fastest-growing industrial markets.

TOTAL BUILDING AREA	SITE AREA	ZONING	ASKING PRICE
83,007 SF	3.2 AC	I-L	\$10.9M

WHY THIS OFFERING

Investment Highlights

Institutional Scale in a Constrained Market

±83,007 SF of industrial product on approximately 3.2 acres — a rare scale-play within Savannah's established manufacturing corridor, where large contiguous industrial assets rarely trade.

Port-Proximate Location

Minutes from the Port of Savannah — the largest single-terminal container facility in North America — with direct access to U.S. Highway 17, Interstate 16, and Interstate 95. Ideal for port-driven manufacturing, third-party logistics, distribution, and warehousing users.

Functional Two-Building Layout

42 Ross Road and 44 Ross Road together deliver flexible manufacturing and warehouse space, multiple loading positions, HVAC-conditioned warehouse area, and 15-foot ceiling heights — well suited for owner-users seeking configurable production and storage footprint.

Delivered Vacant

The portfolio is offered vacant, providing full flexibility for an owner-user to occupy on day one or for an investor to reposition, lease-up, or redevelop within Savannah's fastest-growing industrial submarket.

Value-Add & Repositioning Potential

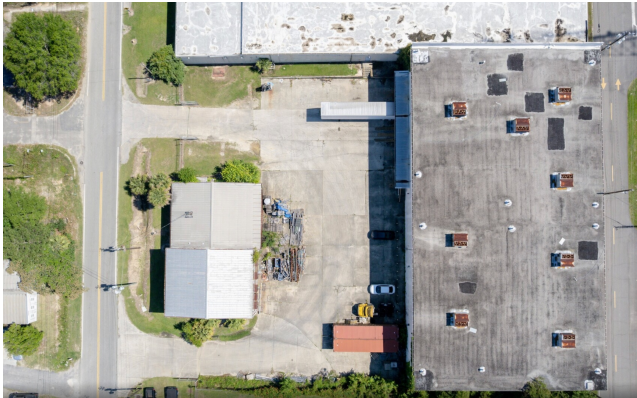
I-L zoning supports a broad range of industrial uses, and the deep site provides expansion, outdoor storage, and yard-utilization opportunities for logistics and equipment operators.

Savannah Industrial Market Momentum

The Savannah MSA continues to rank among the top U.S. industrial markets for absorption, rent growth, and container throughput, driven by sustained port volume and manufacturing investment across coastal Georgia.

PROPERTY DETAILS

Property Overview



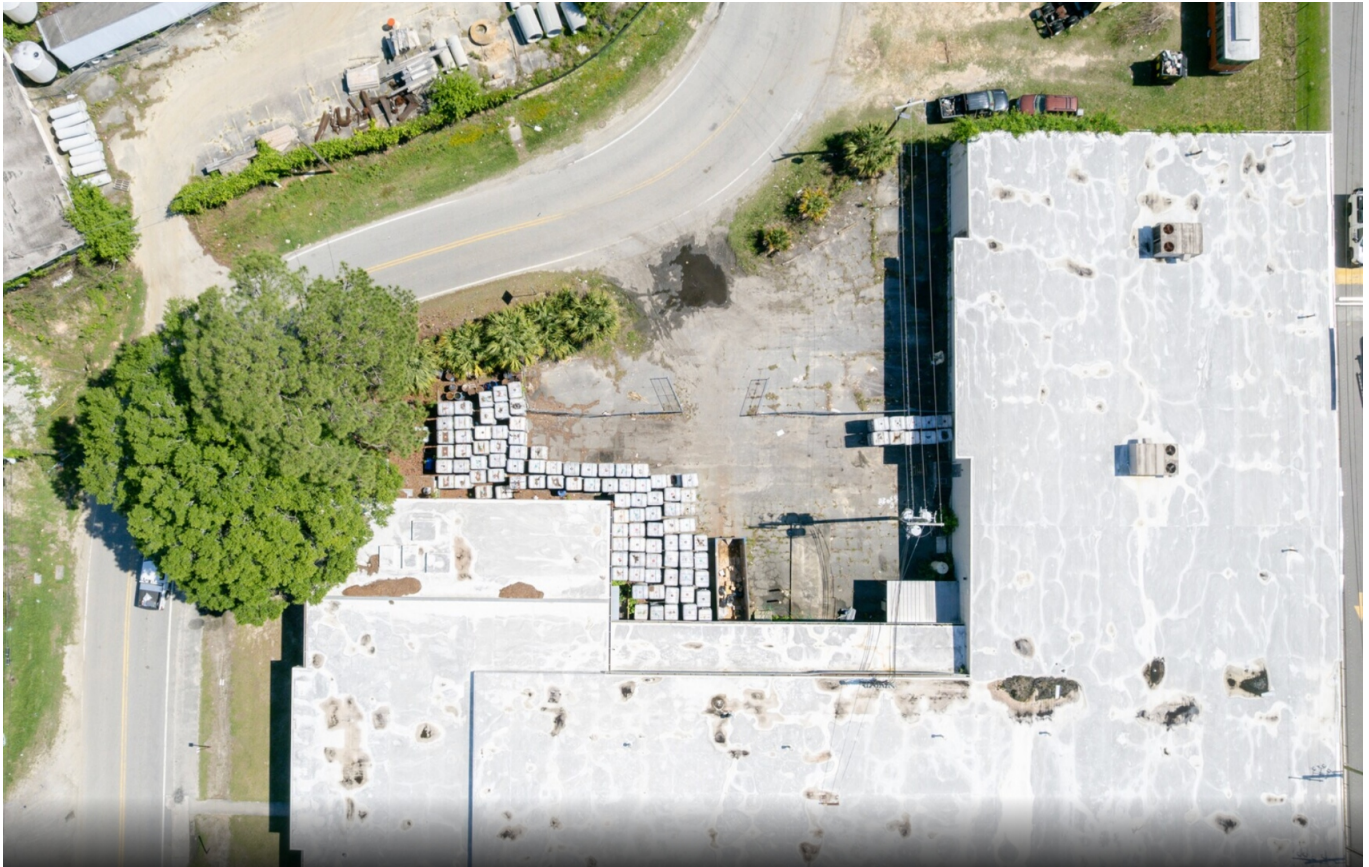
ADDRESS	42 & 44 Ross Road, Savannah, GA 31405
BUILDINGS	Two industrial buildings
TOTAL AREA	±83,007 SF
SITE AREA	±3.2 Acres
ZONING	I-L (Light Industrial)
CEILING HEIGHTS	15' clear
HVAC	Conditioned warehouse space
LOADING	Multiple dock-high positions
DELIVERY	100% vacant at close
ASKING PRICE	\$10,900,000

Site & Building Description

The offering comprises two adjoining industrial buildings totaling approximately 83,007 square feet on approximately 3.2 acres. The primary facility is a long-standing Savannah manufacturing plant offering conditioned warehouse and production area, private office component, and multiple loading positions supporting truck and trailer access. A secondary metal-clad warehouse structure adds flexible storage and staging capacity. The consolidated site provides gated yard, fenced perimeter, and heavy concrete drives — supporting trailer parking, container storage, and industrial equipment operations.

SITE & AERIAL VIEWS

Property Imagery



Aerial view — ±83,007 SF industrial footprint on ±3.2 acres, Ross Road corridor.



BUILDING PHOTOGRAPHY

Exteriors, Yard & Loading



Front office entry — 42 Ross Road



Side elevation and street frontage



Dock-high loading area with drop-trailer position



Loading bays — 42 Ross Road

BUILDING PHOTOGRAPHY

Yard, Storage & Second Building



44 Ross Road — metal-clad warehouse building



Interior yard between buildings with dock access



Rear yard — outdoor storage and container capacity



Overhead view — building configuration and yard

LOCATION & MARKET

Savannah Industrial Corridor

42 & 44 Ross Road are positioned within Savannah's established Ross Road industrial and commercial corridor — an area anchored by manufacturing, distribution, and port-service tenants. The property benefits from direct connectivity to U.S. Highway 17, Interstate 16, and Interstate 95, providing seamless access to the Port of Savannah's Garden City and Ocean Terminals, the Savannah/Hilton Head International Airport, and the broader Southeast logistics network.

The Port of Savannah is the largest single-terminal container facility in North America and has consistently ranked among the fastest-growing U.S. container ports. Sustained investment in port expansion, on-terminal rail, and inland container capacity has driven exceptional demand for industrial product across the Savannah MSA — where vacancy remains structurally tight in port-proximate submarkets like Ross Road.

PORT OF SAVANNAH Minutes to Garden City Terminal	INTERSTATE ACCESS U.S. 17, I-16, I-95	AIRPORT Savannah/Hilton Head Intl.
SUBMARKET Established industrial corridor	RAIL Regional rail service to Southeast	LABOR Deep coastal-Georgia industrial base

EXCLUSIVELY MARKETING BY

Contact



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For additional information, tours, or offer submission, please contact Kim Lyle directly.

Confidentiality & Disclaimer

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