



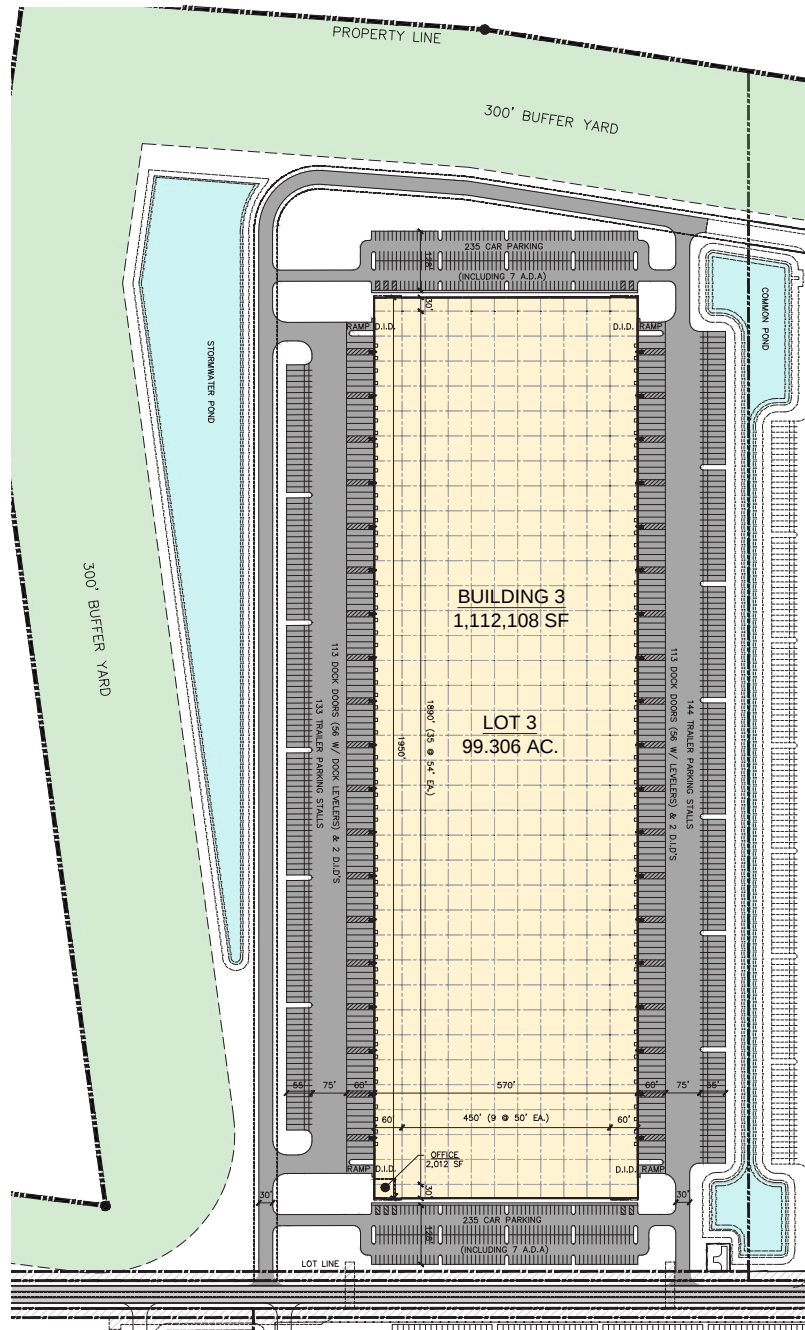
Old Augusta Commerce Center Building 3

1301 Logistics Parkway, Savannah, GA
EFFINGHAM COUNTY

350,000 - 1,112,108 SF AVAILABLE

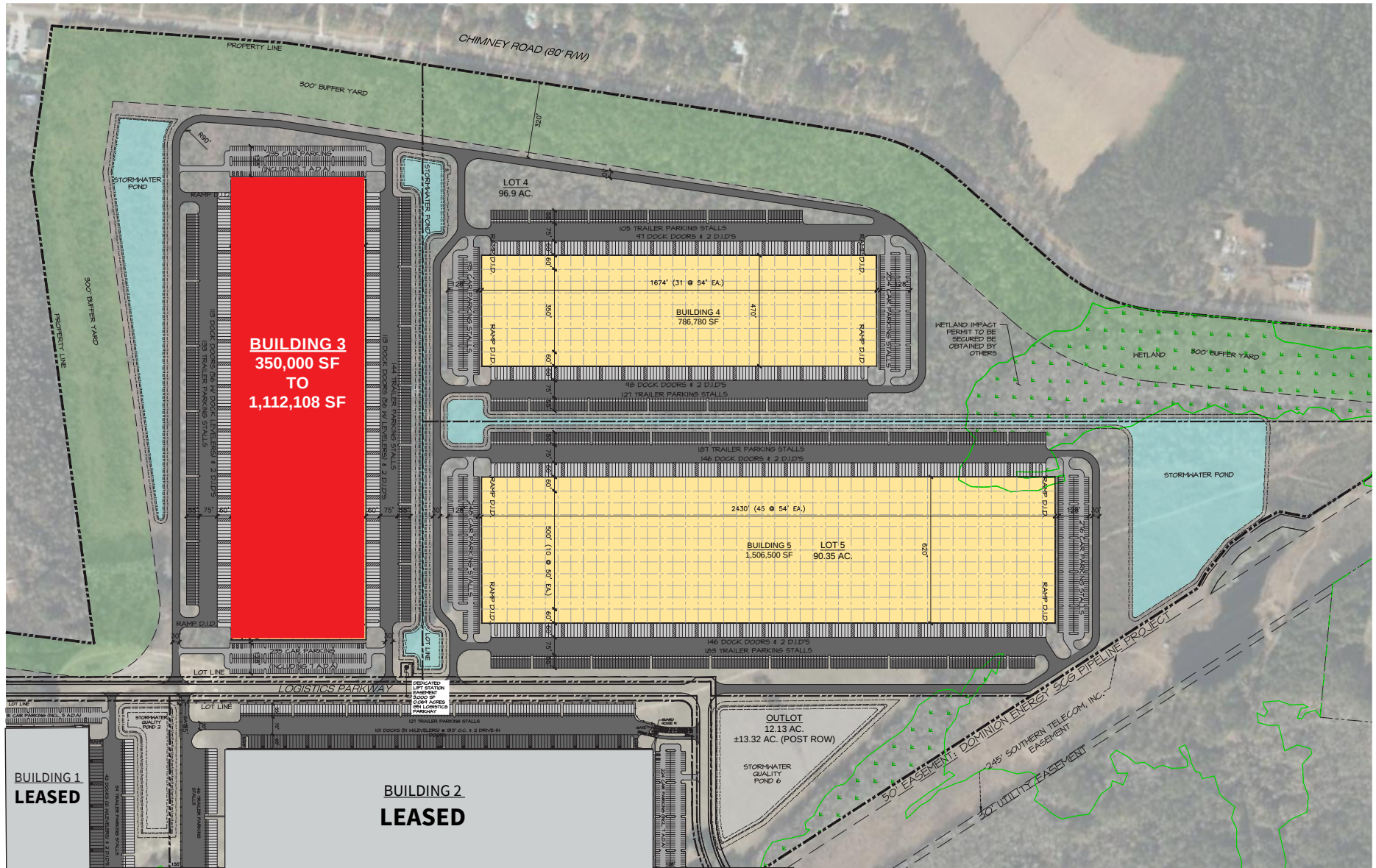


Building 3 - Property Specifications

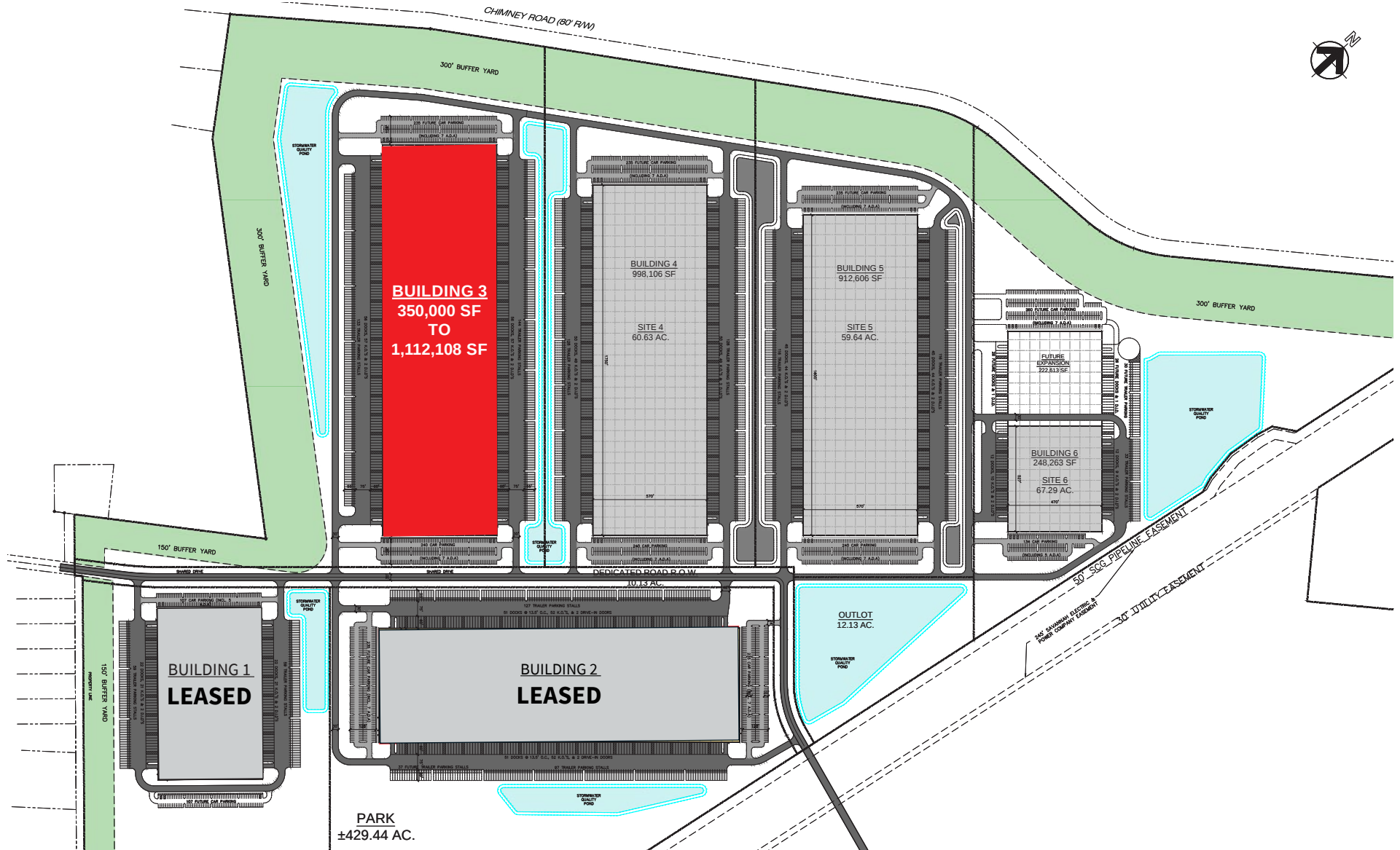


Total building SF	+/- 1,112,108 SF
Available SF	350,000 - 1,112,108 SF
Building dimensions	1950' x 570'
Column spacing	54' X 50'
Speed bay	60'
Truck court depth	190'
Clear height	40'
Trailer parks	277
Auto parks	240
Dock high doors	226
Levelers	112 with 40,000 lb capacity
Drive in doors	4
Sprinkler	ESFR
Power	4,000 amps/480v 3 phase
Slab	7" unreinforced
Warehouse lighting	25 FC LEDs @ 36"
Office SF	2,012 SF spec office
Warehouse finish	White box

Park Configuration Options - Option A



Park Configuration Options - Option B



Effingham County, Georgia offers the ideal location for **Old Augusta Commerce Center**, providing a strategic advantage for your business operations while fostering an environment where your workforce can flourish.



+300,000
in labor force located
within **45 minutes**



Median age
36.2

20,300+ of Effingham County's workforce leaves the county, providing an excellent opportunity to attract and capture local workers.

Little to no union presence within Effingham county's existing industry base.

Source: JobsEQ, ESRI, 2020

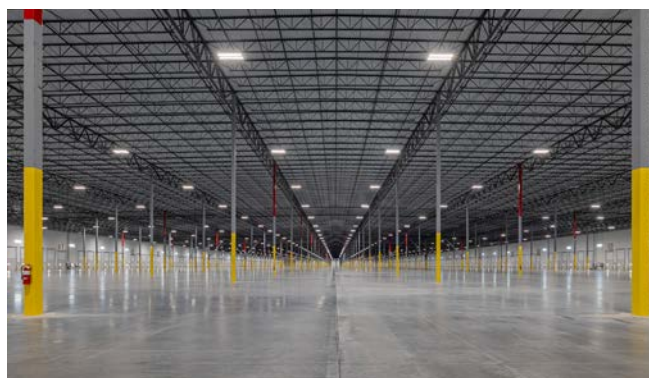


*View Effingham County's
Economic profile
in full here.*



Neighboring Tenants





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