

**CLASS A**

**NEW CONSTRUCTION  
WAREHOUSE/FLEX SPACE**

**\$22.00/SF + NNN (\$2.20/SF)**



**FOR LEASE  
3,000 SF - 15,000 SF  
FIVE UNITS - 3,000 SF EACH**

**2900 OLD AUGUSTA RD S,  
RINCON, GA 31326**

## **CLASS A NEW CONSTRUCTION WAREHOUSE / FLEX SPACE FOR LEASE**

FIVE UNITS IN THIS NEWLY CONSTRUCTED FACILITY, EACH OFFERING 3,000 SF OF VERSATILE WAREHOUSE/FLEX SPACE WITH 260 SF OF OFFICE AREA. PERFECT FOR A VARIETY OF INDUSTRIAL OR COMMERCIAL USES.

### **AVAILABLE SPACE:**

- FIVE (5) UNITS - 3,000 SF EACH

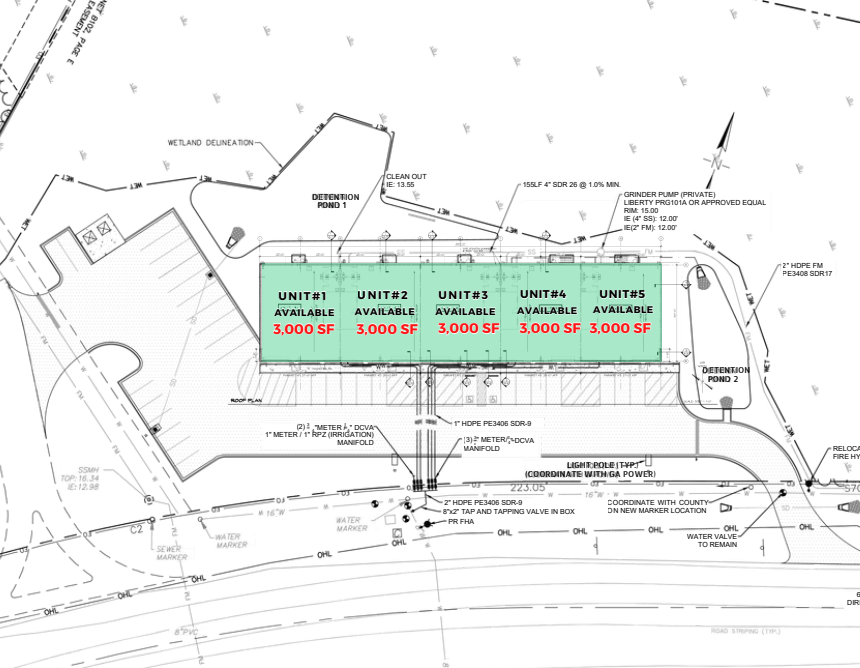
### **EACH UNIT FEATURES:**

- 3,000 SF WAREHOUSE/FLEX SPACE
- 260 SF OFFICE AREA
- ONE DRIVE-IN GARAGE DOOR (14' X 16')
- GLASS STOREFRONT PANEL (14' X 16')
- 25' CLEAR CEILING HEIGHT
- THREE-PHASE POWER
- GAS
- SPRINKLER SYSTEM
- PRIVATE UNISEX RESTROOMS
- FIVE PARKING SPACES PER UNIT

STRATEGICALLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, THE PROPERTY IS APPROXIMATELY 10 MILES FROM THE PORT OF SAVANNAH AND SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT—IDEAL FOR LOGISTICS, WAREHOUSING, AND DISTRIBUTION OPERATIONS.

CONTACT US TODAY FOR MORE INFORMATION OR TO SCHEDULE A TOUR.





NET 8102, PAGE 3  
 CASADY

WETLAND DELINEATION

DETECTION POND 1

CLEAN OUT  
 IE: 13.55

155LF 4" SDR 26 @ 1.0% MIN.

GRINDER PUMP (PRIVATE)  
 LIBERTY PRG101A OR APPROVED EQUAL  
 RIM: 15.00  
 IE (4" SS): 12.00'  
 IE (2" FM): 12.00'

UNIT#1	UNIT#2	UNIT#3	UNIT#4	UNIT#5
AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
3,000 SF	3,000 SF	3,000 SF	3,000 SF	3,000 SF

2" HDPE FM  
 PE3408 SDR17

DETECTION POND 2

ROOF PLAN

(2) 2" METER / 1" DCVA  
 1" METER / 1" RPZ (IRRIGATION)  
 MANIFOLD

1" HDPE PE3406 SDR-9  
 (3) 2" METER / 1" DCVA  
 MANIFOLD

LIGHT POLE (TYP)  
 (COORDINATE WITH GA POWER)

RELOC  
 FIRE HY

SSMH  
 TOP: 18.34  
 IE: 12.98

22.5.05

2" HDPE PE3406 SDR-9  
 8" 2" TAP AND TAPPING VALVE IN BOX

COORDINATE WITH COUNTY  
 ON NEW MARKER LOCATION

SEWER MARKER

WATER MARKER

WATER MARKER

OHL

OHL

OHL

OHL

OHL

OHL

OHL

OHL

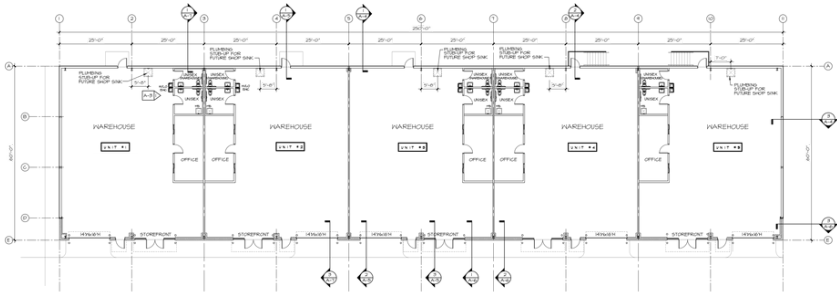
OHL

WATER VALVE  
 TO REMAIN

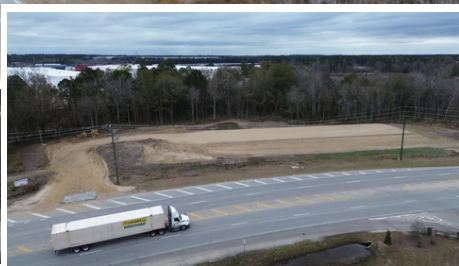
ROAD STRIPING (TYP)

6  
 DIR

# FLOOR PLAN





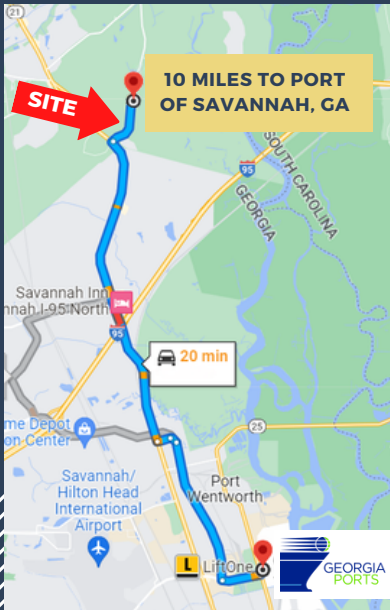


# SURROUNDING TENANTS



# AREA MAP





# SUPERIOR LOCATION

10

MILES TO  
SAVANNAH, GA AIRPORT

10

MILES TO  
PORT OF SAVANNAH, GA

5

MILES TO  
INTERSTATE 95

15

MILES TO  
INTERSTATE 16

# CONTACT US



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