



Parcel 1 | ±11.62 AC

Parcel 2 | ±3.90 AC

Offering Memorandum

Offers Due: 7/31/26

Call For Offers: ±15.52 AC

399-403 O'Leary Road, Port Wentworth, GA 31407

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Executive Summary

Colliers is pleased to present the O'Leary Road IOS Portfolio, a ±15.52-Acre, two-parcel opportunity fronting Interstate-95 in Port Wentworth, GA. The assemblage pairs ±11.65 Acres of usable, income-producing land with four existing buildings (±9,700 SF total). This property features a rare combination of location, access, scale, and zoning that has become nearly impossible to replicate in the Savannah market.

The opportunity comes with substantial upside from an income perspective. In-place tenants deliver stable cash flow today, while rents sit meaningfully below market, handing a new owner immediate upside as leases expire. Driving that upside is one of commercial real estate's fastest growing asset classes. IOS has quickly emerged as a core institutional target, with rents and vacancy rates far outpacing traditional warehousing metrics over the last 5 years.

Investment opportunities like this don't come along very often. For an investor seeking immediate income, a clearly defined path to rent growth, and a position in the Southeast's premier logistics corridor, this O'Leary Road IOS Portfolio is a rare point of entry.

This property offers the following advantages to investors:

- In-place Income with major upside
- Irreplaceable I-95 frontage
- Easy access to Port of Savannah
- Growing location
- Rare IOS opportunity

Investment Highlights



In-Place Income with Major Upside

The portfolio cash-flows from day one, with four tenants already in place, but because rents currently sit below market, a new owner inherits embedded upside simply by bringing rents to market as leases expire. The land itself is also a lever for profit. Two parcels acquired under one offering gives the new owner flexibility to either hold the combined assemblage, or sell individually. Recent Savannah-area IOS sales confirm both active demand and liquidity at exit.



Irreplaceable I-95 Frontage

Direct Interstate-95 frontage and access put tenants on the Southeast's primary freight artery. A site like this rarely comes available, and is the kind of location logistics, trucking, and container operators pay a premium for.



At the Doorstep of the Port of Savannah

This property is just 6.1 miles from the Port of Savannah, the nation's fourth-busiest container port which handled nearly 5.7 million TEU in 2025 (its second-highest year on record). The Georgia Ports Authority is underway with a \$4.5 billion expansion, including five new container berths. This is a long-term demand driver for every IOS yard in the submarket.



This is Where Industrial Capital Is Moving

Once a small, under-performing category, IOS is now a magnet for institutional capital. Vacancy is historically low across major markets and investors are assembling portfolios at scale, with multiple funds raising hundreds of millions specifically for IOS acquisition.



Hard to Replace

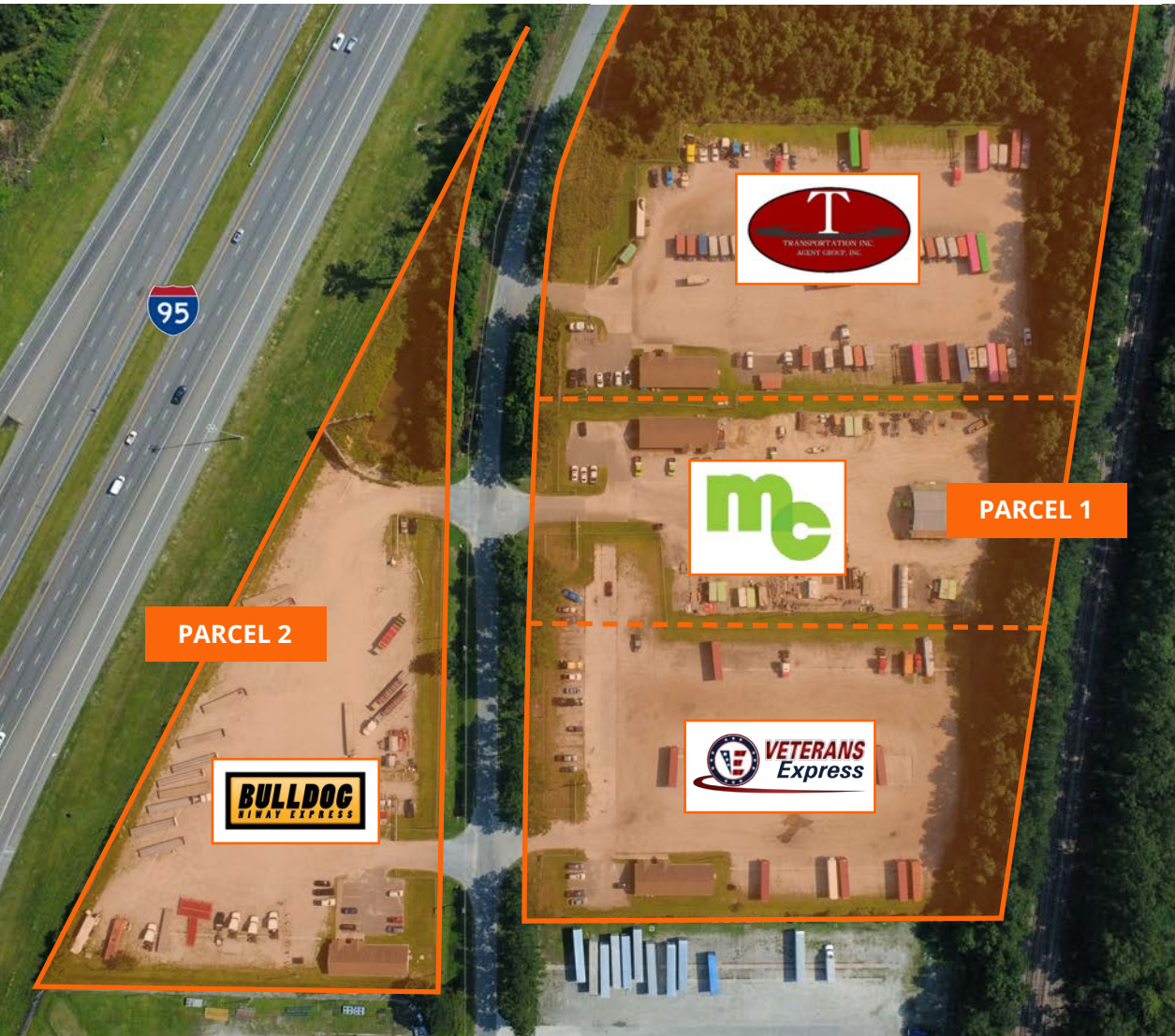
The same zoning and entitlement hurdles that frustrate new IOS development are an advantage for existing owners. Municipal resistance to truck traffic and lower per-acre tax revenue makes new IOS approvals difficult. This gives entitled, operating sites like the O'Leary Road IOS Portfolio an immediate competitive edge.

Property Information

Offering Memorandum
399-403 O'Leary Rd | Port Wentworth, GA



Property Overview



Parcel 1

Address	399, 401, 403 O'Leary Road Port Wentworth, GA 31407
TMS #	700-37-01-046
Land size	±11.62 Acres
Building size	±7,500 SF (3 buildings)
Zoning	P-C-3
Tenancy	Multi-tenant (Arden, Morgan Corp, Cape Fear Intermodal)
Site	Fully Graveled

Parcel 2

Address	400 O'Leary Road Port Wentworth, GA 31407
TMS #	700-37-01-038
Land size	±3.90 Acres
Building size	±2,200 SF
Zoning	P-C-3
Tenancy	Single-tenant (Bulldog Hiway Express)
Site	Fully Graveled

Parcel 1 - Property Photos



Parcel 2 - Property Photos

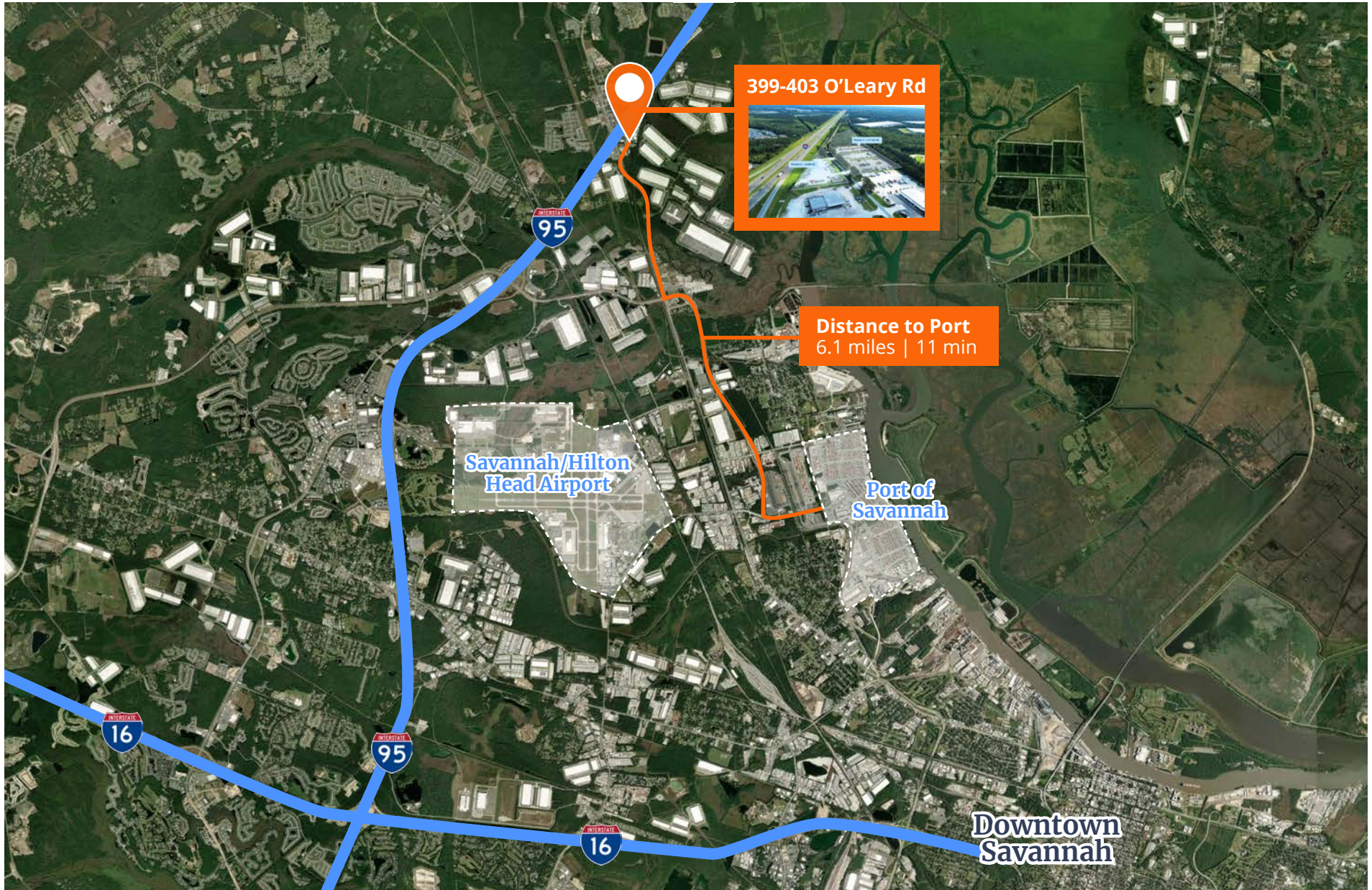


Location Overview



Offering Memorandum
399-403 O'Leary Rd | Port Wentworth, GA

Location Overview



Access & Connectivity

 Major Highway



Interstate I-95
0.5 Miles



SAV Airport
7.2 miles



Port of Savannah
6.1 miles

I-95
2 min

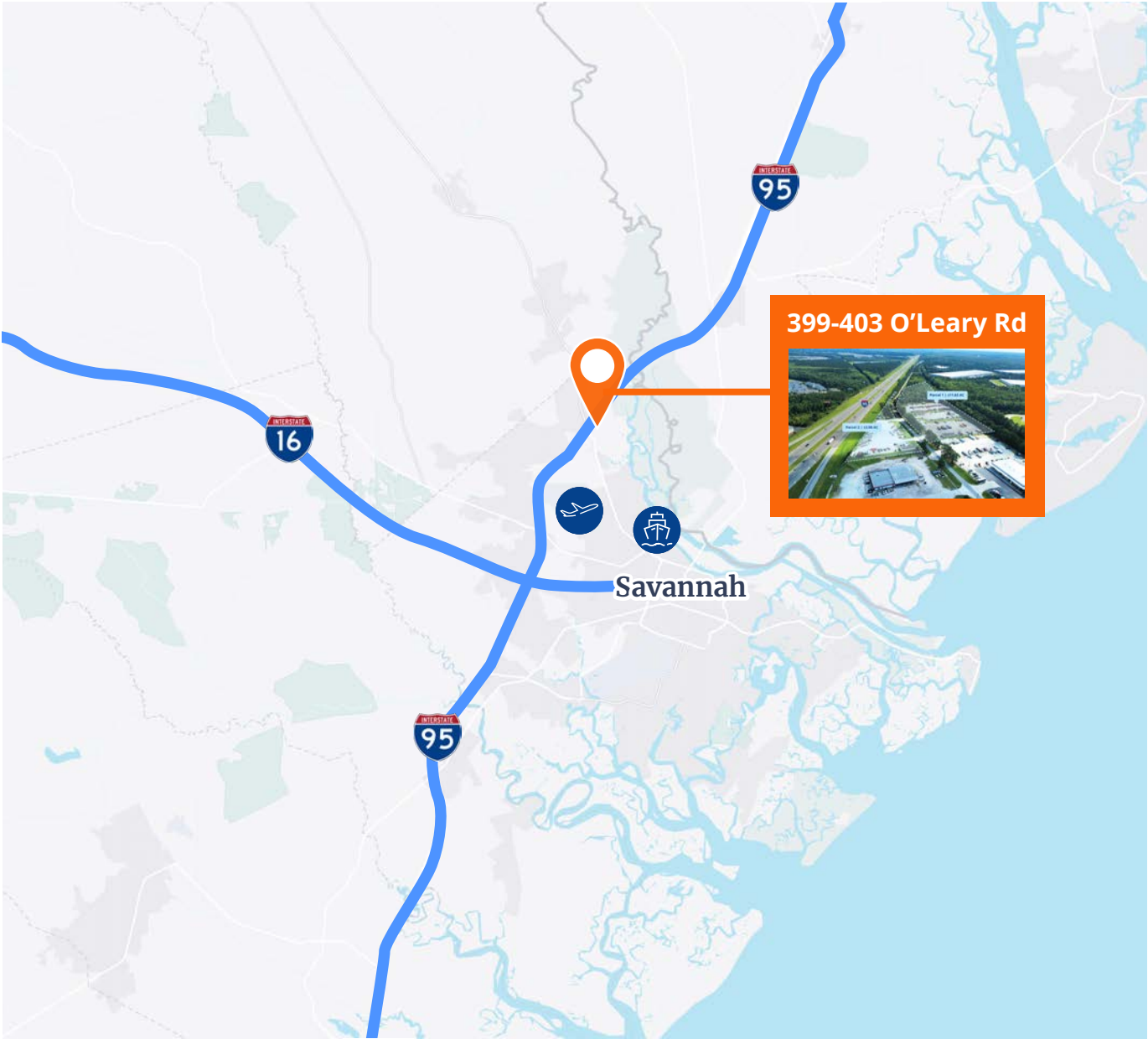
I-16
10 min

Savannah/Hilton Head Airport
15 min

Downtown Savannah
20 min

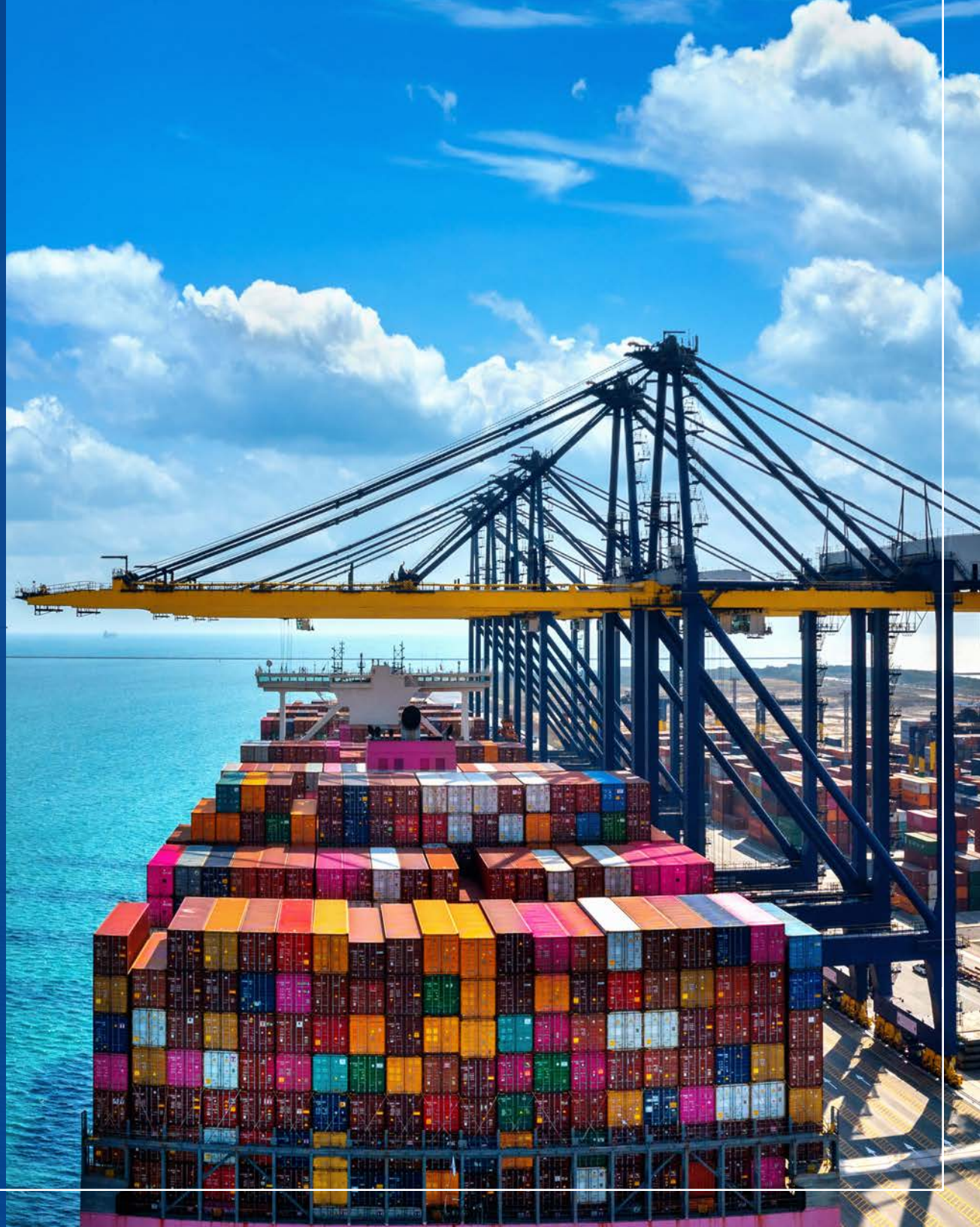
Highway 17
14 min

Port of Savannah
11 min



Market Overview

Offering Memorandum
399-403 O'Leary Rd | Port Wentworth, GA





Savannah, GA Industrial Market

Savannah is a major East Coast distribution hub, with the port serving as a nexus for the region’s rail and road transportation network. The market has had years of rapid development focused on modern bulk warehouse and distribution facilities positioned along key freight corridors, including Interstates 95 and 16. Additional drivers for new construction include access to terminal operations and intermodal rail.

The Georgia Ports Authority has invested heavily in berth expansion, container yard capacity, and rail infrastructure, enabling the port to handle larger vessels and increasing annual throughput. According to the Georgia Ports Authority, Savannah’s port activity increased throughout 2024 and 2025, following a shift in consumer spending from goods to services that led to a sharp slowdown in 2023. The Port of Savannah handled 5.7 million twenty-foot equivalent container units in 2025, a 15% increase from 2023. The increase in goods traveling through the area has driven demand for available space. In fact, the Savannah industrial market hasn’t seen a quarter with negative net absorption since 2016. - *CoStar, 2026*

Demographics

	1 Mile	5 Miles	10 Miles
2025 Population	1,605	36,872	135,413
2030 Projected Population	2,255	42,655	146,982
2010 Population	626	17,346	90,186
2024-2029 Annual Change	7.04%	2.96%	1.65%
2025 Average HHI	\$90,605	\$106,225	\$100,944
2030 Projected Average HHI	\$110,493	\$118,150	\$112,125
2025 Total Households	773	13,750	50,238
2025 Total Businesses	95	911	5,595
2025 Total Employees	1,552	17,294	80,368

Georgia Port Authority **Snapshot**

Georgia's Ports in Savannah and Brunswick are strategic gateways, creating the most competitive supply chains in the nation with their level of operations, connectivity and supply chain ecosystem. These attributes combined with Georgia's ranking as the top state to do business for 12 consecutive years create a very unique business model for growth. The Port of Savannah is one of the best-connected ports in the U.S. to world markets with 39 ship calls a week, 42 doublestack trains per week and 16,000 truck gate moves daily. GPA has a self-financed \$4.5 billion investment plan for the next ten years which will see five new big ship berths added in Savannah – the most new berths of any U.S. port.

Channel Depth

47ft

Channel Width

500ft

Ships Per Week

39 Ships

Terminal Upgrade Investments

\$1.4B

Expanded Container Handling

2M TEUs

Source: <https://gaports.com/facilities/port-of-savannah/>



Investment Opportunity | Offering Memorandum

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