

FOR LEASE 40,000 SF WAREHOUSE ON 6 ACRES WITH OFFICE SPACE

WAREHOUSING & DISTRIBUTION FACILITY | 780 KING GEORGE BLVD SAVANNAH, GA 31419



**FOR LEASE
NOW AVAILABLE**



**OFFICE
SPACE**



**DOCK HEIGHT
DRIVE-IN LOADING**



**6 AC
LOT SIZE**



**ABUNDANT
PARKING SPACES**

AVAILABILITY

SUITE #3 :

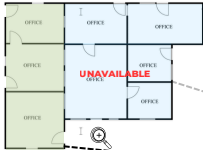
- 40,000 SF
- 3 OFFICES
- 3 LOADING DOCK DOORS (9 X 10)
- 1 DRIVE- IN DOOR
- F/M LOCKERS
- F/M BATHROOMS

PROPERTY FEATURES

LOT SIZE:	6 AC
OFFICE PARKING:	10 CAR SPACES
TRAILER PARKING:	15 SPOTS
CLEAR HEIGHT:	26'
FIRE SYSTEM:	WET SYSTEM SUPPRESSION
COLUMN SPACING :	30'X40'
ZONING:	I-L
POWER:	1,200 AMPS

SITE PLAN





THOMPSON & THOMPSON PARKING

SHARED DRIVEWAY



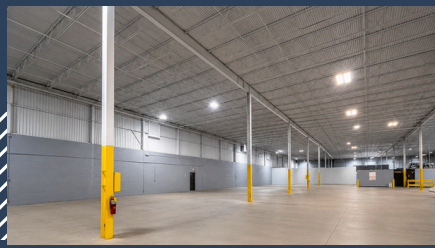


**SUITE #3
40,000 SF**

UNAVAILABLE
**THOMPSON
AND
THOMPSON**

UNAVAILABLE
MADD GEAR LLC

UNAVAILABLE
DOGGIE DESIGN





LOCATION HIGHLIGHTS

- LOCATED ON KING GEORGE BOULEVARD WITHIN MINUTES OF GA PORTS AUTHORITY
- EXCELLENT ACCESS TO INTERSTATES 95 (4 MILES) AND 16 (9 MILES) VIA HIGHWAY 204 & SOUTHWEST BYPASS
- IDEAL LOCATION FOR CONTINUED OPERATION AS A DISTRIBUTION WAREHOUSE RELATED OPERATIONS AT THE GA PORTS AUTHORITY OR CONVERSION FOR LIGHT MANUFACTURING, SELF STORAGE & OTHER RELATED USES
- CENTRAL LOCATION TO SERVE DOWNTOWN SAVANNAH, ISLANDS, RICHMOND HILL & POOLER
- LOCATED WITHIN FOREIGN TRADE ZONE 104














Compassion Christian Church













SITE



Amer... Furniture

 Hoppers Paintball and Airsoft














Chenes Rd

SUPERIOR LOGISTICS LOCATION

16

MILES TO SAVANNAH AIRPORT

14

MILES TO PORT SAVANNAH

12

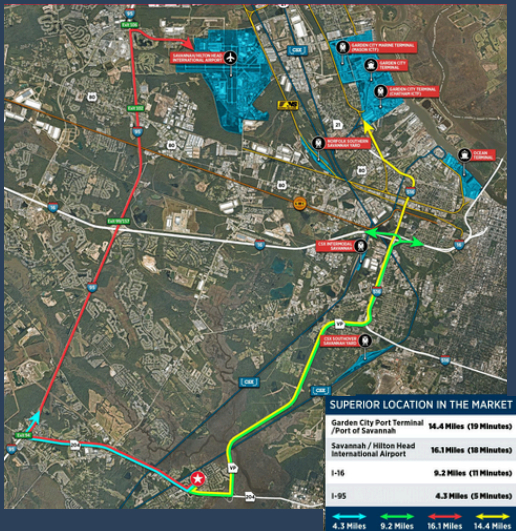
MILES TO DOWNTOWN SAVANNAH

4

MILES TO INTERSTATE 95

9

MILES TO INTERSTATE 16



THIS METICULOUSLY RENOVATED WAREHOUSE HAS BEEN REDONE INSIDE AND OUT AND IS READY FOR SOMEONE TO COME IN IMMEDIATELY.

THE WAREHOUSE IS SITUATED DIRECTLY WITHIN THE AFFLUENT GEORGETOWN NEIGHBORHOOD AND IS ONLY A SHORT DRIVE FROM THE PORT OF SAVANNAH, THE AIRPORT, AND NUMEROUS INTERSTATE HIGHWAYS SUCH AS I-95 AND I-516.

AVAILABLE IMMEDIATELY, PLEASE DO NOT HESITATE TO REACH OUT WITH ANY QUESTIONS OR TO SCHEDULE A TOUR.



780 KING GEORGE BLVD
SAVANNAH, GA 31419



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