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Elmwood
& Company

LRC
PROPERTIES

5516 Export Blvd
Garden City, GA 31408



AVAILABLE FOR
LEASE

±7,200 SF

Available May 1, 2026

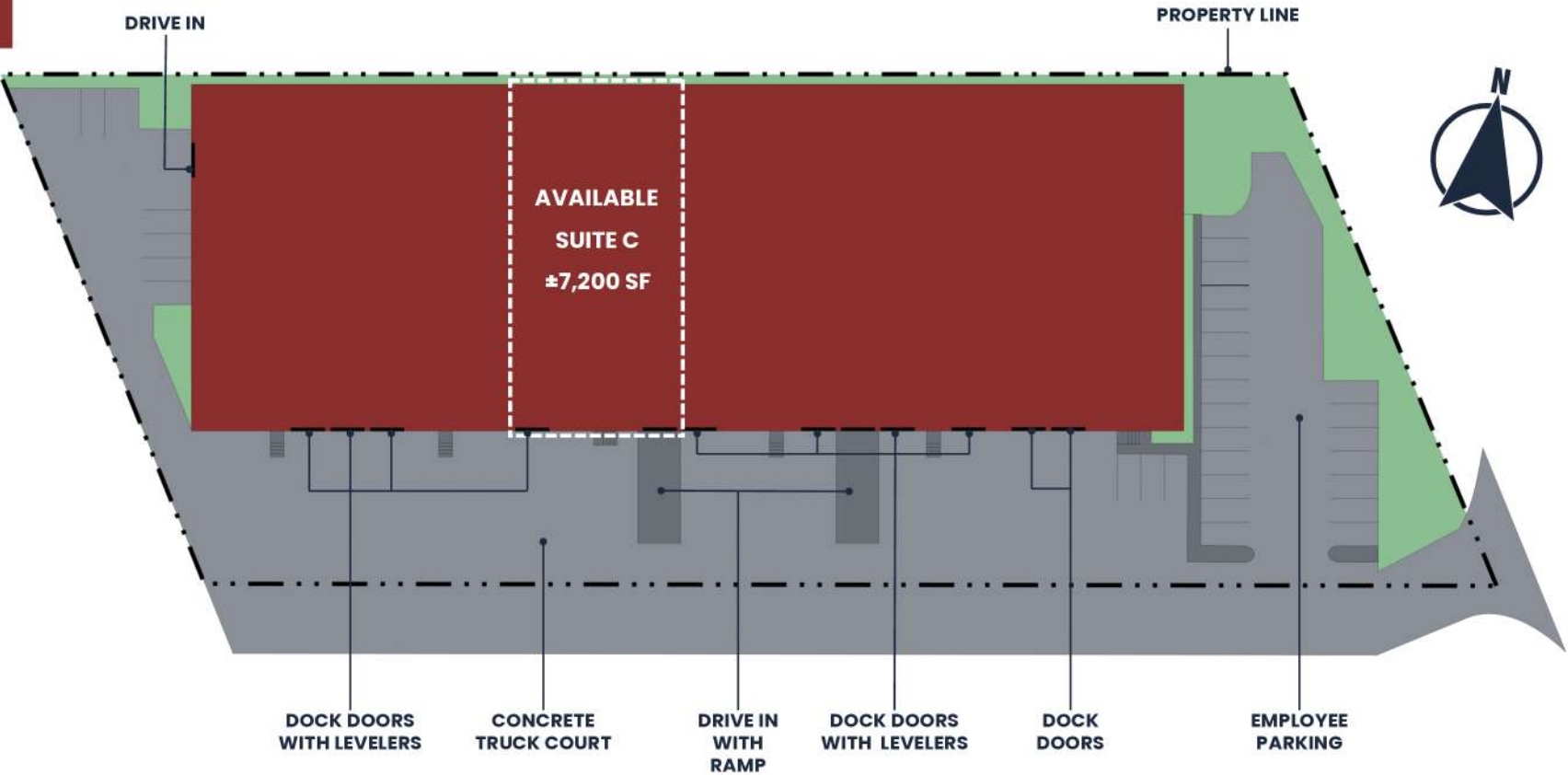
EXPORT INDUSTRIAL WAREHOUSE

Only 1 Mile from Garden City Terminal • Near Highway 21 • Multi-Tenant

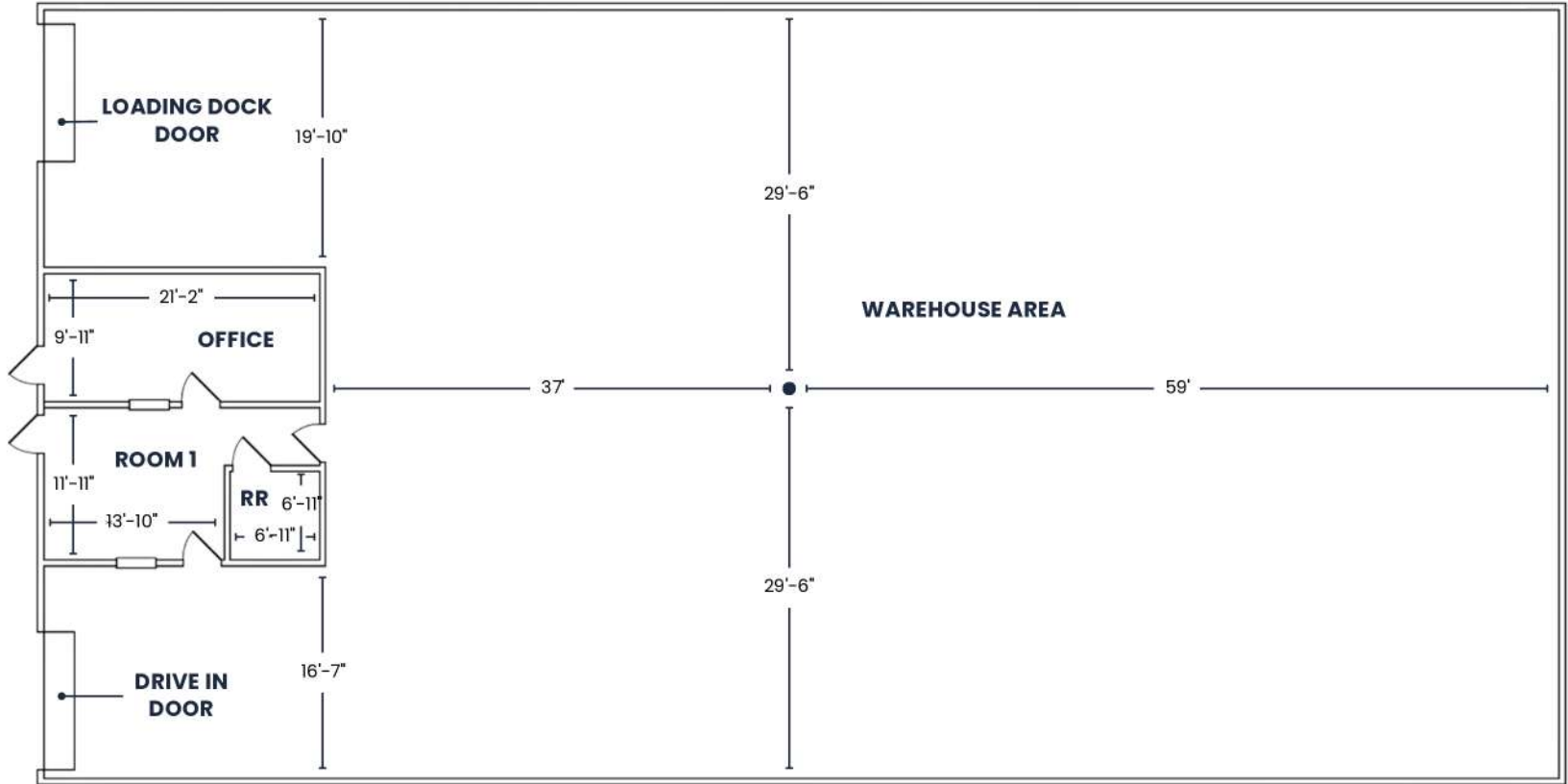
PROPERTY DETAILS

ADDRESS	5516-C Export Blvd
CITY, STATE, ZIP CODE	Garden City, GA 31408
PARCEL ID	60890 02004
COUNTY	Chatham
LEASE TYPE	NNN
LEASE RATE	Upon Request
ZONING	I-1 Light Industrial
AVAILABILITY	May 1, 2026
TOTAL BUILDING SIZE	±43,200 SF
AVAILABLE SF	±7,200 SF
OFFICE	±526 SF
DOCK DOORS	1 with Edge of Dock Leveler
DRIVE IN DOORS	1 Drive In Door
CLEAR HEIGHT	22'
TRUCK COURT	Concrete
FLOOR	6" Reinforced Concrete
LIGHTING	Warehouse LED Lighting
POWER	3 Phase, 4-Wire, 200 Amp
FIRE SUPPRESSION	Wet Sprinkler System
UTILITIES	Electric, Gas, Water, Sewer, Heating

SITE PLAN



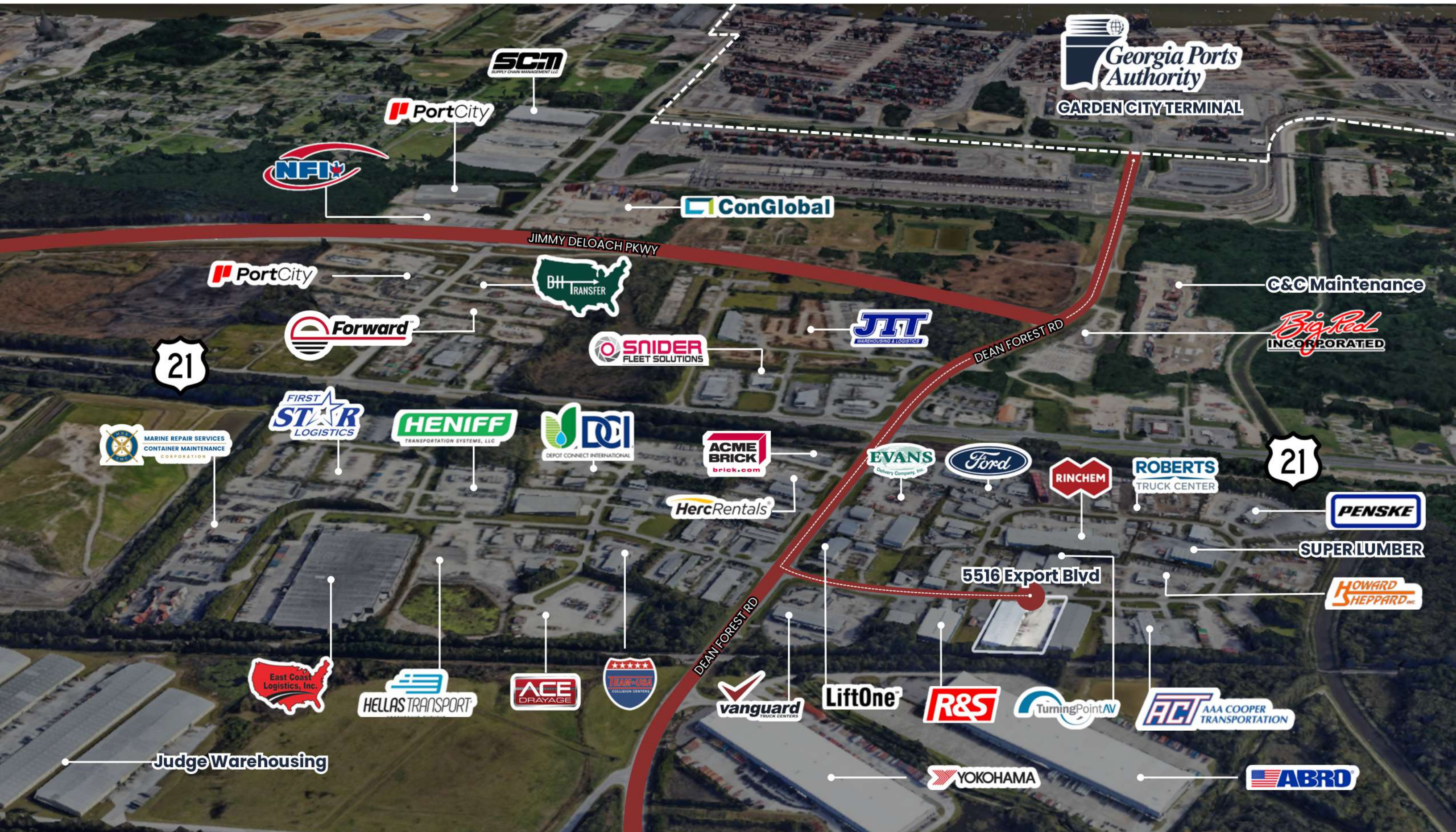
FLOOR PLAN







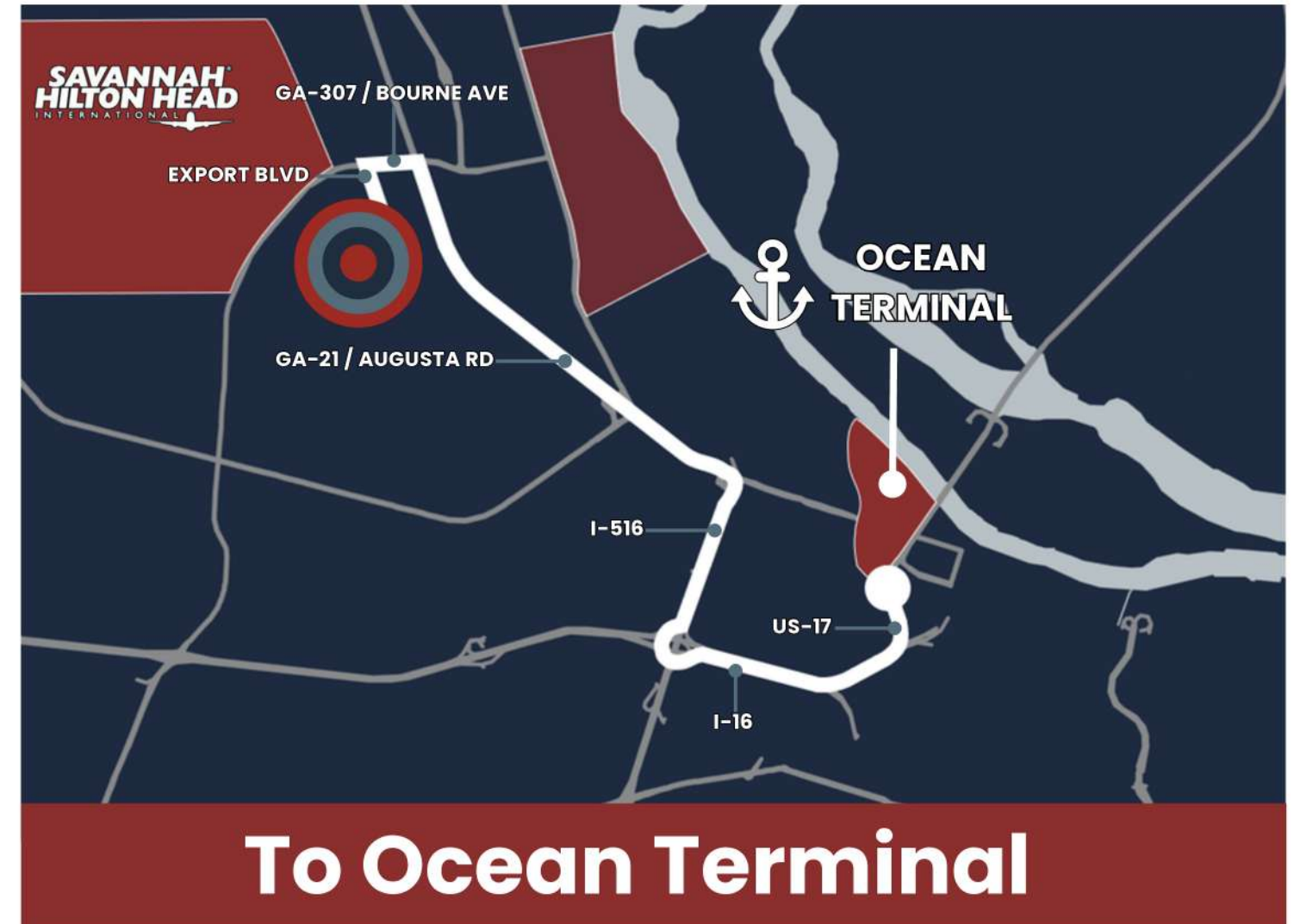
LOCATION OVERVIEW





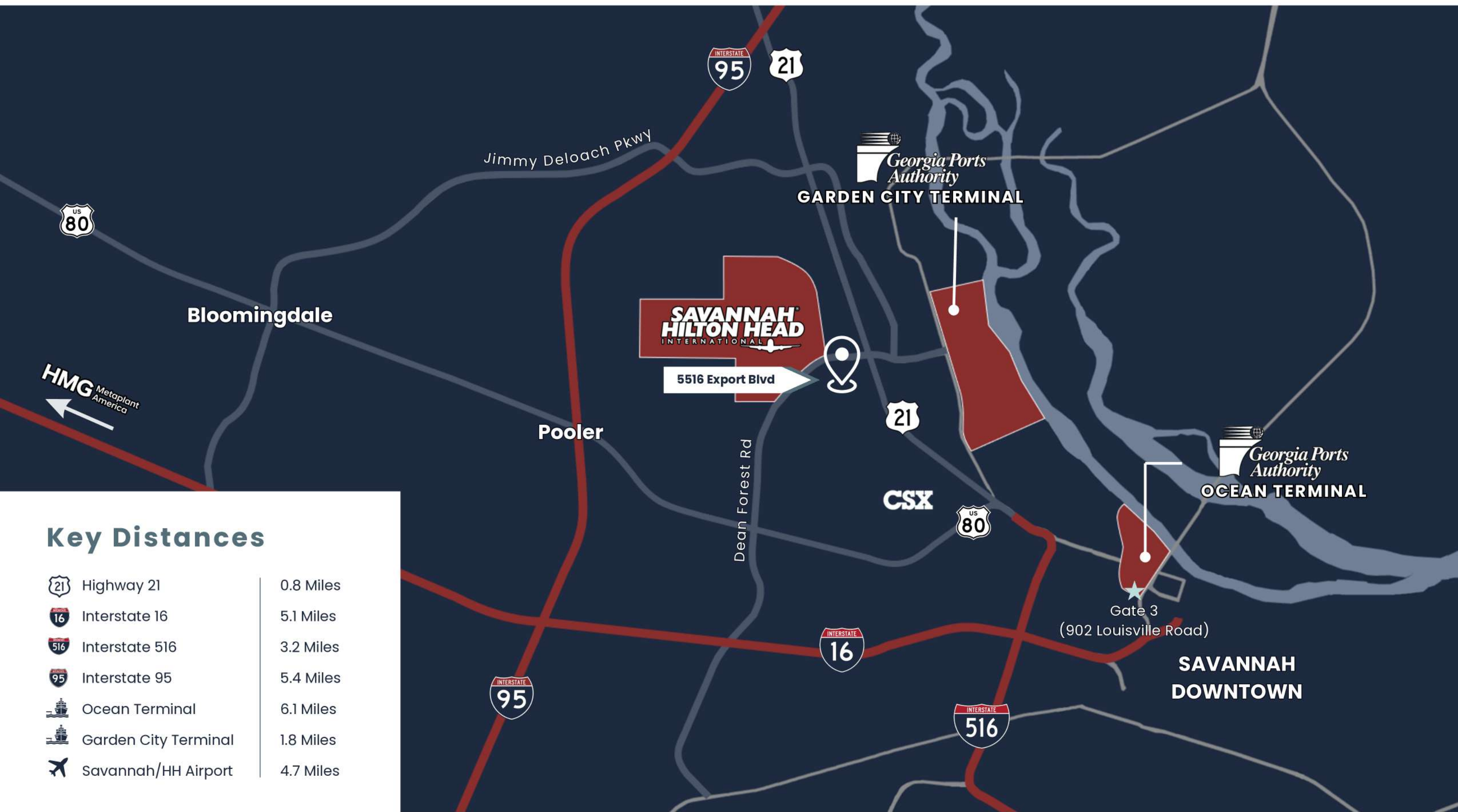
via **GA-307 / Bourne Ave**

- ↑ **Head** toward **GA-307 / Bourne Ave**
- ↪ **Turn right** onto **GA-307 / Bourne Ave**
- ✓ **Continue** to enter **Garden City Terminal**



via **GA-21 and I-516**

- ↑ **Head** toward **GA-307 / Bourne Ave**
- ↪ **Turn right** onto **GA-307 / Bourne Ave**
- ↪ **Turn right** onto **GA-21 / Augusta Rd**
- ↑ **Continue** onto **I-516**
- ↪ Take exit 5 to **merge** onto **I-16** toward Savannah
- ↪ **Turn slightly right** onto **US-17**
- ✓ **Take** the Louisville Rd exit and enter **Ocean Terminal**



Key Distances

	Highway 21	0.8 Miles
	Interstate 16	5.1 Miles
	Interstate 516	3.2 Miles
	Interstate 95	5.4 Miles
	Ocean Terminal	6.1 Miles
	Garden City Terminal	1.8 Miles
	Savannah/HH Airport	4.7 Miles

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Savannah, GA 31401

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Atlanta, GA 30309

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Beverly Hills, CA 90212

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PORT
INDUSTRIAL
PARK

Elmwood
& Company

