**COMPLETION:**
**FEBRUARY 2027**

# FOR LEASE: 32,000 SF TOTAL

**CONTAINS TWO 16,000 SF BUILDINGS**
**8 UNITS - 4,000 SF EACH**

## NEW CONSTRUCTION WAREHOUSE/FLEX SPACE



## 205 – 215 COMMERCIAL DR. RINCON, GA 31419

THIS PLANNED, NEW CONSTRUCTION FLEX DEVELOPMENT OFFERS MODERN, VERSATILE WAREHOUSE AND OFFICE SPACE DESIGNED TO ACCOMMODATE A WIDE RANGE OF RETAIL, COMMERCIAL, AND LIGHT INDUSTRIAL USERS. THE PROJECT CONSISTS OF TWO STATE-OF-THE-ART BUILDINGS TOTALING 32,000 SF, DIVIDED INTO EIGHT (8) LEASABLE 4,000 SF UNITS.

EACH UNIT IS EFFICIENTLY DESIGNED WITH HIGH CEILINGS, FUNCTIONAL LAYOUTS, AND QUALITY CONSTRUCTION TO SUPPORT TODAY'S BUSINESS OPERATIONS. TAILORED TO SUIT YOUR OPERATIONAL NEEDS, EACH SUITE FEATURES A 14' X 16' DRIVE-IN GARAGE DOOR AND A 14' X 16' GLASS STOREFRONT PANEL, BOTH OF WHICH ARE INTERCHANGEABLE AND CAN BE CUSTOMIZED BASED ON TENANT REQUIREMENTS.

**KEY FEATURES PER UNIT:**

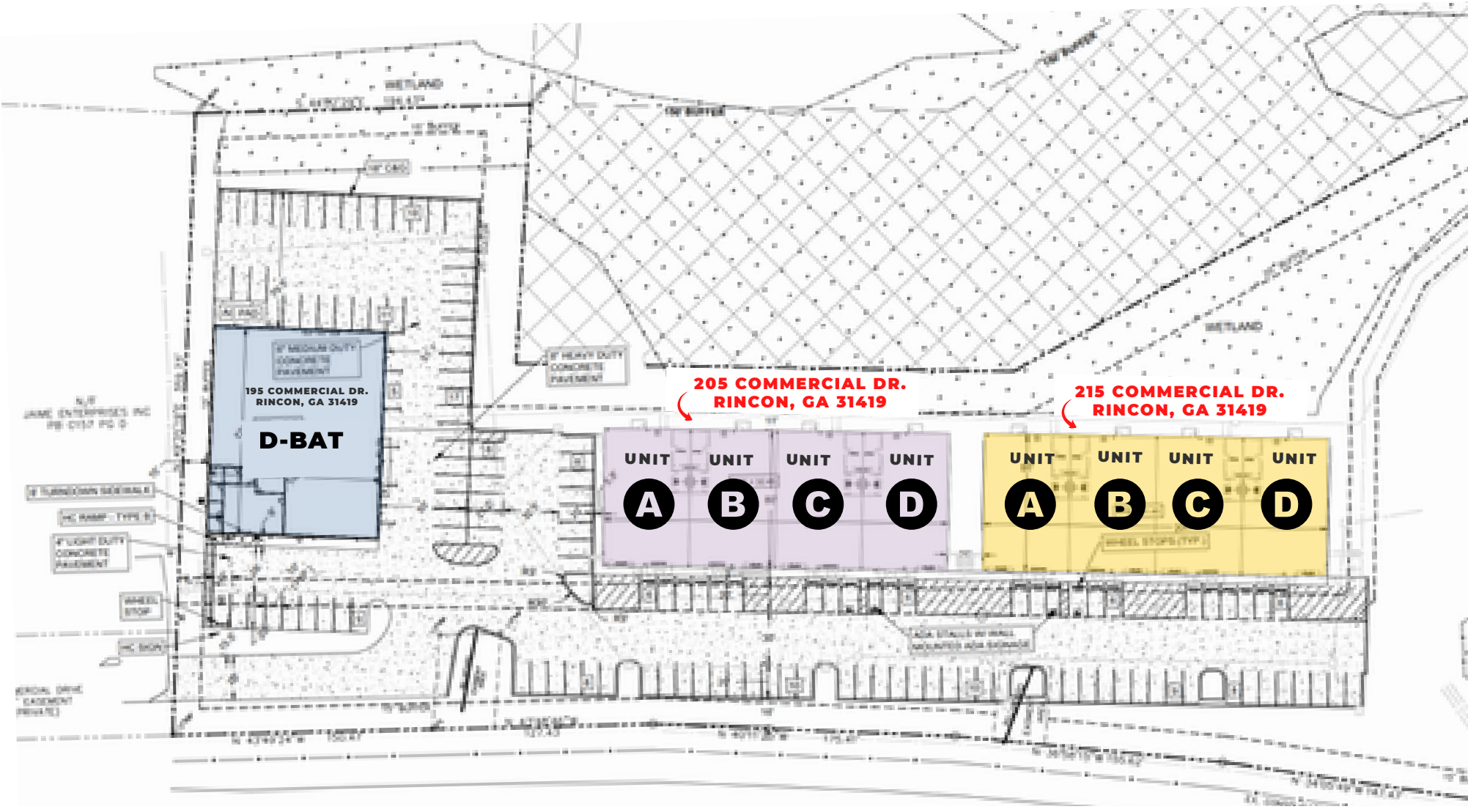
- 4,000 SF FLEX / WAREHOUSE SPACE
- 220 SF OFFICE AREA
- 23' CLEAR CEILING HEIGHT
- ONE DRIVE-IN GARAGE DOOR (14' X 16')
- GLASS STOREFRONT PANEL (14' X 16")
- THREE-PHASE POWER
- GAS SERVICE AVAILABLE
- PRIVATE UNISEX RESTROOM
- 5 PARKING SPACES PER UNIT

**LOCATION:**

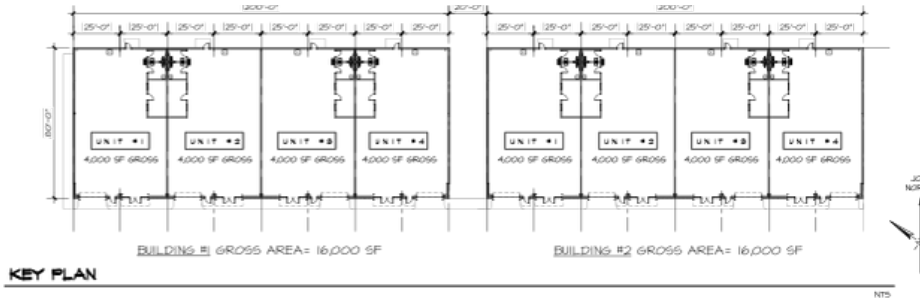
POSITIONED AS ONE OF THE FIRST DEVELOPMENTS ENTERING RINCON ALONG THE GA-21 CORRIDOR, THE PROPERTY SITS IN SOUTH RINCON'S PRIMARY COMMERCIAL AREA . FEATURING 700 FEET OF FRONTAGE ALONG THE GA-21 (HIGHWAY 21) CORRIDOR, THE PROPERTY OFFERS STRONG VISIBILITY AND ACCESSIBILITY WITH TRAFFIC COUNTS EXCEEDING 39,000 VEHICLES PER DAY.

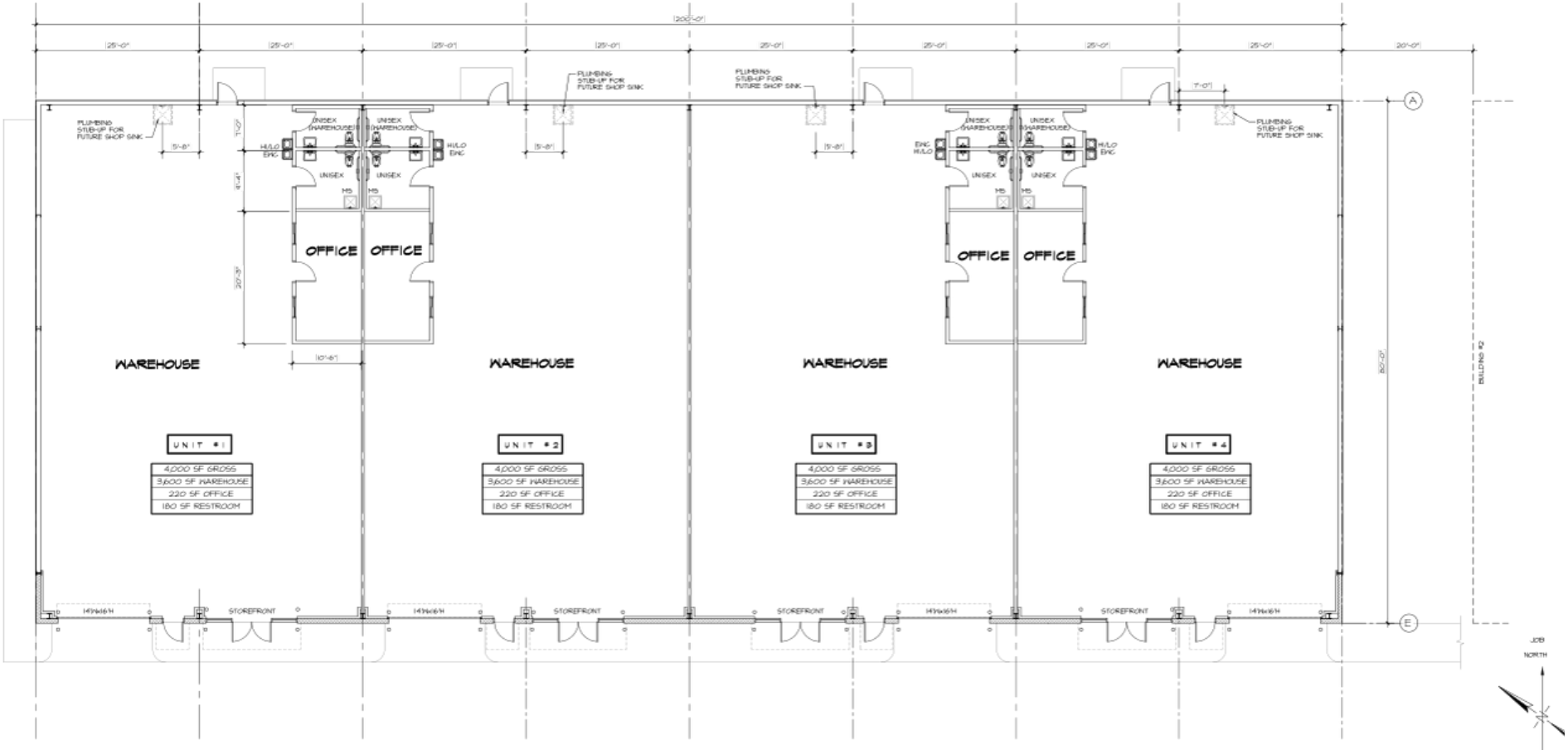
STRATEGICALLY SITUATED JUST OFF INTERSTATE 95 (I-95), IT PROVIDES STRONG CONNECTIVITY TO RINCON, THE PORT OF SAVANNAH, DOWNTOWN SAVANNAH, POOLER, AND PORT WENTWORTH, WITHIN ONE OF THE REGION'S FASTEST-GROWING LOGISTICS AND INDUSTRIAL MARKETS.

# SITE PLAN


195 COMMERCIAL DR.
RINCON, GA 31419
D-BAT
205 COMMERCIAL DR.
RINCON, GA 31419
UNIT A
UNIT B
UNIT C
UNIT D
215 COMMERCIAL DR.
RINCON, GA 31419
UNIT A
UNIT B
UNIT C
UNIT D
WETLAND
WETLAND

# BUIDLINGS PLAN




FLOOR PLAN BUILDING #1 GROSS AREA= 16,000 SF

SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION





NEW CONSTRUCTION



# SURROUNDING TENANTS



# AREA MAP


SITE
195 COMMERCIAL DR.
RINCON, GA, 31419
Builders FirstSource
Advance Auto Parts
Walmart
Save money. Live better.
21 RENTAL CENTER 826-2600
Phillips Flooring Center
QEI
Kinetico
Advanced Water Systems
HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices
PTJ ENTERPRISES LLC
DOLLAR TREE
ASHLEY
DIRTT Build better.
Kroger Marketplace
NAPA AUTO PARTS
DE WELL GROUP
Elite RETAILER
O'Reilly AUTO PARTS
GEODIS
LOWE'S
DOLLAR GENERAL
PACIFICCYCLE
NFI
GREIF
KBRS HARD CORE
AGM IMPORTS GRANITE & MARBLE
Crosswinds Golf Club
Imperial Sugar
GEORGIA PORTS
SAVANNAH HILTON HEAD INTERNATIONAL
THE HOME DEPOT
JIA HOME
TARGET
LOWE'S
Shaw
wayfair
Electrolux
anatolia TILE + STONE
Coca-Cola
LMI aerospace
MITSUBISHI
bcp
DIAMOND CRYSTAL BRANDS
Lineage
CITITRENDS
Eden
Pooler
WILLIAMS
Google




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