AVAILABLE FOR LEASE: 86,100 SF

NEW STATE-OF-THE-ART INDUSTRIAL WAREHOUSE

115-B PARKWAY DRIVE, RINCON, GEORGIA 31326

WITHIN 7 MILES TO PORT SAVANNAH



19 LOADING DOCKS WITH DOCK LEVELERS

1 DRIVE-IN DOOR 1 DOUBLE DOOR

3,075 SF OFFICE SPACE

BRAND NEW CLASS 4 CONSTRUCTION

86,100 SF FOR LEASE
BRAND-NEW STATE-OF-THE-ART INDUSTRIAL WAREHOUSE

BUILDING 115 B

86,100 SF AVAILABLE, FEATURING 19 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE.

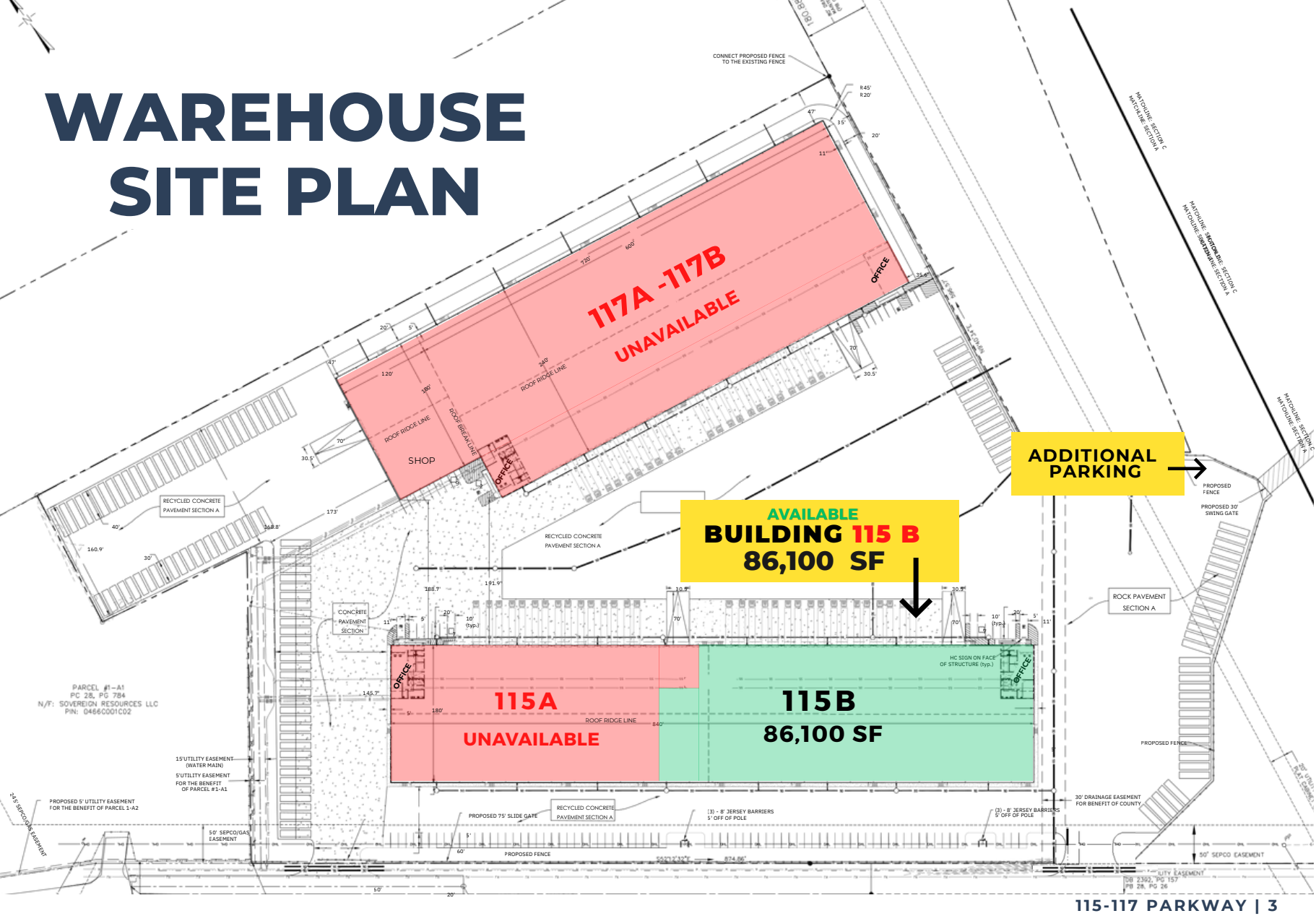
ADDITIONAL PARKING

ADDITIONAL TRAILER PARKING IS AVAILABLE FOR LEASE FROM 4 TO 7 ACRES. THE FULL 7-ACRE AREA ADJACENT TO THE BUILDING CAN ACCOMMODATE UP TO 360 TRAILERS AND IS ZONED FOR HEAVY INDUSTRIAL USE.

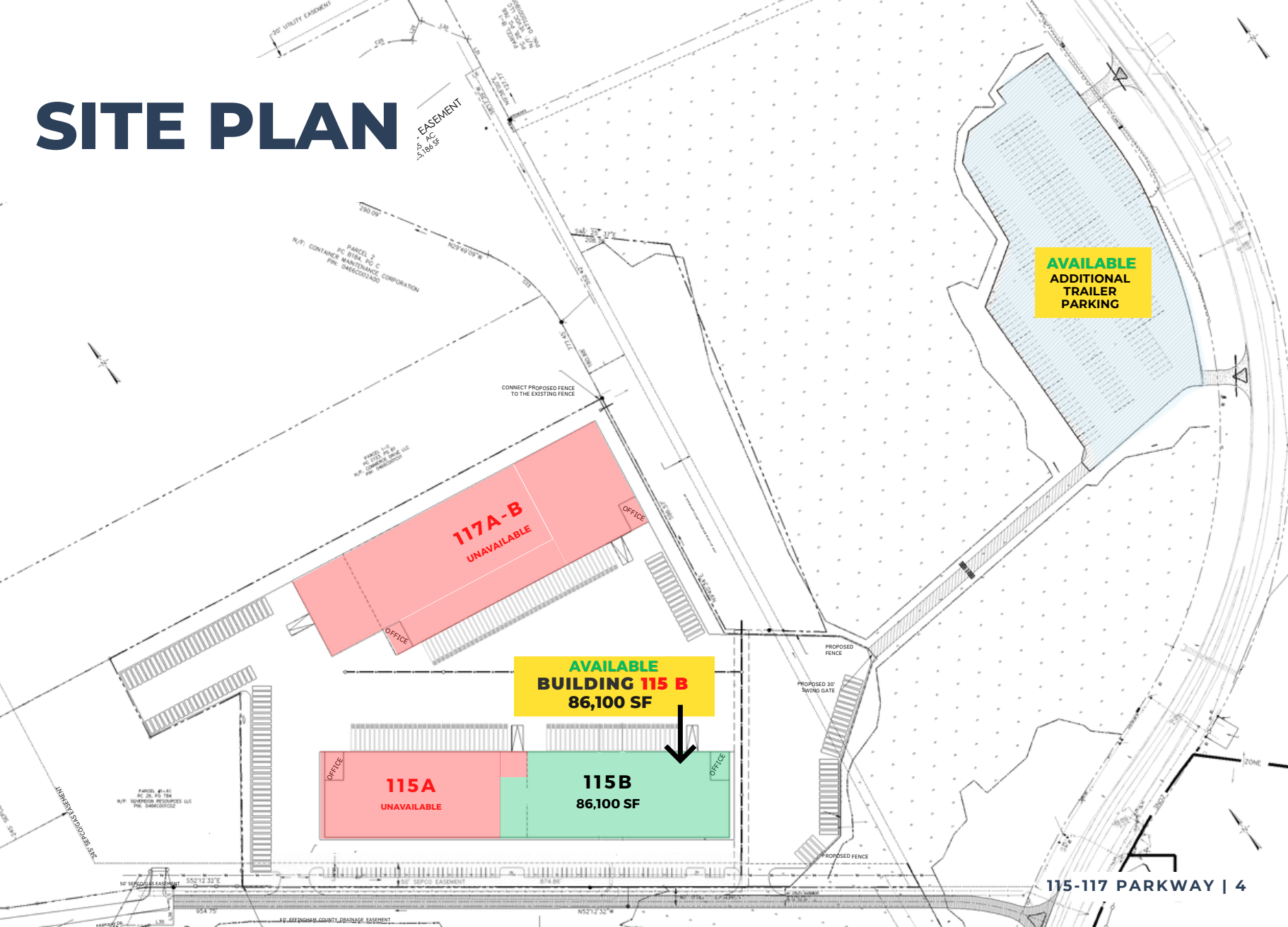
DURABLE CONSTRUCTION: BUILDING CONSTRUCTED WITH FIBER-REINFORCED CONCRETE 4,500 PSI SLABS ENGINEERED FOR LONG-TERM DURABILITY.

STRATEGIC LOCATION: THE PROPERTY IS LOCATED IN THE EFFINGHAM INDUSTRIAL PARK ALONG HIGHWAY 21 AT THE SAVANNAH–RINCON BORDER. JUST 7 MILES FROM THE PORT OF SAVANNAH, THIS HEAVY INDUSTRIAL SITE OFFERS EXCELLENT ACCESS TO MAJOR REGIONAL TRANSPORTATION ROUTES REPRESENTING A RARE OPPORTUNITY TO SECURE MODERN WAREHOUSE SPACE IN ONE OF GEORGIA'S MOST ACTIVE INDUSTRIAL CORRIDORS.

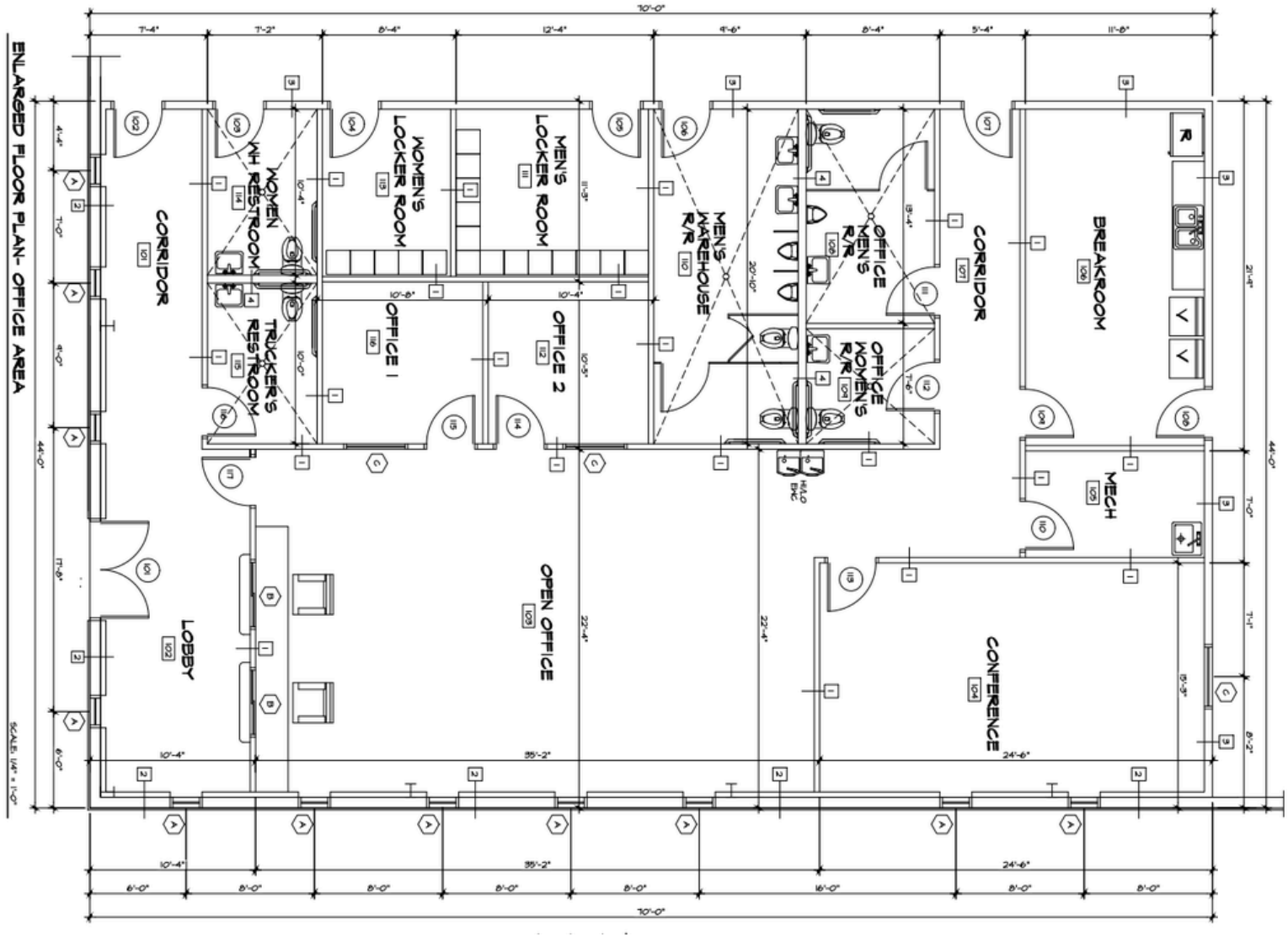
WAREHOUSE SITE PLAN



SITE PLAN


AVAILABLE
ADDITIONAL TRAILER PARKING
117A-B
UNAVAILABLE
OFFICE
OFFICE
AVAILABLE
BUILDING 115 B
86,100 SF
115A
UNAVAILABLE
115B
86,100 SF
OFFICE
OFFICE
CONNECT PROPOSED FENCE TO THE EXISTING FENCE
PROPOSED FENCE
PROPOSED 30' SWING GATE
PROPOSED FENCE
50' SEPCO/GAS EASEMENT
50' SEPCO EASEMENT
40' EFFINGHAM COUNTY DRAINAGE EASEMENT

OFFICE PLAN FOR BUILDING 115 B



BUILDING
115 B



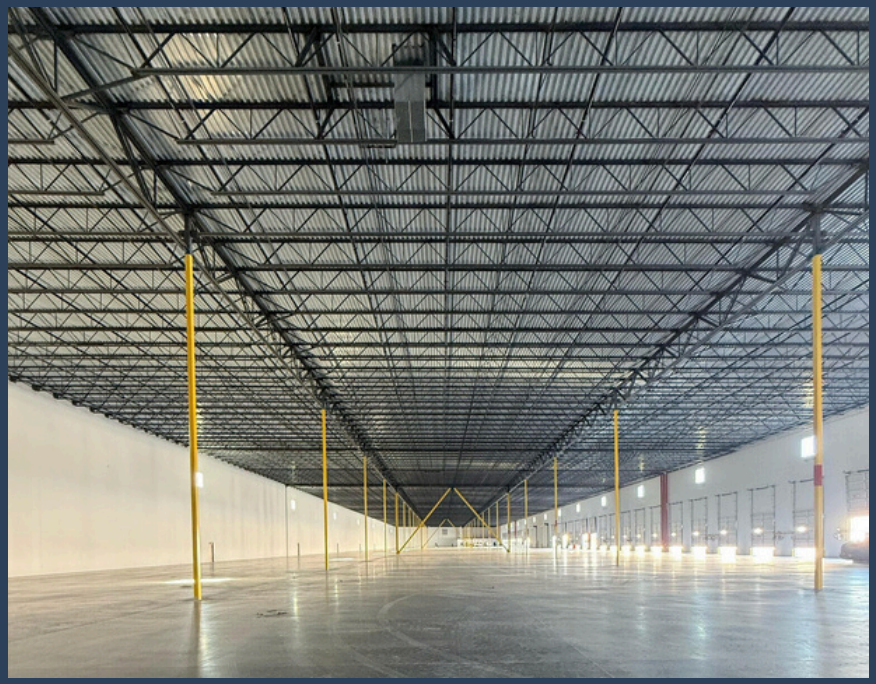
BUILDING 115 B: 86,100 SF AVAILABLE, FEATURING 19 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 1 DRIVE-IN DOOR (24' X 20') WITH 70FT DRIVE-IN RAMP, 1 DOUBLE DOOR (24' X 20'), AND A 3,075 SF OFFICE SPACE

AVAILABILITY :	86,100 SF
OFFICE:	3,075 SF
CAR PARKING:	25 SPOTS
TRAILER PARKING:	60 SPOTS
CLEAR HEIGHT:	34’
ZONING:	HEAVY INDUSTRIAL

COLUMN SPACING:	50 X 60
LOADING DOCKS W/DOCK LEVELERS	19 (9'X10')
DOUBLE DOORS:	1 (24' X 20')
DRIVE IN DOOR W/70 FT DRIVE IN RAMP	1 (24' X 20')
LIGHTING:	LED
800 AMPS 277/480 VOLTS	



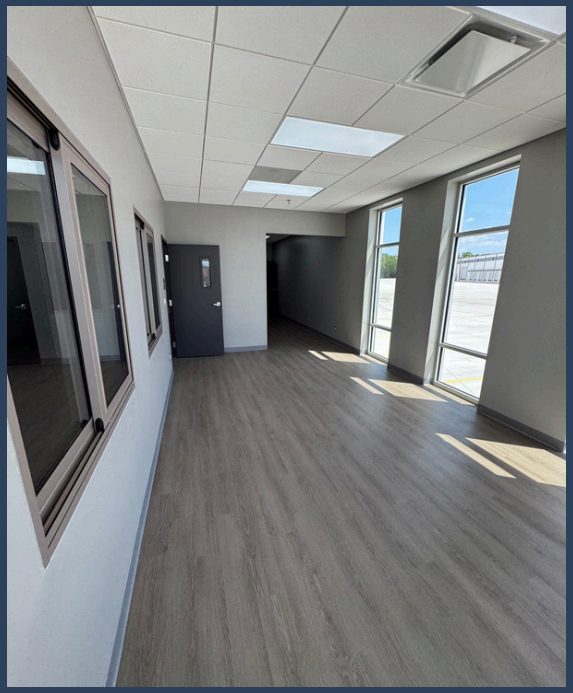

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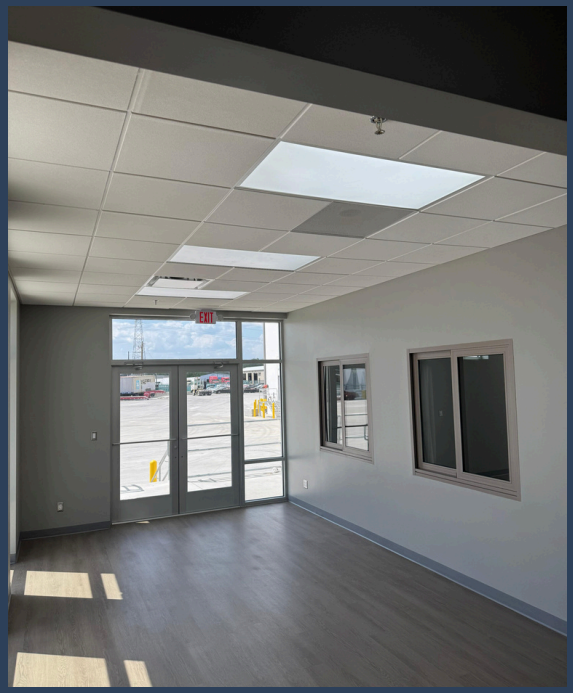




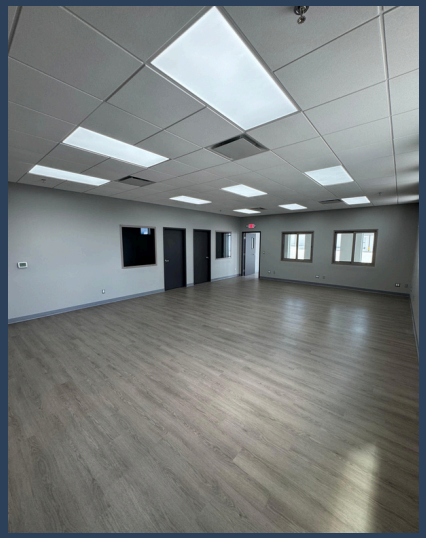








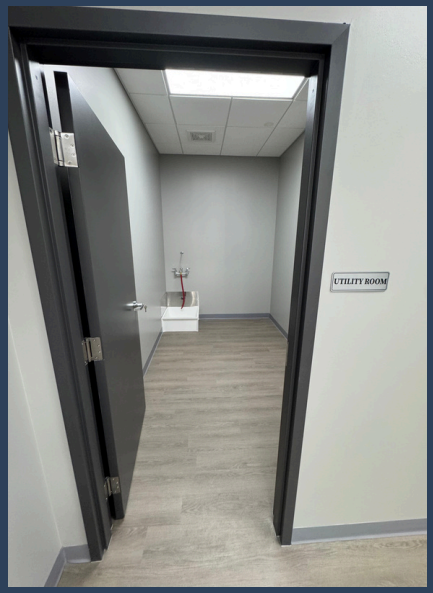


EXIT










UTILITY ROOM


ADDITIONAL TRAILER
PARKING AVAILABLE



16
9 MILES TO INTERSTATE 16

95
3 MILES TO INTERSTATE 95

12 MILES TO DOWNTOWN SAVANNAH

9 MILES TO SAVANNAH AIRPORT

7 MILES TO PORT SAVANNAH

SURROUNDING TENANTS



PORT OF SAVANNAH

THE LARGEST SINGLE-TERMINAL CONTAINER FACILITY IN NORTH AMERICA



3rd

BUSIEST CONTAINER GATEWAY IN THE NATION

2,856

REEFER RACK PLUGS AT PORT OF SAVANNAH

10,000

FEET OF CONTIGUOUS BERTH SPACE AT PORT OF SAVANNAH



OLEGM@USATRT.COM

917-656-1682

115-B PARKWAY DRIVE
RINCON, GEORGIA