NEW CONSTRUCTION COMMERCIAL /FLEX SPACE

AVAILABLE DECEMBER 2026



CLASS A

FOR LEASE
3,000 SF - 15,000 SF
FIVE UNITS – 3,000 SF EACH

2900 OLD AUGUSTA RD S,
RINCON, GA 31326

CLASS A NEW CONSTRUCTION COMMERCIAL / FLEX SPACE FOR LEASE

FIVE UNITS IN THIS NEWLY CONSTRUCTED FACILITY, EACH OFFERING 3,000 SF OF VERSATILE FLEX SPACE WITH 260 SF OF OFFICE AREA. PERFECT FOR A VARIETY OF INDUSTRIAL OR COMMERCIAL USES.

AVAILABLE SPACE:

- FIVE (5) UNITS – 3,000 SF EACH

EACH UNIT FEATURES:

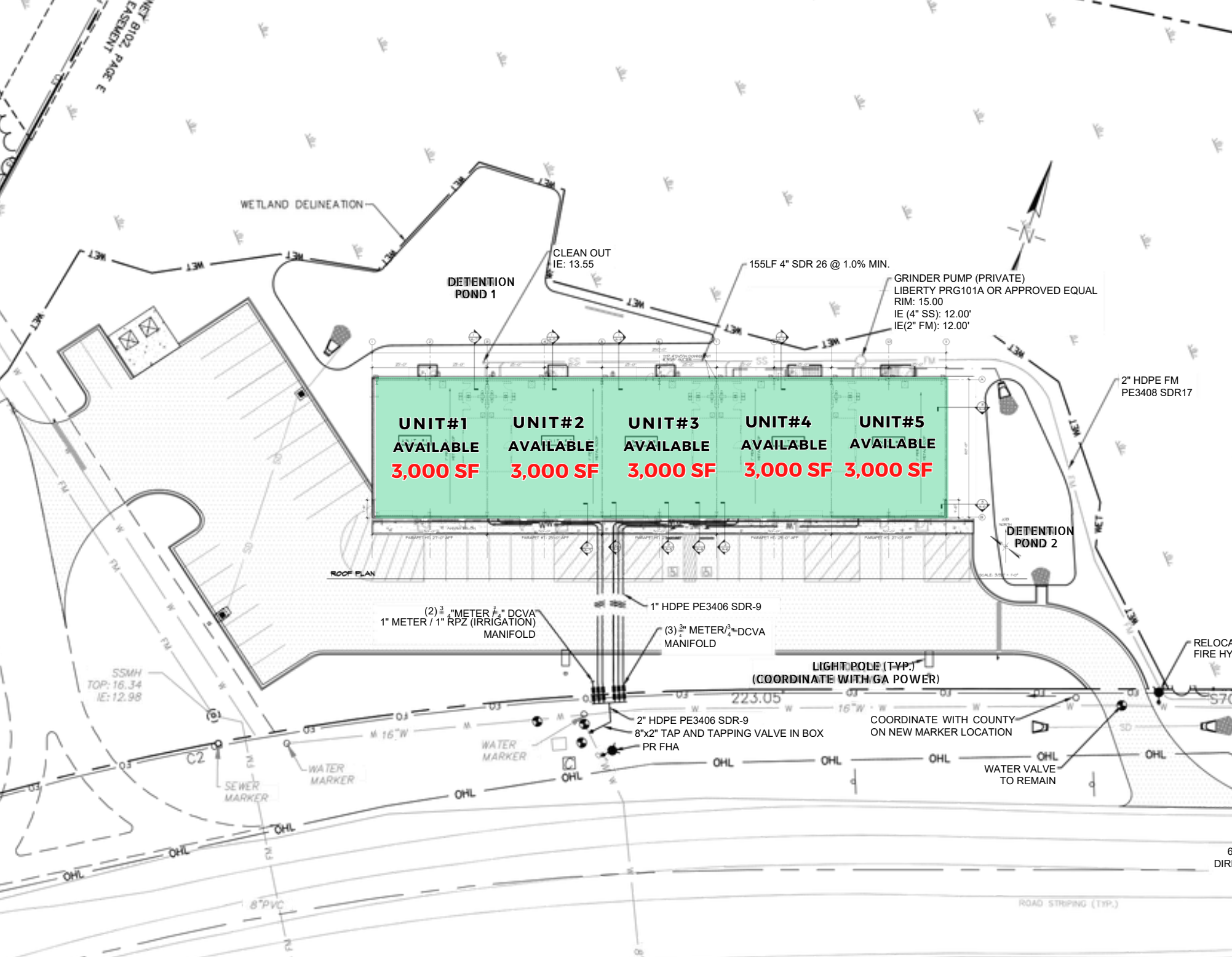
- 3,000 SF FLEX SPACE
- 260 SF OFFICE AREA
- ONE DRIVE-IN GARAGE DOOR (14’ X 16’)
- GLASS STOREFRONT PANEL (14’ X 16’)
- 25’ CLEAR CEILING HEIGHT
- THREE-PHASE POWER
- GAS
- SPRINKLER SYSTEM
- PRIVATE UNISEX RESTROOMS
- FIVE PARKING SPACES PER UNIT

STRATEGICALLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, THE PROPERTY IS APPROXIMATELY 10 MILES FROM THE PORT OF SAVANNAH AND SAVANNAH/HILTON HEAD INTERNATIONAL AIRPORT.

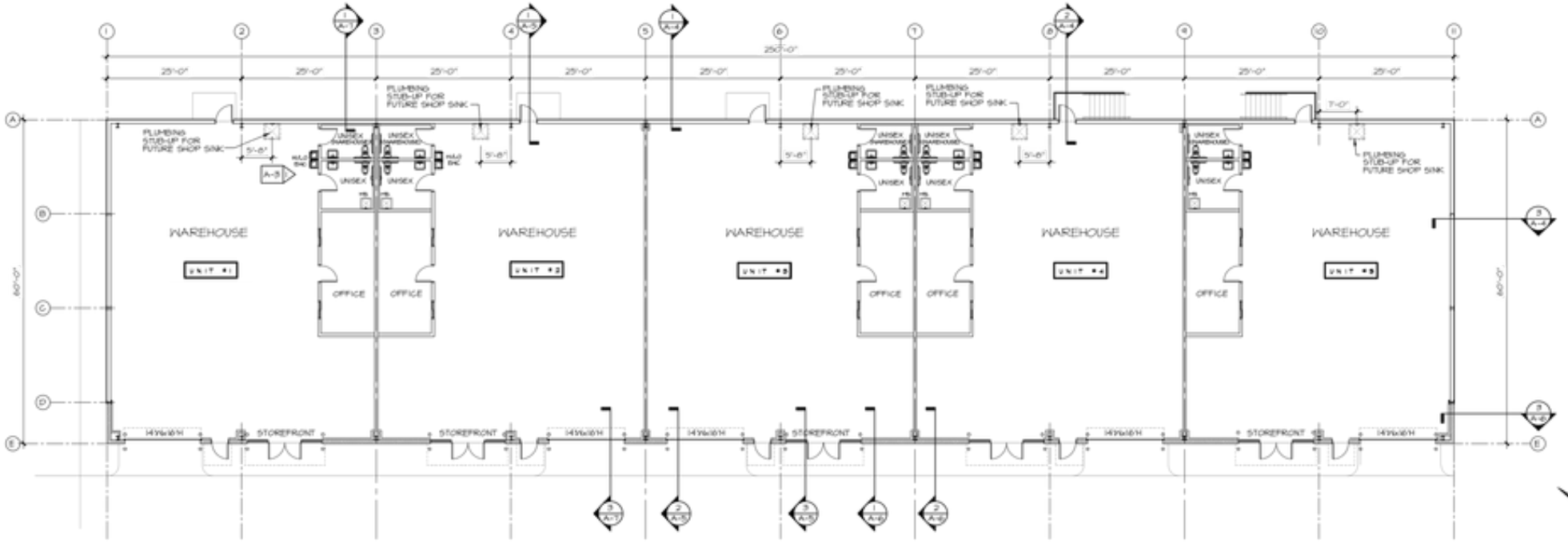
CONTACT US TODAY FOR MORE INFORMATION OR TO SCHEDULE A TOUR.



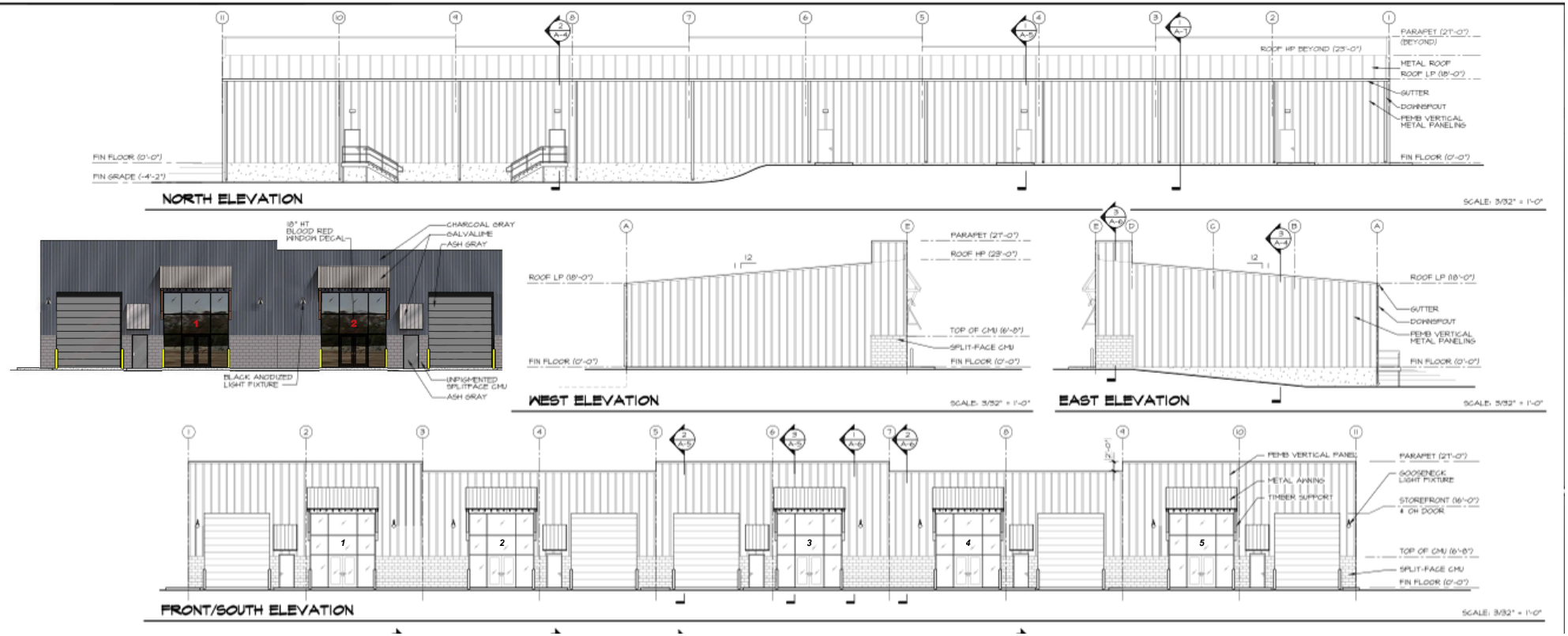



WETLAND DELINEATION
DETENTION POND 1
CLEAN OUT
IE: 13.55
155LF 4" SDR 26 @ 1.0% MIN.
GRINDER PUMP (PRIVATE)
LIBERTY PRG101A OR APPROVED EQUAL
RIM: 15.00
IE (4" SS): 12.00'
IE(2" FM): 12.00'
2" HDPE FM
PE3408 SDR17
UNIT#1
AVAILABLE
3,000 SF
UNIT#2
AVAILABLE
3,000 SF
UNIT#3
AVAILABLE
3,000 SF
UNIT#4
AVAILABLE
3,000 SF
UNIT#5
AVAILABLE
3,000 SF
DETENTION POND 2
ROOF PLAN
1" HDPE PE3406 SDR-9
(2) 3/4"METER 3/4" DCVA
1" METER / 1" RPZ (IRRIGATION)
MANIFOLD
(3) 3/4" METER/3/4" DCVA
MANIFOLD
LIGHT POLE (TYP.)
(COORDINATE WITH GA POWER)
SSMH
TOP: 16.34
IE: 12.98
223.05
2" HDPE PE3406 SDR-9
8"x2" TAP AND TAPPING VALVE IN BOX
PR FHA
COORDINATE WITH COUNTY
ON NEW MARKER LOCATION
WATER VALVE
TO REMAIN
WATER MARKER
SEWER MARKER
OHL
8"PVC
ROAD STRIPING (TYP.)

FLOOR PLAN


WAREHOUSE
UNIT #1
WAREHOUSE
UNIT #2
WAREHOUSE
UNIT #3
WAREHOUSE
UNIT #4
WAREHOUSE
UNIT #5
OFFICE
STOREFRONT
UNISEX
PLUMBING STUB-UP FOR FUTURE SHOP SINK
250'-0"
25'-0"
60'-0"

ELEVATIONS


NORTH ELEVATION
SCALE: 3/32" = 1'-0"
PARAPET (2'-0") (BEYOND)
ROOF HP BEYOND (2'-0")
METAL ROOF
ROOF LP (18'-0")
GUTTER
DOWNSPOUT
PEMB VERTICAL METAL PANELING
FIN FLOOR (0'-0")
FIN GRADE (-4'-2")
18" HT BLOOD RED WINDOW DECAL
CHARCOAL GRAY
GALVALUME
ASH GRAY
BLACK ANODIZED LIGHT FIXTURE
UNPIGMENTED SPLITFACE CMU
WEST ELEVATION
SCALE: 3/32" = 1'-0"
PARAPET (2'-0")
ROOF HP (2'-0")
TOP OF CMU (6'-8")
SPLIT-FACE CMU
EAST ELEVATION
SCALE: 3/32" = 1'-0"
FRONT/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
PEMB VERTICAL PANEL
METAL AWNING
TIMBER SUPPORT
GOOSENECK LIGHT FIXTURE
STOREFRONT (16'-0") & CH DOOR


SITE



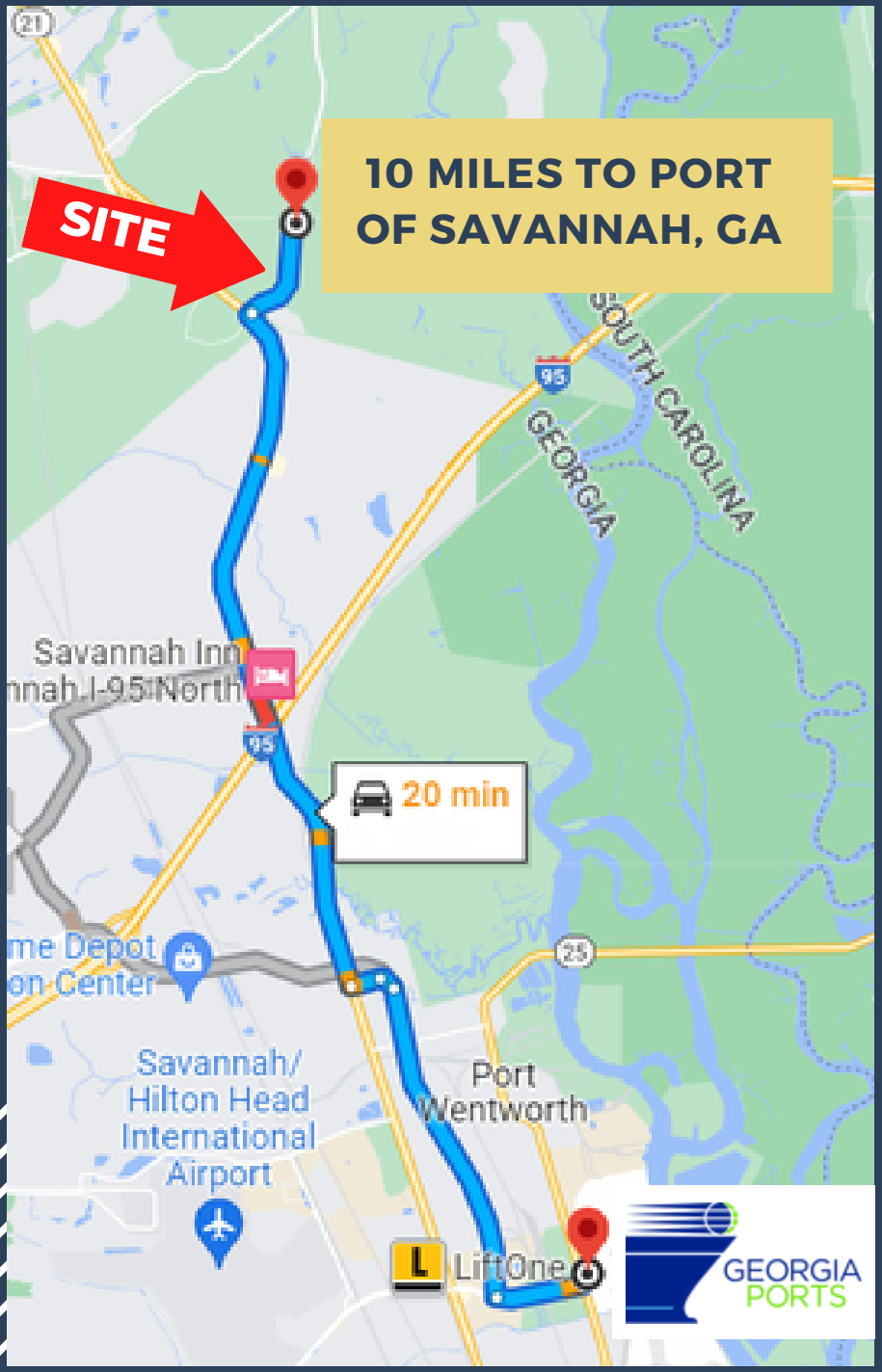


SURROUNDING TENANTS



AREA MAP


PTJ ENTERPRISES LLC
DOLLAR TREE
ASHLEY
NAPA AUTO PARTS
DE WELL GROUP
DIRTT Build better.
O'Reilly AUTO PARTS
GEODIS
LOWE'S
DOLLAR GENERAL
PACIFICCYCLE
NFI
SITE
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
Rincon
Hardeeville
Eden
Pooler
Garden City
Google



SUPERIOR LOCATION

10	MILES TO SAVANNAH, GA AIRPORT
10	MILES TO PORT OF SAVANNAH, GA
5	MILES TO INTERSTATE 95
15	MILES TO INTERSTATE 16



CONTACT US

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