NEW CONSTRUCTION

WAREHOUSE / FLEX SPACE FOR LEASE

FOR LEASE
24,000 SF

2 X
12,000 UNITS

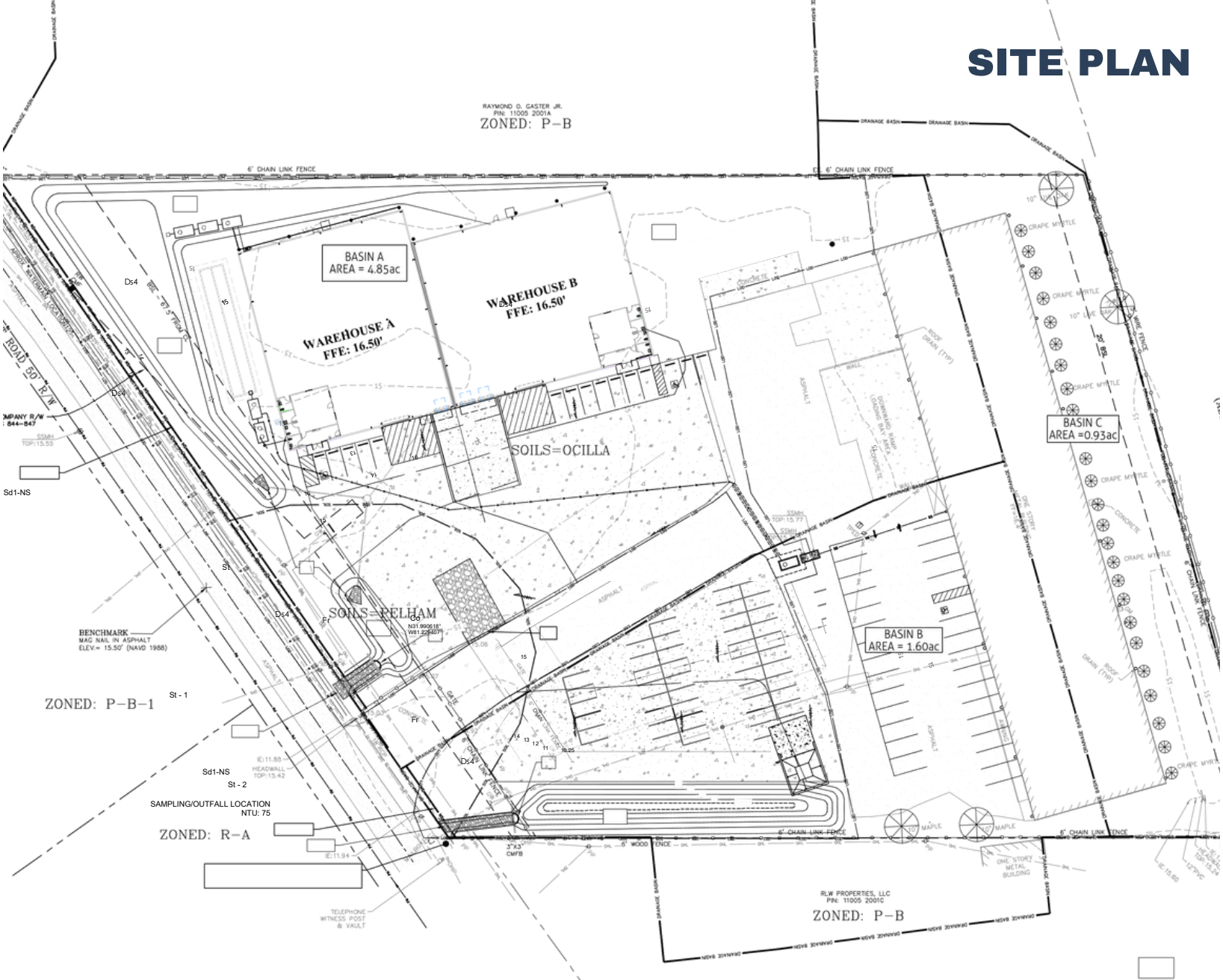
AVAILABLE
MARCH 2027



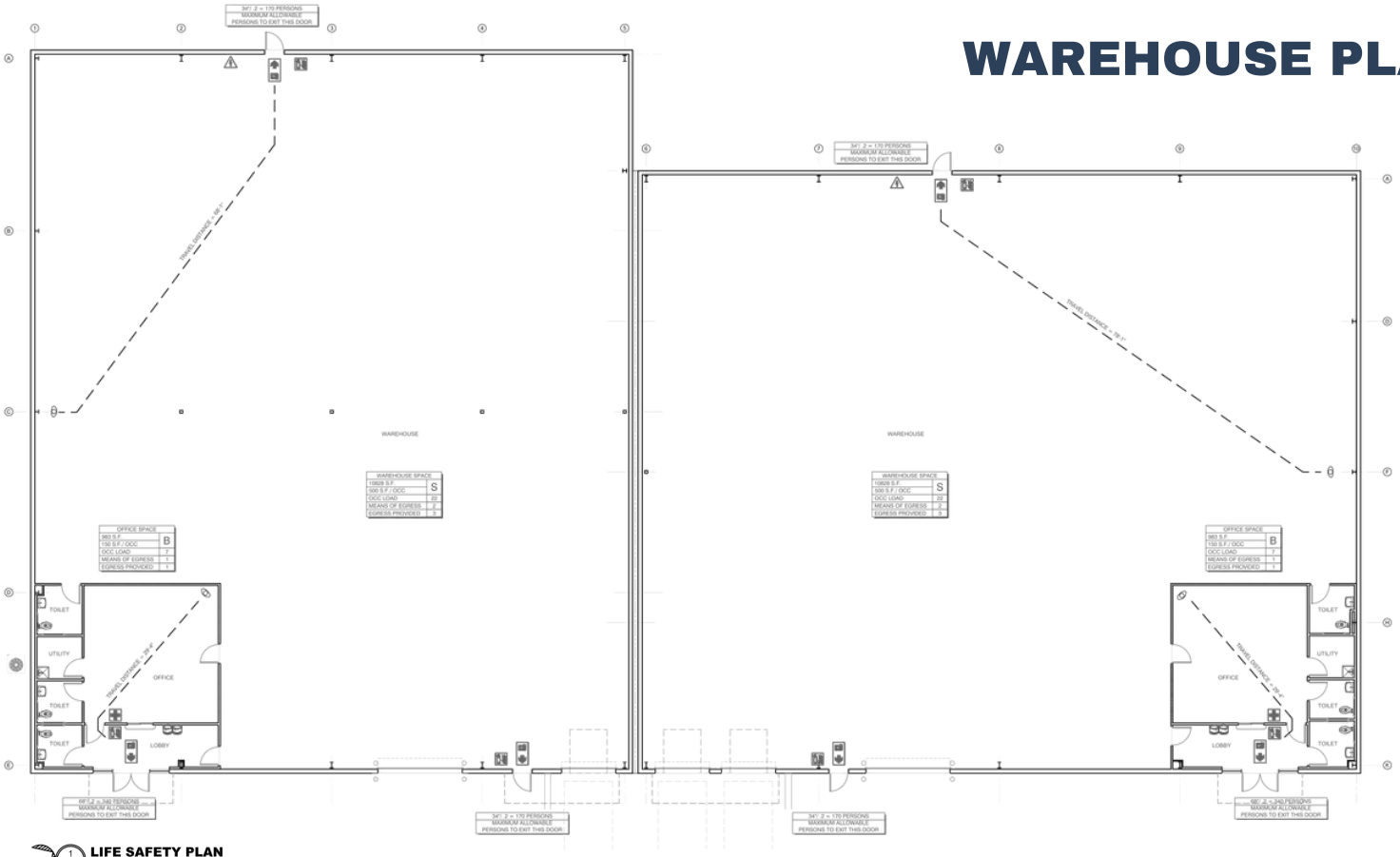
1724 A-B GROVE POINT RD
SAVANNAH, GA 31419


Abercorn St
204
Gaster Lumber & Hardware
American Freight Furniture, Mattress, Ap...
Furniture store
WAREHOUSE A 12,000 SF
WAREHOUSE B 12,000 SF
ADDITIONAL PARKING SPACE
Joe Hudson's Collision Center
Georgia Floors Direct
Flooring store
Grove Point Rd
Case Woodworking Supply
Woodworking supply store
First United Pentecostal Church
Grove Point Rd
Grove Point Rd

SITE PLAN


RAYMOND O. GASTER JR.
PIN: 11005 2001A
ZONED: P-B
6' CHAIN LINK FENCE
BASIN A
AREA = 4.85ac
WAREHOUSE A
FFE: 16.50'
WAREHOUSE B
FFE: 16.50'
BASIN C
AREA =0.93ac
BASIN B
AREA = 1.60ac
SOILS=OCILLA
SOILS=PELHAM
ROAD 50' R/W
BENCHMARK
MAG NAIL IN ASPHALT
ELEV.= 15.50' (NAVD 1988)
ZONED: P-B-1
ZONED: R-A
SAMPLING/OUTFALL LOCATION
NTU: 75
HEADWALL
TOP:15.42
RLW PROPERTIES, LLC
PIN: 11005 2001C
ZONED: P-B
ASPHALT
CONCRETE
ONE STORY METAL BUILDING
CRAPE MYRTLE
MAPLE
WOOD FENCE
DRAINAGE BASIN

WAREHOUSE PLAN



1 LS101 **LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

LEGEND

- EVACUATION ROUTE
- FIRE EXTINGUISHER
- EMERGENCY EXIT
- FIRST AID
- ELECTRICAL PANEL

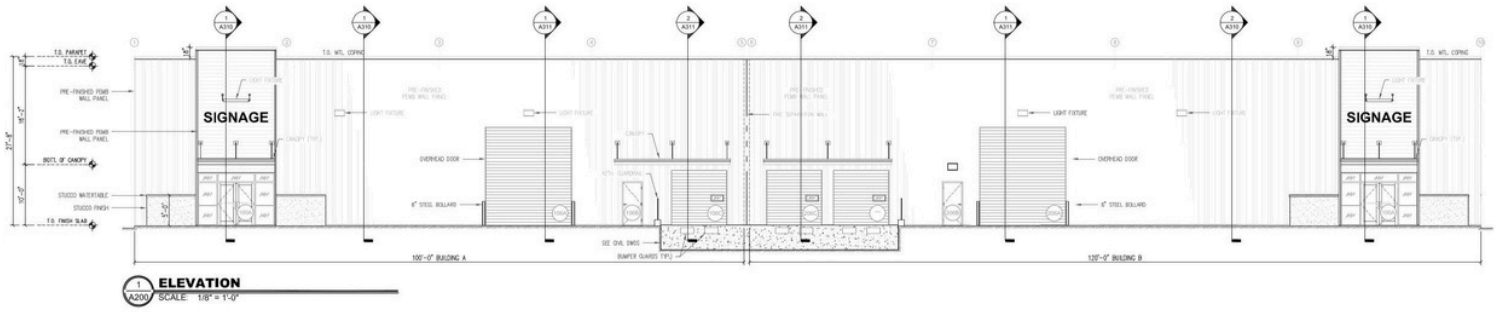


REFER TO 2/LS1 FOR FIRE EXTINGUISHER LOCATIONS

THIS DRAWING AND ITS CONTENTS ARE:
☐ NOT FOR CONSTRUCTION
☒ RELEASED FOR CONSTRUCTION BY J. Reardon (PROJECT MANAGER INITIAL) ON JUNE 2026 (DATE)

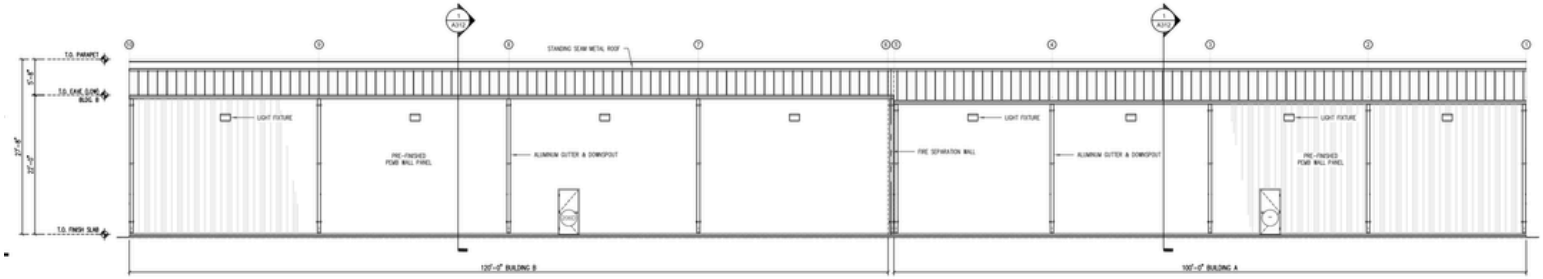
COPYRIGHT © 2024 reardon design, llc. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THIS FIRM AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WITHOUT T

ELEVATIONS



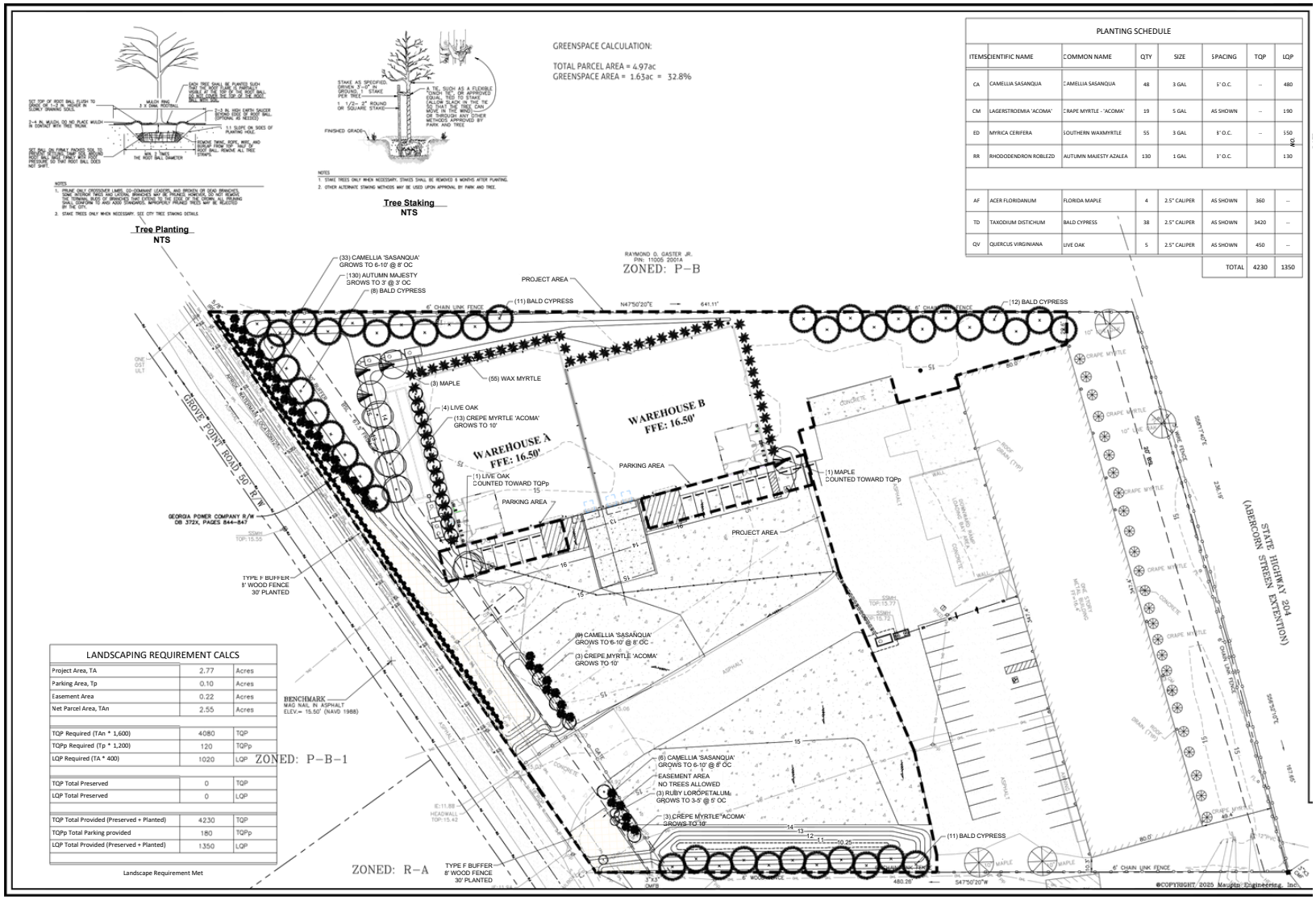
1 A200 **ELEVATION**
SCALE: 1/8" = 1'-0"





1 A201 **ELEVATION**
SCALE: 1/8" = 1'-0"

GREENSPACE PLAN



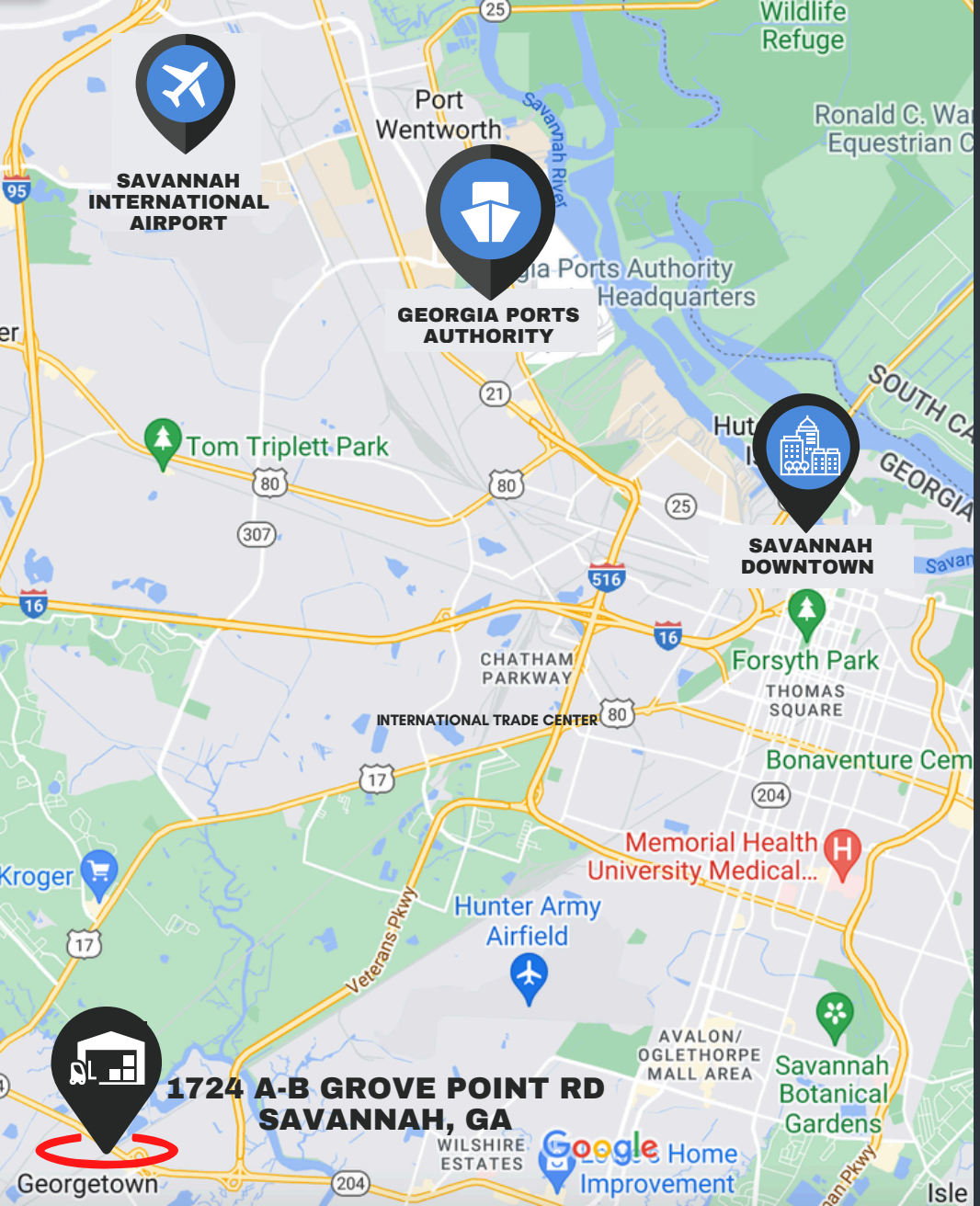

NEW CONSTRUCTION
WAREHOUSE A
12,000 SF
WAREHOUSE B
12,000 SF


NEW CONSTRUCTION
Gaster LUMBER & Hardware
SecurCare Self Storage
WAREHOUSE A
12,000 SF
WAREHOUSE B
12,000 SF
CASE WOODWORKING SUPPLY
AMERICAN FREIGHT
JOE HUDSON'S COLLISION CENTER
GEORGIA FLOORS DIRECT.com
204
GA STATE ROUTE 204
204






AMERICAN FREIGHT
FURNITURE - MATTRESS
OPEN TO THE PUBLIC
LOW
PRICES
CASE



HIGHLIGHTS

- New 24,000 SF warehouse
- 2x 1,000 SF Office
- 3 Loading Docks
- 4 Drive-in Doors
- Single slope standing seam metal roof
- Front eave height: 26'-2", rear eave height: 22'
- Clear span buildings (no interior columns)
- Plenty parking spaces

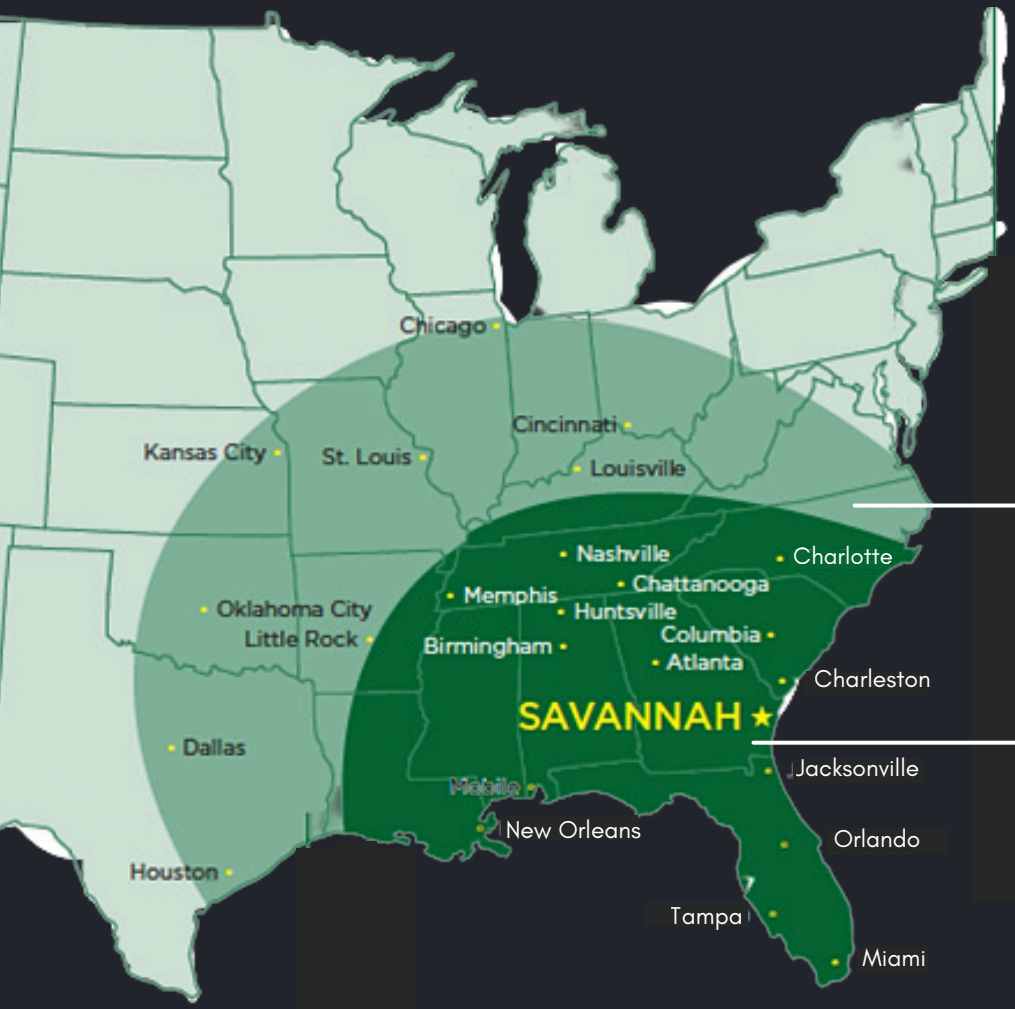
TRAVEL DISTANCES

Interstate 95 - 2 mi
Savannah Port- 14 mi
Savannah Airport - 15 mi
Downtown Savannah- 12 mi
Interstate 16 - 12 mi
Charleston, SC 118 mi
Jacksonville, FL - 128 mi
Atlanta, GA - 244 mi
Charlotte, NC - 263 mi


Ogeechee Rd (26,500 VPD)
E Montgomery Cross Rd (55,280 VPD)
(66,700 VPD)
95
Veterans Pkwy (23,400 VPD)
Abercorn St (63,500 VPD)
HUNTER ARMY AIRFIELD
SUBJECT PROPERTY
Kroger
WELLS FARGO
CVS
Walgreens
ZAXBY'S
BURGER KING
DUNKIN' DONUTS
DOLLAR TREE
Walmart
O'Reilly AUTO PARTS
MURPHY USA
belk
Arby's
Panera BREAD
Office DEPOT OfficeMax
BEST BUY
FOREVER 21
ULTA BEAUTY
Party City
macy's
Michaels
FedEx
HomeGoods
BARNES & NOBLE
KOHL'S
JCPenney
HOBBY LOBBY
OUTBACK
Applebee's
PETSMART
LOWE'S
Sakura Place
True Value
Rachael's
Chevron
DOLLAR GENERAL
Georgetown Family Dental
ExtraSpace Storage
WAFFLE HOUSE
GOOD FOOD FAST.
CIRCLE K
SONIC
FOOD LION
TACO BELL
Domino's Pizza
TARGET
BIG LOTS!
BB&T
Walmart
SunTrust
BANK OF AMERICA
verizon
WELLS FARGO
DOLLAR GENERAL
Bath & Body Works

SAVANNAH:
GATEWAY TO AMERICAN COMMERCE

The Port of Savannah handled an all-time record of nearly 500,000 twenty-foot equivalent container units in March, an increase of more than 48 percent, or 162,275 TEUs, compared to the same month in 2020.



44%
within easy reach of inland connectivity infrastructure

20%
of U.S. population & industry is best served by the Port of Savannah



CONTACT US

1724 A-B GROVE POINT RD,
SAVANNAH, GA 31419

OLEGM@USATRT.COM

917-656-1682