

2 NEW STATE OF ART INDUSTRIAL WAREHOUSES FOR LEASE FROM 48,000 SF - 173,100 SF 4 STAR WAREHOUSES ON A 30 ACRE LOT

FOR LEASE
AVAILABLE NOW

115 B & 117 B PARKWAY DRIVE, RINCON, GEORGIA 31326



WITHIN 7 MILES TO
PORT SAVANNAH



62 LOADING DOCKS WITH
DOCK LEVELERS



30 ACRE
LOT SIZE



BRAND NEW CLASS 4
CONSTRUCTION

THIS PREMIER 30-ACRE, BRAND-NEW INDUSTRIAL DEVELOPMENT FEATURES TWO STATE-OF-THE-ART BUILDINGS TOTALING 316,800 SF.

THE FOLLOWING IS AVAILABLE FOR LEASE:

BUILDING 115 B

125,100 SF AVAILABLE, FEATURING 27 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 2 DRIVE-IN DOORS (24' X 20') WITH 70FT DRIVE-IN RAMP, 2 DOUBLE DOORS (24' X 20'), AND A 3,075 SF OFFICE SPACE

BUILDING 117B

48,000 SF AVAILABLE, FEATURING 5 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 FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

DURABLE CONSTRUCTION: BUILDINGS 115 AND 117 ARE CONSTRUCTED WITH FIBER-REINFORCED CONCRETE 4,500 PSI SLABS ENGINEERED FOR LONG-TERM DURABILITY.

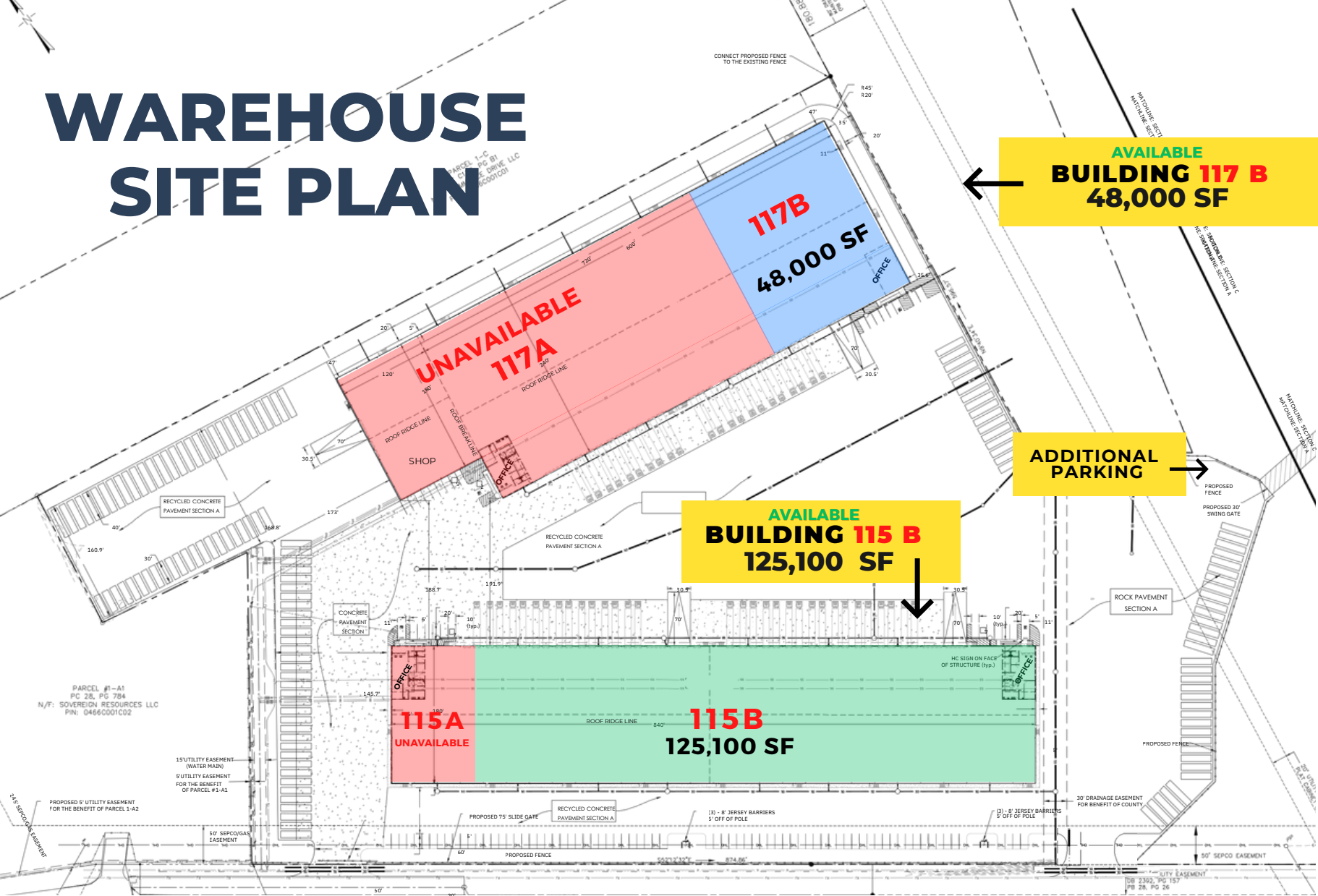
TRAILER PARKING

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

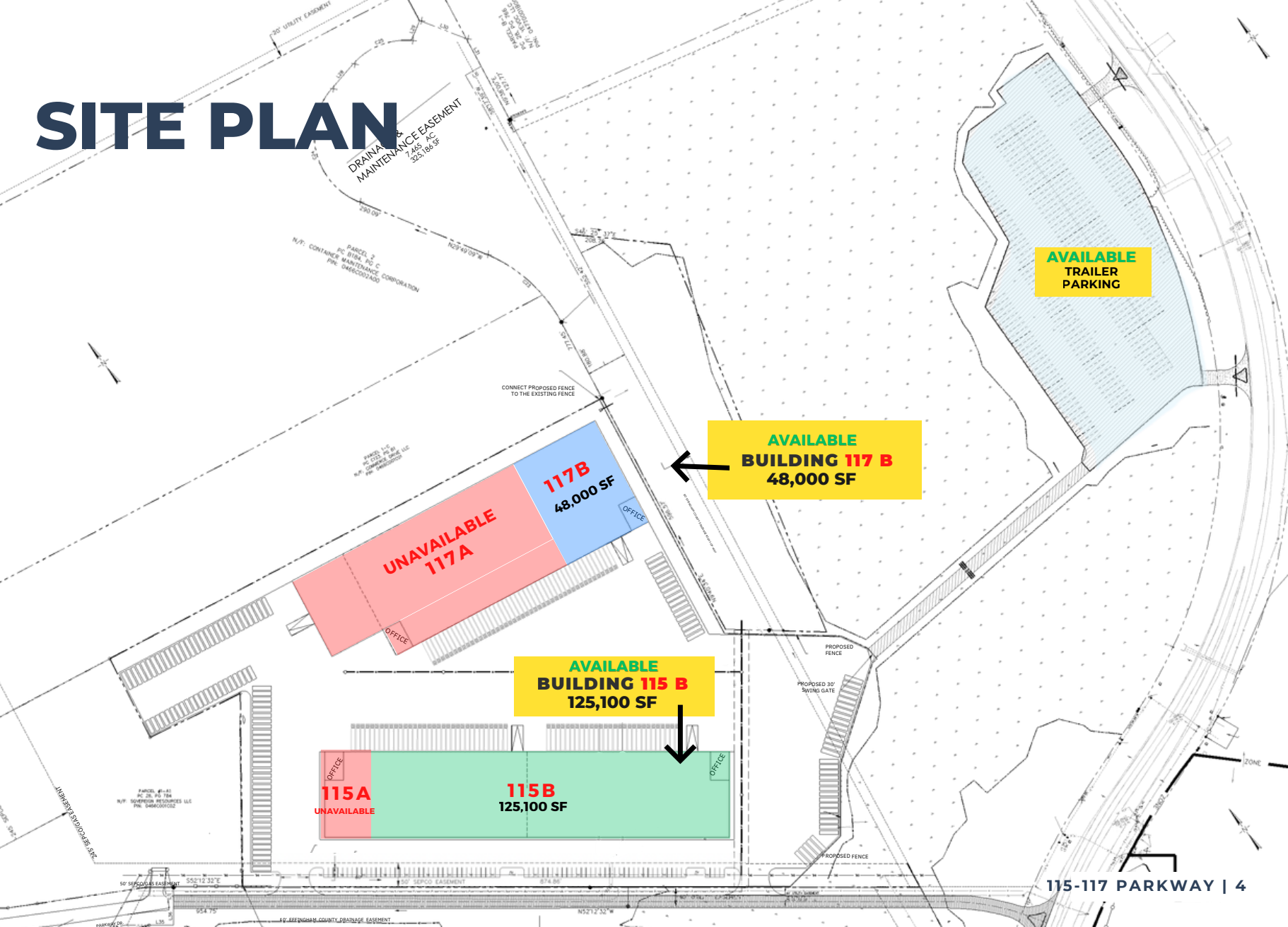
STRATEGIC LOCATION:

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
TRAILER
PARKING**

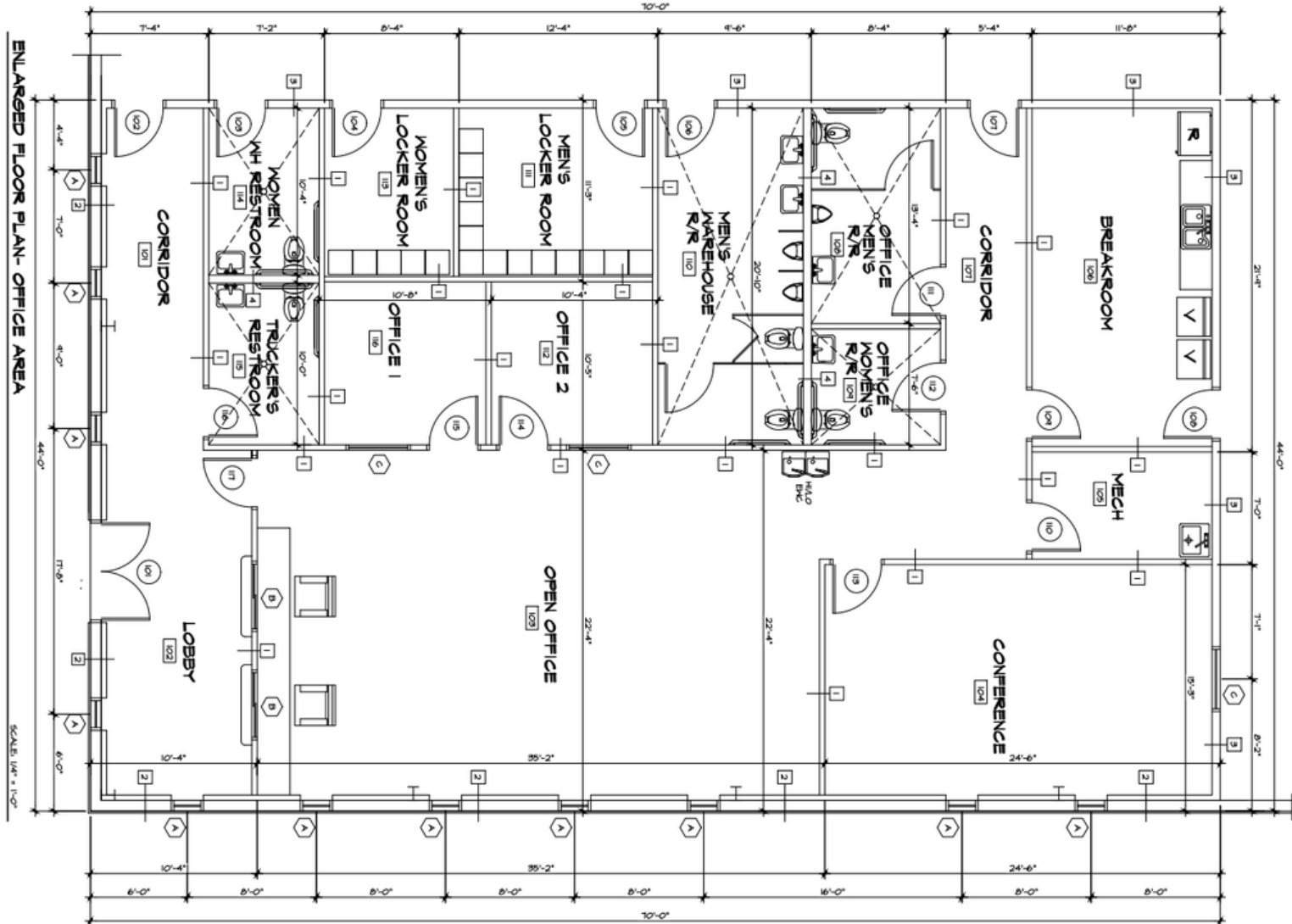
**AVAILABLE
BUILDING 117 B
48,000 SF**

**AVAILABLE
BUILDING 115 B
125,100 SF**

**115A
UNAVAILABLE**

**115B
125,100 SF**

OFFICE PLAN FOR BUILDINGS 115 B & 117 B



BUILDING 115 B



BUILDING 115 B: 125,100 SF AVAILABLE, FEATURING 27 LOADING DOCKS WITH DOCK LEVELERS (9' X 10'), 2 DRIVE-IN DOORS (24' X 20') WITH 70FT DRIVE-IN RAMP, 2 DOUBLE DOORS (24' X 20'), AND A 3,075 SF OFFICE SPACE

AVAILABILITY :	125,100 SF	COLUMN SPACING:	50 X 60
OFFICE:	3,075 SF	LOADING DOCKS W/DOCK LEVELERS	27 (9'X10')
CAR PARKING:	38 SPOTS	DOUBLE DOORS:	2 (24' X 20')
TRAILER PARKING:	78 SPOTS	DRIVE IN DOOR W/70 FT DRIVE IN RAMP	2 (24' X 20')
CLEAR HEIGHT:	34'	LIGHTING:	LED
ZONING:	HEAVY INDUSTRIAL	800 AMPS 277/480 VOLTS	

BUILDING 117 B



BUILDING 117B: 48,000 SF AVAILABLE, FEATURING 5 LOADING DOCKS WITH DOCK LEVELERS, 1 DOUBLE DOOR, 1 DRIVE-IN DOOR WITH 70 FT DRIVE IN RAMP , AND A 3,075 SF OFFICE SPACE FOR CONVENIENT ADMINISTRATIVE OR OPERATIONAL USE.

AVAILABILITY :	48,000 SF
OFFICE:	3,075 SF
TRAILER PARKING:	30 SPOTS
CAR PARKING:	15 SPOTS
CLEAR HEIGHT:	34'
ZONING:	HEAVY INDUSTRIAL

COLUMN SPACING:	50 X 60
LOADING DOCKS W/DOCK LEVELERS	5 (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	













AVAILABLE

**TRAILER
PARKING**

SUPERIOR LOGISTICS LOCATION

TRAILER
PARKING

115-117 PARKWAY DR,
RINCON, GEORGIA



9 MILES TO
INTERSTATE 16



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



115-117 PARKWAY DRIVE
RINCON, GEORGIA