

**FOR LEASE / 57,000 SF ON 6 ACRES**  
**CROSS-DOCK WAREHOUSE & DISTRIBUTION FACILITY**

**AVAILABLE SEPTEMBER 2026**

774 KING GEORGE BOULEVARD, SAVANNAH, GA 31419

**NEWLY**  
**BUILT 2024**



**CLEAR SPAN  
BUILDING**



**LARGE OFFICE  
SPACE**



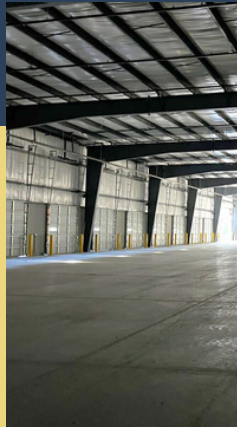
**20 LOADING DOCK DOORS  
2 DRIVE-IN DOORS**



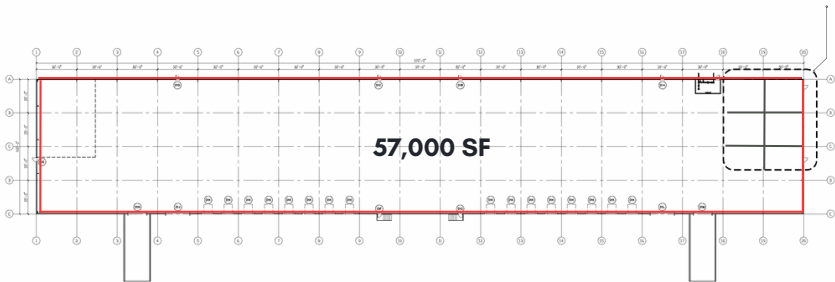
**ABUNDANT  
PARKING SPACES**

# BUILDING FEATURES

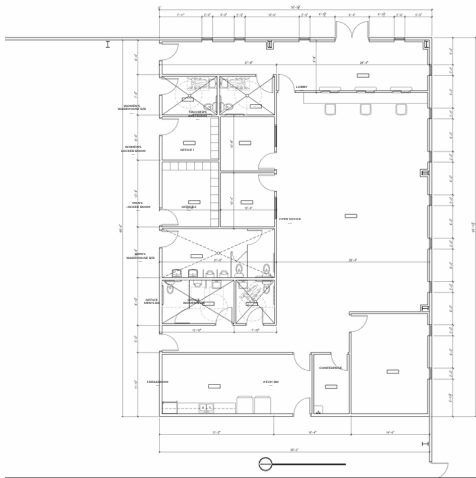
FOOTPRINT:	57,000 SF
OFFICE:	3,500SFT SPACE, WITH 2 EXECUTIVE OFFICES
	<ul style="list-style-type: none"><li>- LARGE OPEN AREA FOR UP TO 12 PEOPLE</li><li>- FULL EAT IN KITCHEN</li><li>- CUSTOMER BATHROOMS WITHIN RECEPTION AREA</li><li>- FOR WAREHOUSE WORKERS SEPARATE MEN'S &amp;</li><li>- WOMEN'S CHANGING ROOMS WITH BATHROOMS</li></ul>
EAVE:	FRONT HEIGHT 27', REAR HEIGHT 25'
BUILDING:	CLEAR SPAN (NO INTERIOR COLUMNS)
DOCKS:	16 DOCK LEVELERS
	4 EDGE OF DOCK LEVELER
DOORS :	16 9' X 10
	2 18' X 16" DOUBLE DOORS
	2 14' X 16' DRIVE IN DOORS WITH 16FT RAMP
SPRINKLER:	ESFR FIRE PROTECTION SYSTEM
LIGHTING:	LED LIGHTING THROUGHOUT
PARKING:	ABUNDANT EMPLOYEE PARKING
CONSTRUCTION:	10' CONCRETE TILT WALL PANELS
ROOF:	SINGLE SLOPE STANDING SEAM METAL



# SITE PLAN



# ENLARGED OFFICE PLAN



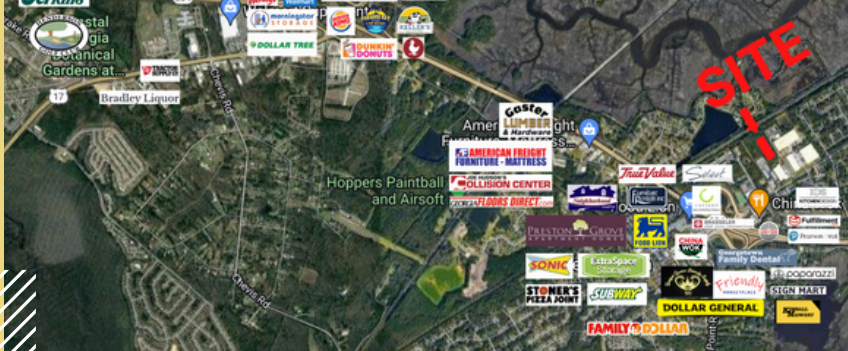












## PROPERTY HIGHLIGHTS

- MAKING THIS AN IDEAL FACILITY FOR WAREHOUSING AND DISTRIBUTION, RETAIL, AND LIGHT MANUFACTURING.
- THE WAREHOUSE IS SITUATED DIRECTLY WITHIN THE AFFLUENT GEORGETOWN NEIGHBORHOOD AND IS ONLY A SHORT DRIVE FROM THE PORT OF SAVANNAH, THE AIRPORT, AND NUMEROUS INTERSTATE HIGHWAYS SUCH AS I-95 AND I-16.
- THE AREA IS RAPIDLY EXPANDING INDUSTRIALLY, AND THIS IS A UNIQUE OPPORTUNITY TO POSITION YOURSELF AND YOUR BUSINESS IN A GREAT LOCATION, WITH BRAND NEW FACILITIES AND MODERN AMENITIES.

# AERIAL



# SURROUNDING AREA



# SUPERIOR LOGISTICS LOCATION

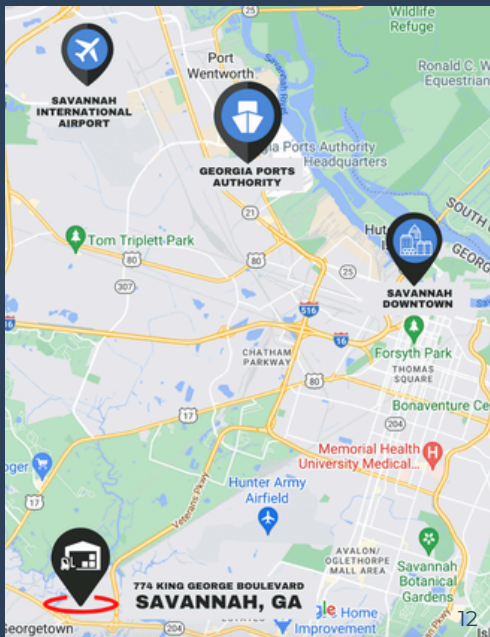
**10** MILES TO SAVANNAH AIRPORT

**8** MILES TO PORT SAVANNAH

**8** MILES TO DOWNTOWN SAVANNAH

**9** MILES TO INTERSTATE 95

**7** MILES TO INTERSTATE 516



# CONTACT US

PLEASE DO NOT HESITATE TO REACH OUT  
WITH ANY QUESTIONS, OR  
TO SCHEDULE A TOUR.



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