

**FOR LEASE**

# 180,000 SF Front-Load Warehouse

SPA Industrial Park

232 Bourne Boulevard, Savannah, GA

**7.5 MILES TO GA PORTS AUTHORITY**



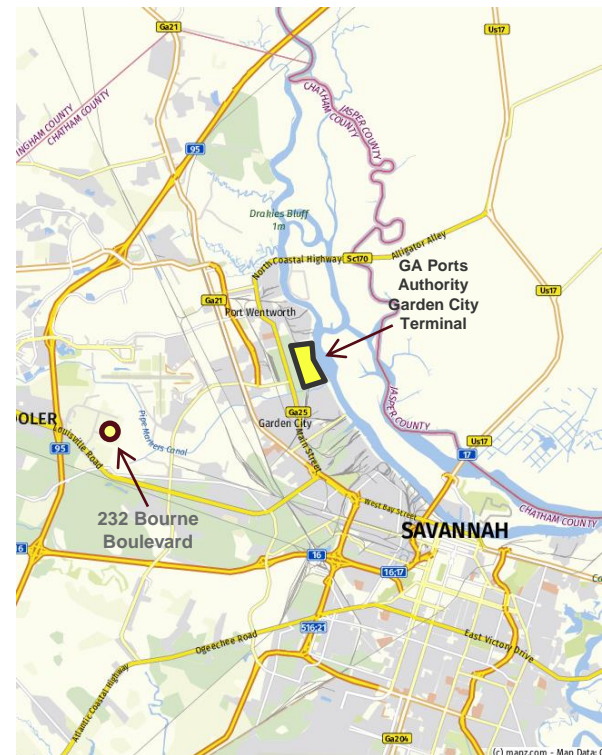
## 180,000 SF Front-Load with 90 Trailer Parks SPA Industrial Park Lease Rate: \$5.85 per SF (NNN) \$1.12 OPEX

### Location Highlights

- Located in Savannah Port Authority Industrial Park (SPA) less than 8 miles from the Garden City Terminal
- Available April 2022
- Excellent access to Interstates 95 (1.9 Miles) and 16 (4.6 Miles) as well as Highway 80 and Jimmy DeLoach Parkway
- Located in one of Savannah's oldest and most established industrial parks and home to Coca-Cola, Johnson Matthey, Collins Aerospace, CitiTrends and 1.4 MSF of new Class A Spec. Development
- Located within Foreign Trade Zone 104

### Warehouse Detail

- 180,000 sf front-load in excellent condition
- Available April 2022
- Efficient building with 2,450 SF Office, 21 fully outfitted dock positions with 35,000 lb. pit levelers, 3 HVLS fans, 8 forklift chargers and LED lighting to 25 FC
- 25' eave height
- 30'x60' column spacing
- Fully fenced site with space for guard shack
- 90 trailer drops



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## WAREHOUSE DETAIL

TOTAL SQUARE FEET AVAILABLE	180,000 sf	LIGHTING	LED – 25 FC
PARCEL SIZE	16.2 Acres	CLEAR HEIGHT	25' Eave Height
OFFICE	2,450 sf existing (additional is BTS)	COLUMN SPACING	30'x60'
TRAILER PARKING	90	AUTO PARKING	40
DOCK HEIGHT DOORS	(21) 9'x10'	LEVELERS	35,000 Lb. pit levelers w/ shelters
DRIVE-IN DOORS	(2) 12'x14' & 20'x14'	BUILDING DIMENSIONS	360'x500'





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## SUPERIOR LOCATION IN THE MARKET

Garden City Port Terminal /Port of Savannah **7.5 Miles (17 Minutes)**

Savannah / Hilton Head International Airport **5.1 Miles (9 Minutes)**

I-16 **4.5 Miles (9 Minutes)**

I-95 **1.5 Miles (4 Minutes)**

1.5 Miles    4.5 Miles    5.1 Miles    7.5 Miles

