

FOR LEASE

125,100 SF Front-Load Warehouse

Crossroads Expansion Industrial Park

250 Jimmy Deloach Parkway, Savannah, GA



4.5 MILES TO GA PORTS AUTHORITY

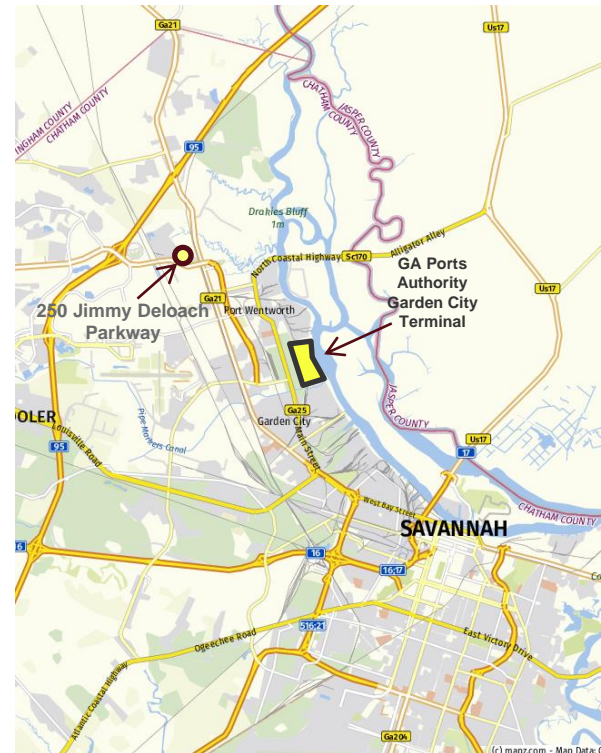
125,100 SF Front-Load Crossroads Expansion Industrial Park Lease Rate: \$5.95 per SF (NNN) \$1.05 OPEX

Location Highlights

- Located in Crossroads Expansion with direct frontage on Jimmy Deloach Parkway less than 5 miles from the Garden City Terminal
- Available April 2022
- Excellent access to Interstates 95 (1.3 Miles) and 16 (8.7 Miles) as well as Highway 80 and Jimmy Deloach Parkway
- Located in one of Savannah's premier industrial parks with immediate access to GA Ports – other tenants include Wal-Mart, International Paper, NFI, Estes, Damco, Lowe's, Home Depot, Dollar Tree and others.

Warehouse Detail

- 125,100 sf front-load in excellent condition
- Available April 2022
- Efficient building with 4,000 SF Office, 13 fully outfitted dock positions with 40,000 lb. pit levelers, HVLS fans, forklift chargers and LED lighting to 25 FC
- 25' eave height
- 30'x60' column spacing
- Fully fenced site with space for guard shack
- 11 trailer drops



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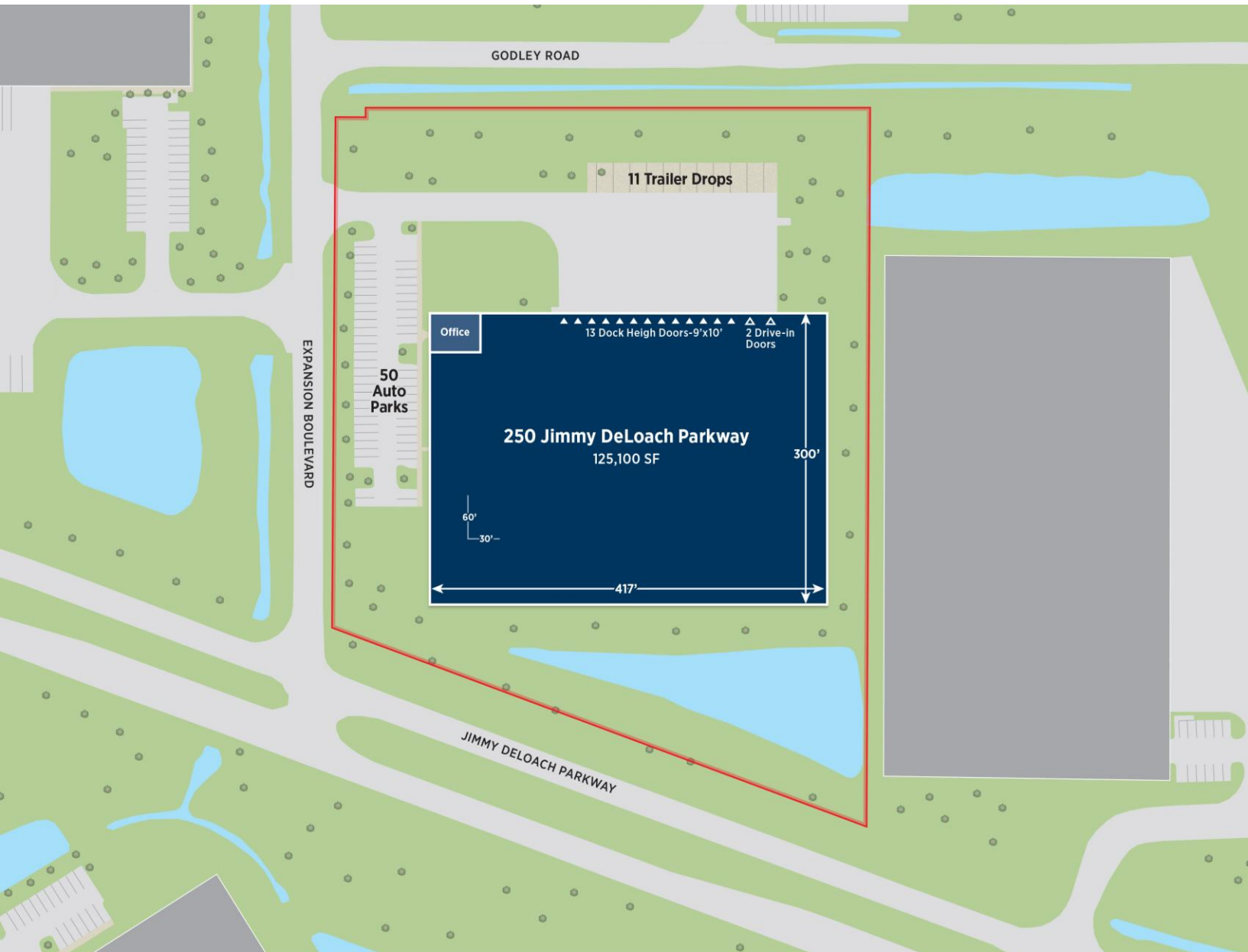
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WAREHOUSE DETAIL

TOTAL SQUARE FEET AVAILABLE	125,100 sf	LIGHTING	LED – 25 FC
PARCEL SIZE	7.7 Acres	CLEAR HEIGHT	25' Eave Height
OFFICE	4,000 sf existing (additional is BTS)	COLUMN SPACING	30'x60'
TRAILER PARKING	11	AUTO PARKING	50
DOCK HEIGHT DOORS	(13) 9'x10'	LEVELERS	40,000 Lb. pit levelers w/ shelters
DRIVE-IN DOORS	(2) 12'x14'	BUILDING DIMENSIONS	300'x417'



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MAP © 2021 CARTIFACT
IMAGE © NEARMAPS

SUPERIOR LOCATION IN THE MARKET

Garden City Port Terminal /Port of Savannah	4.5 Miles (6 Minutes)
Savannah / Hilton Head International Airport	5.0 Miles (8 Minutes)
I-95	1.3 Miles (2 Minutes)
I-16	8.7 Miles (10 Minutes)

