



Ground Lease | Build-to-Suit Lease

PRIME COMMERCIAL OPPORTUNITY

in New ±11 MSF Industrial Development
with frontage on Veterans Parkway

Savannah, Georgia

Colliers

CAPITAL
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The Property

Highlights

- Situated at the newly completed Veterans Parkway interchange, featuring convenient access and signalized intersections
- Incredible opportunity to be the first and only commercial service site on Veterans Parkway
- With high visibility this property is perfect for gas stations, convenience stores, retail, restaurants, and general services, among others
- Surrounded by ±11 million square feet of new Class A industrial development bringing an estimated 2,000 employees and an additional 13,079 vehicles per day



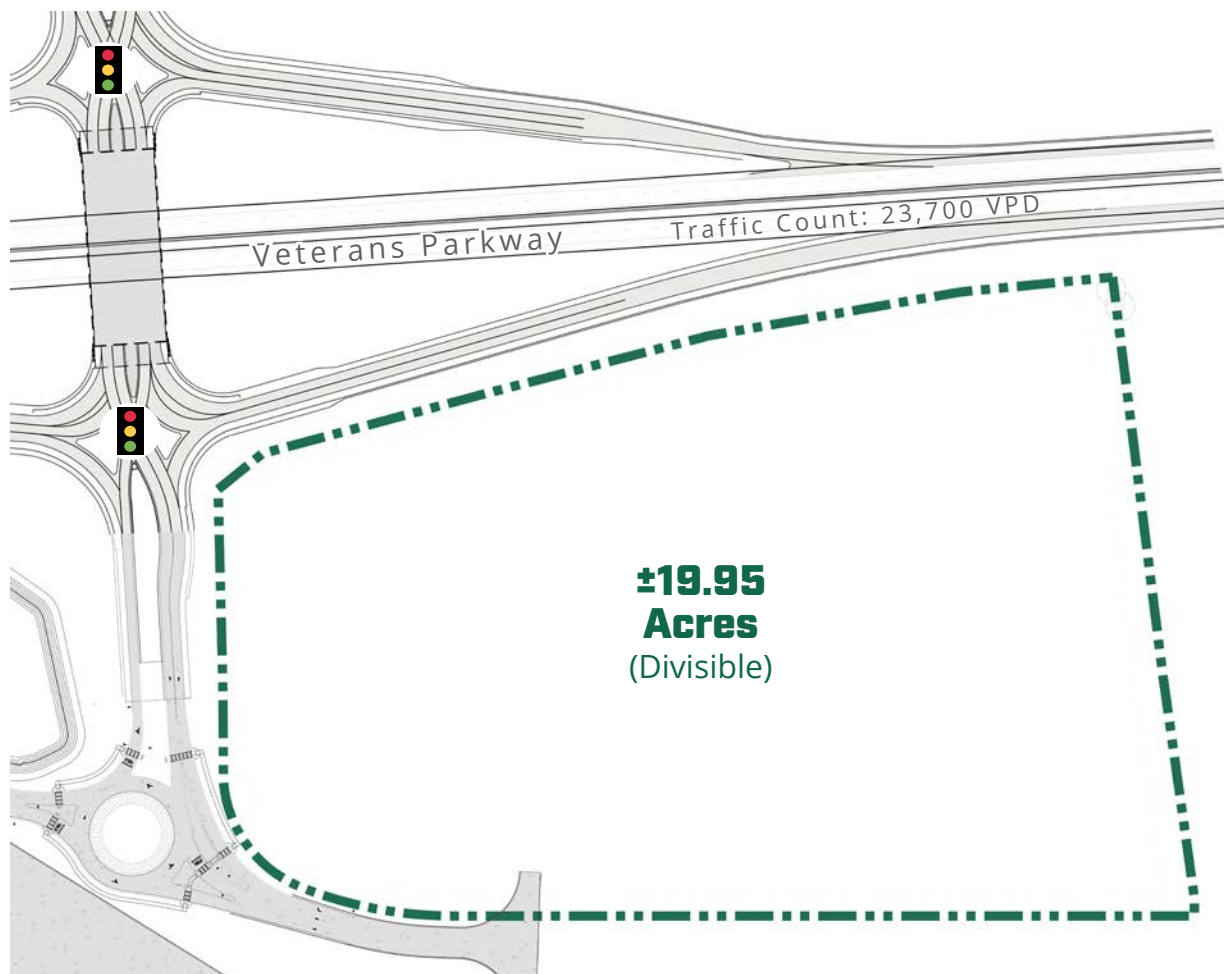
Tract Size:
**±19.95
Acres**
(Divisible)



Frontage:
**±1,100'
Along
Veterans Parkway**



Pricing:
**Please
Inquire**



Port of Savannah

Downtown Savannah

To
16

Veterans Parkway

SITE





Booming ± 11 Million SF Industrial Development.

Recently Completed

Size

Building 1	1,456,000 SF
Building 9	942,400 SF
Building 10	413,230 SF
Building 11	982,400 SF
Flex Building 1	150,000 SF
Flex Building 2	150,000 SF

Four warehouse buildings under construction and an additional ± 6.4 million square feet of future development over the next few years.

Newly completed interchange!



23,700
Vehicles Per Day

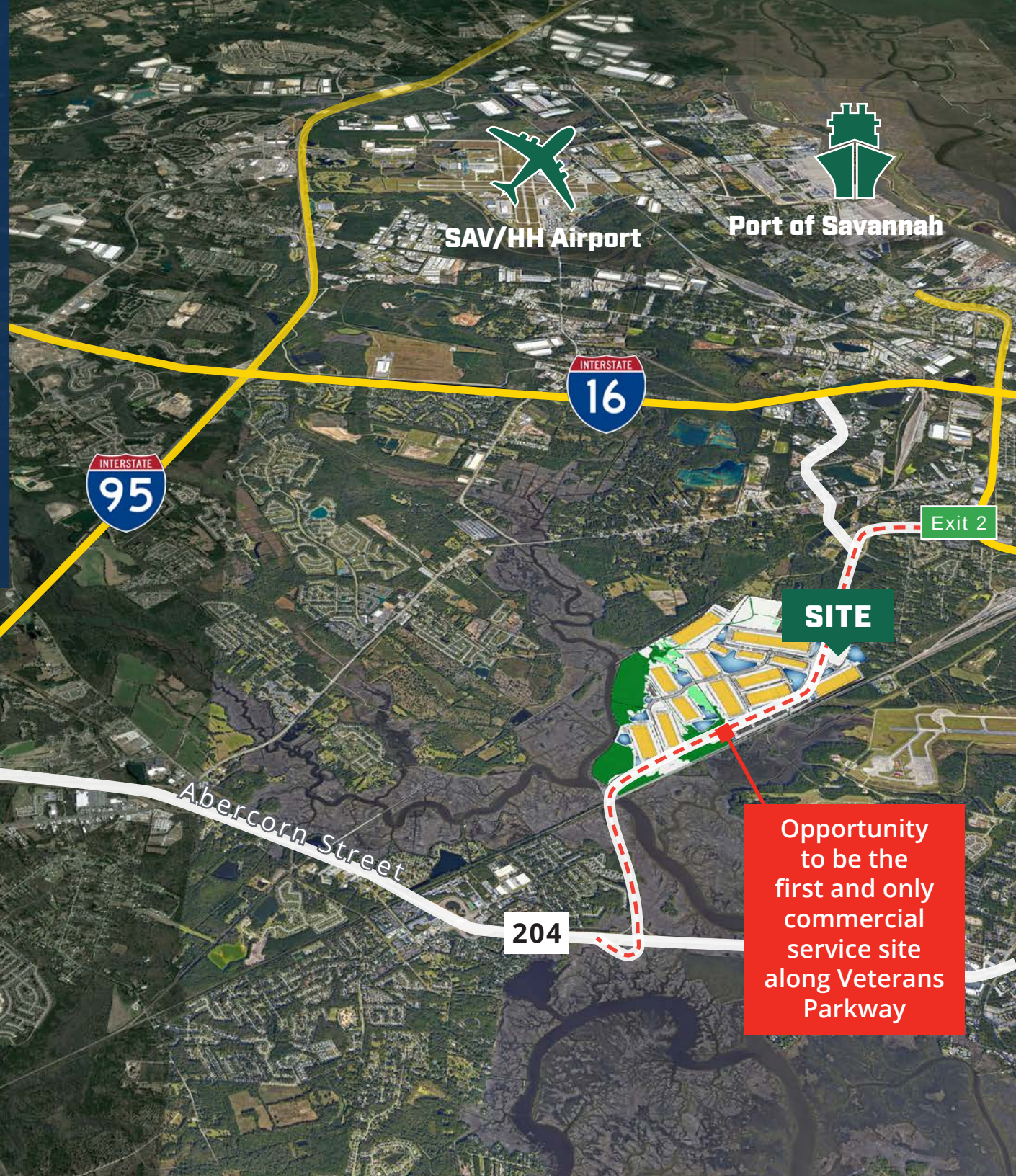


Estimated employees

2,000

Supply the demand.

This property is strategically positioned to meet the growing demand for commercial services along Veterans Parkway in Savannah, Georgia. With its high visibility and convenient access to major highways, this property offers the perfect location for businesses looking to establish a presence in the area.

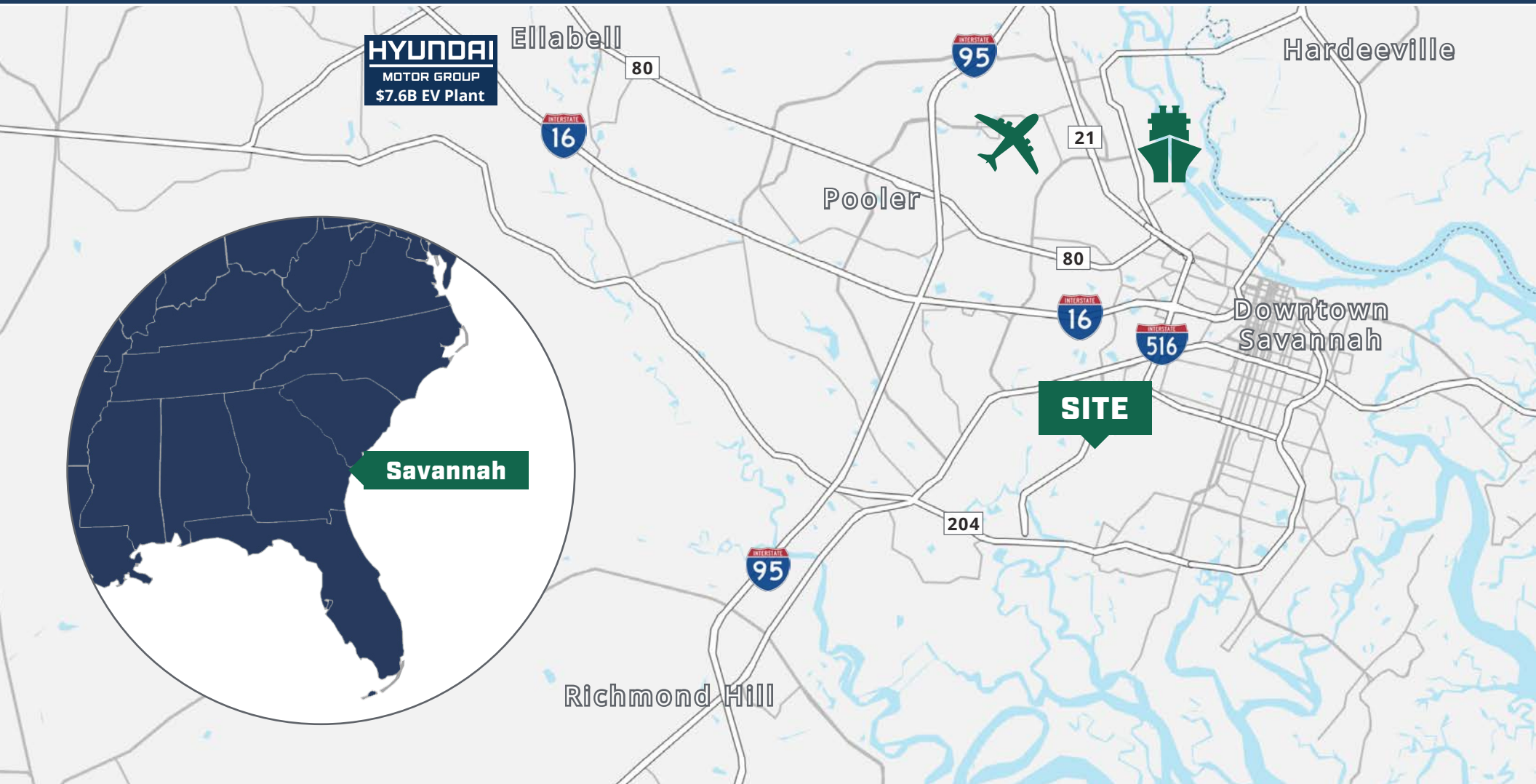


Centrally

Located to Serve
the Greater
Savannah Area.

Major Roadway	Distance
Interstate 516	2.5 Miles
Highway 204	3 Miles
Interstate 16	4.5 Miles
Interstate 95	8.5 Miles

Destination	Distance
Downtown Savannah	7 Miles
Pooler	12 Miles
Airport	14 Miles
Richmond Hill	15 Miles



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