

For Lease

Lease Rate:
Please Inquire

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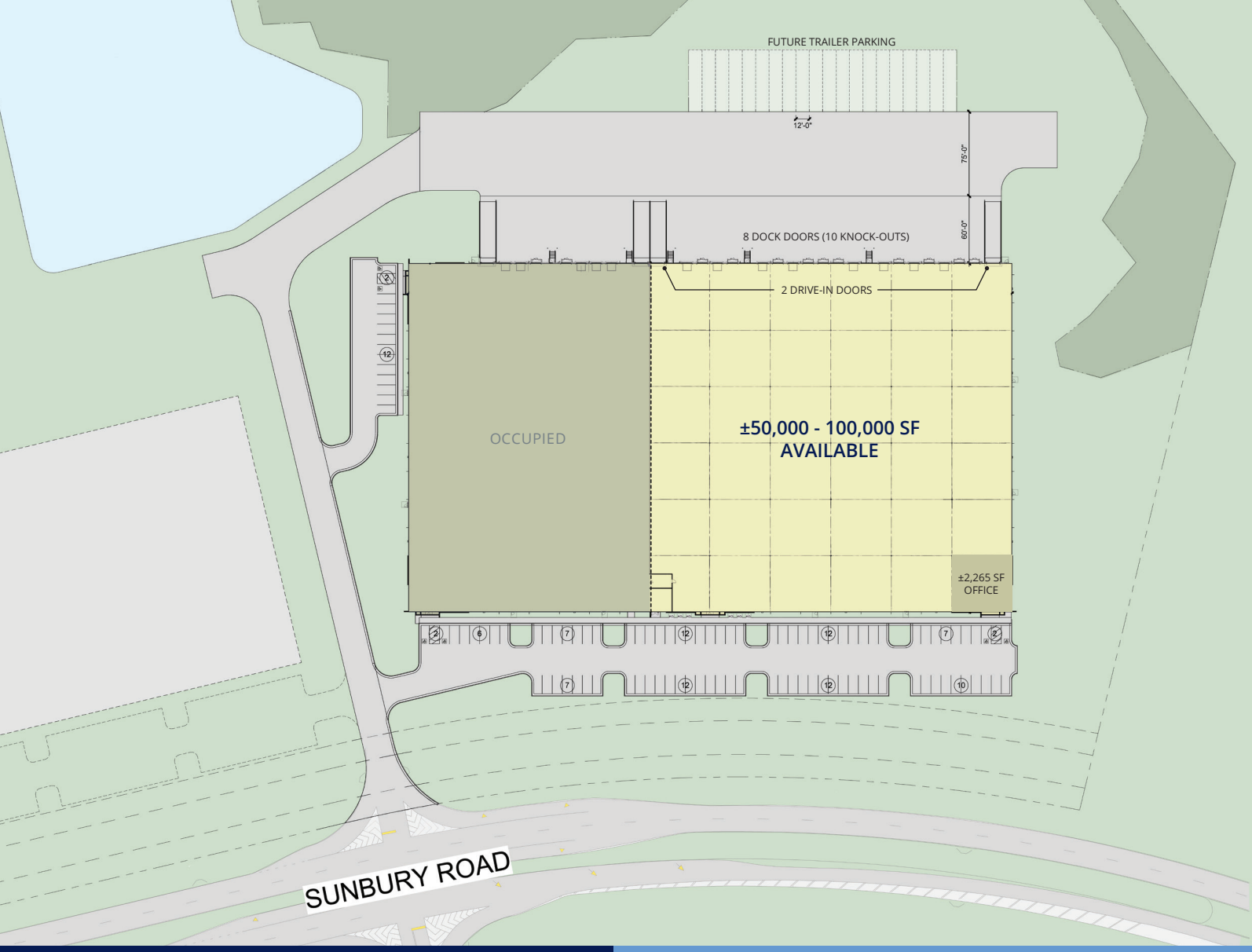
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A Rare Next-Generation Industrial Warehouse. Built Smarter.

Sunbury Road | Midway, GA 31320

Fully air-conditioned warehouse space with integrated connectivity, security, access control and remote building management

- ±50,000 - 100,000 SF Class A industrial space available for lease, estimated to deliver September 2027
- Rare 100% air-conditioned warehouse with insulated building envelope
- Fully secured with gated access, keyless entry & comprehensive camera coverage
- Strategically located on Sunbury Road with convenient access to Interstate-95
- Positioned in Midway, Georgia, with access to the greater Savannah market and Port of Savannah



Available Size	±50,000 - 100,000 SF
Clear Height	32’
Column Spacing	54’ x 50’ (60’ speed bay)
Spec Office Size	±2,265 SF
Dock High Doors	8 (9’ x 10’), 10 knock-outs
Dock Packages	Automatic pit levelers
Drive-in Doors	2 (12’ x 14’ automatic)
HVLS Fans	In speed bay
Fire Protection	ESFR, K-25 160 degreee F pendent quick response heads
Slab	6” thick 4,000 PSI non-reinforced concrete
HVAC	100% air conditioned (25-ton RTUs)

Smart Building Features

Enterprise-Grade Connectivity

Fiber internet with a professionally monitored network backbone and comprehensive wireless coverage throughout the space.

Advanced Access Control

Keyless building access with multiple credential options, including mobile, FOB, PIN and facial recognition.

Comprehensive Security & Monitoring

Interior and exterior camera coverage, including 4K perimeter surveillance, loading dock monitoring and license plate recognition.

Remote Building Management

Cloud-based control of building access, overhead doors, cameras and network systems from phone or computer, including remote entry management.

Strategic Location with Regional Connectivity

Located on Sunbury Road in Midway, Georgia, the property provides excellent access to interstate-95 and is ideally positioned to serve the greater Savannah market, including the Port of Savannah and Hyundai Metaplant.

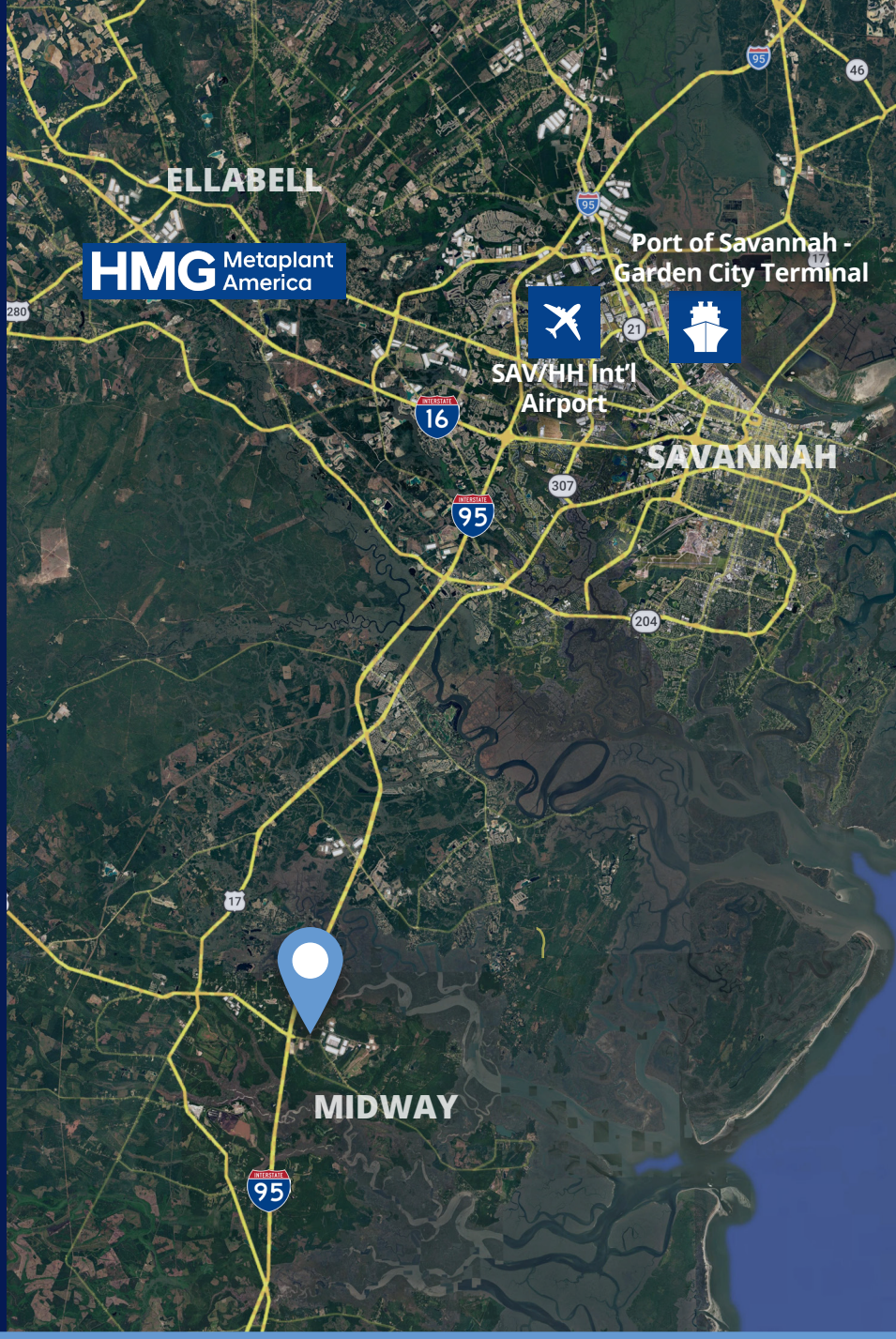
Immediate Access
Interstate-95 (Exit 76)

Serves the Greater Savannah Market

Proximity to the Port
of Savannah & Brunswick

Conventient to
Savannah/Hilton Head International Airport

Access to a Growing Industrial Corridor
including Hyundai Metaplant



Travel Distances

Interstate-95	1.5 Miles
Interstate-16	23 Miles
Port of Savannah	32 Miles
Downtown Savannah	33 Miles
Hyundai Metaplant	41 Miles
Brunswick	45 Miles





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