

For Lease or Sale

Lease Rate:
Please Inquire

Sales Price:
Please Inquire

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Rare Port-Adjacent Industrial Outdoor Storage Opportunity

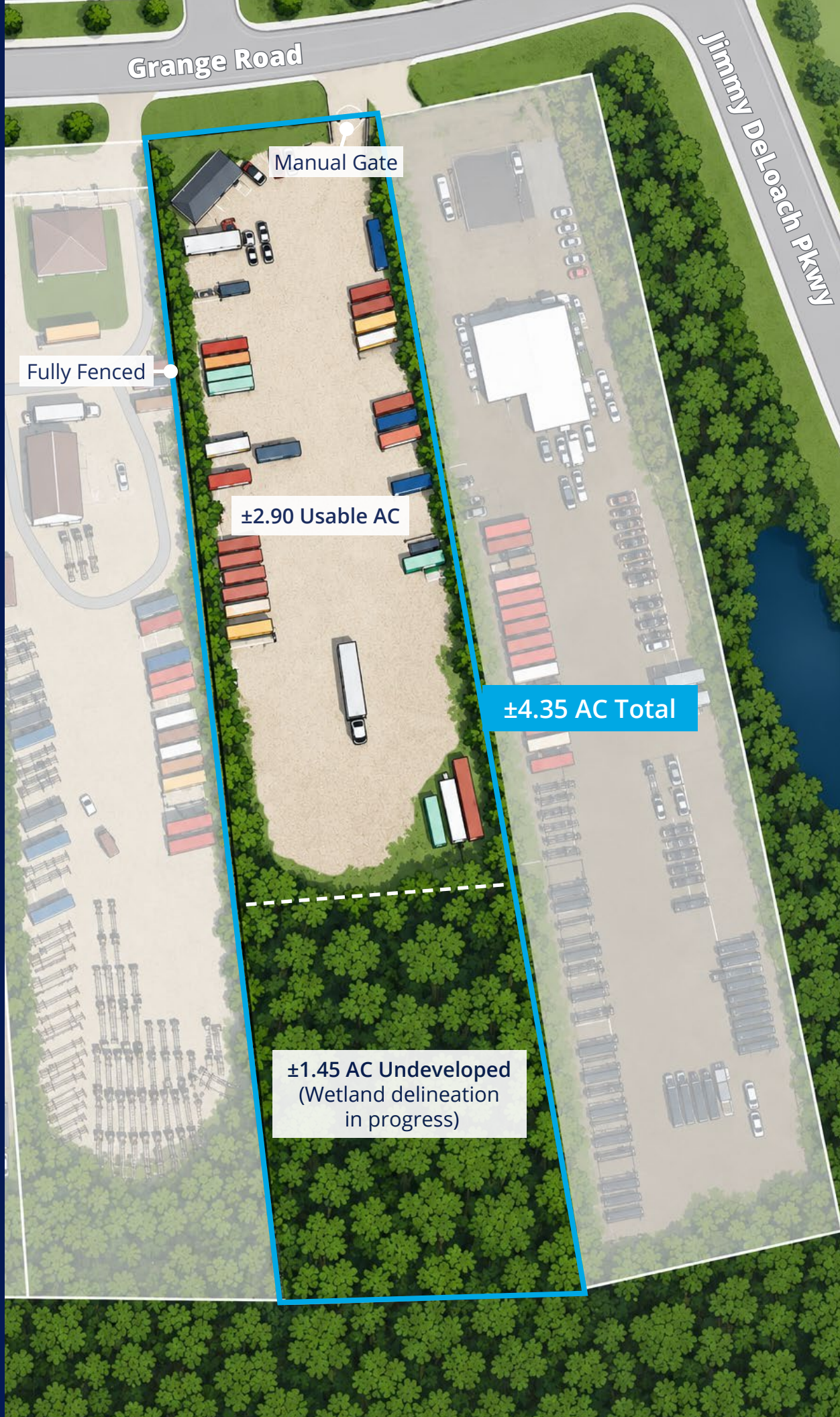
413 – 415 Grange Road, Port Wentworth, GA 31407

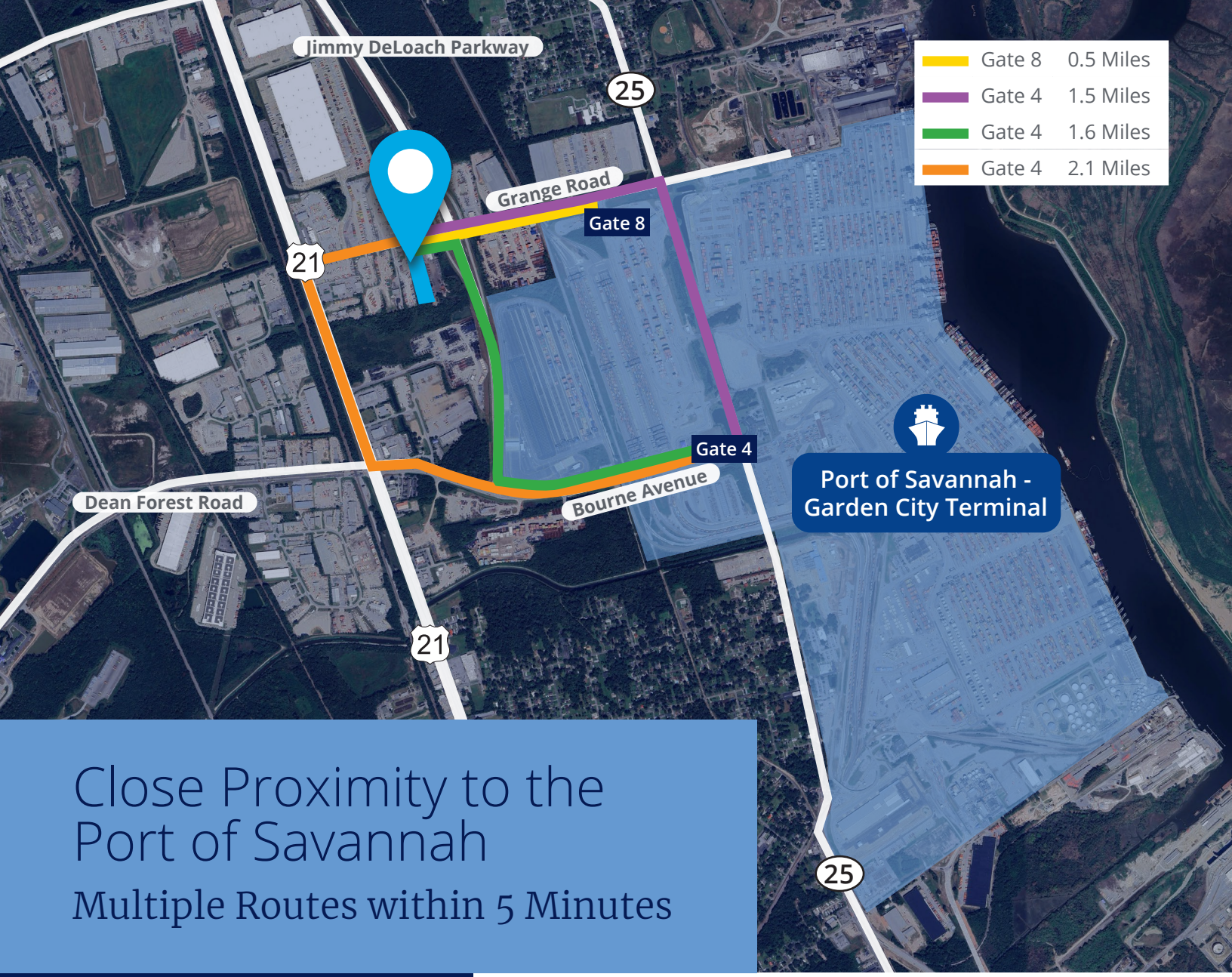
Property Highlights:

- ±4.35 AC total, including ±2.90 usable AC
- ±1.45 AC of undeveloped land with wetland delineation in progress
- Fully fenced industrial outdoor storage site
- Zoned: Heavy Industrial (City of Port Wentworth)
- Located 0.5 miles (1 minute) to the Port of Savannah Garden City Terminal, 3.9 miles (7 minutes) to SAV/HH Int'l Airport, 6.1 miles (11 minutes) to Ocean Terminal
- Access to major corridors: Jimmy DeLoach Parkway (0.1 miles), Highway 21 (0.3 miles), Highway 80 (4.1 miles), Interstate-95 (4.3 miles), and Interstate-16 (5.9 miles)
- Well-positioned for port-related logistics, trucking, container storage, and equipment staging operations
- Currently leased. Tenant vacating 12/31/2026

Site **Plan**

Conceptual Illustration - Not to Scale





Close Proximity to the Port of Savannah

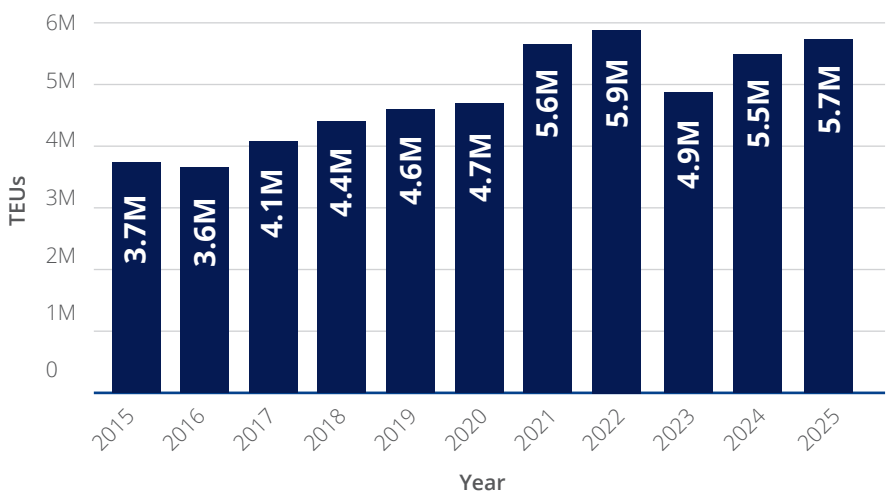
Multiple Routes within 5 Minutes

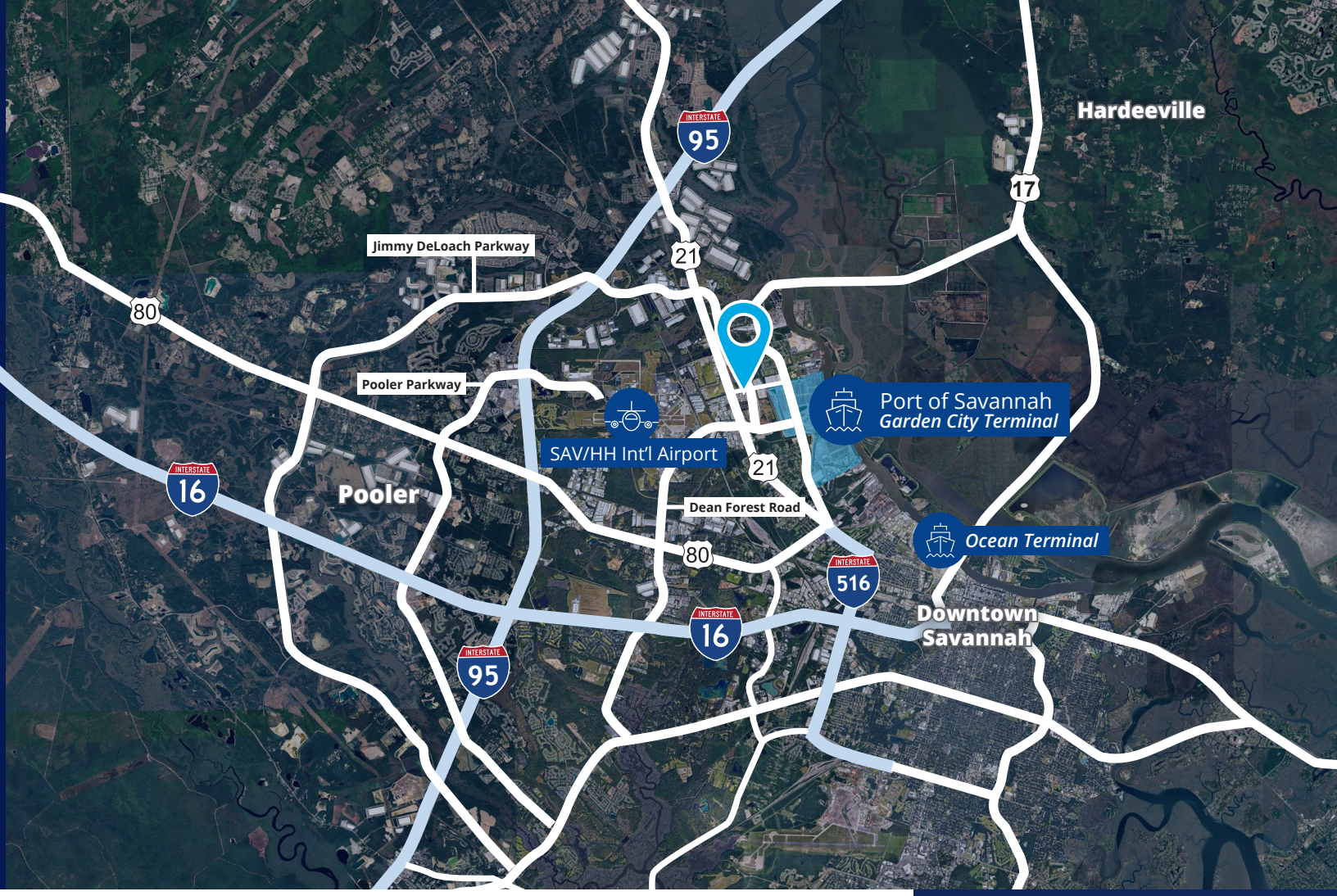
GEORGIA PORTS

Fastest growing port in the nation over the past 10 years

44% of the population is served by the Port of Savannah

TEUs Moved by Georgia Ports Authority Each Year





Distances

Jimmy DeLoach Parkway	1 Minute	0.1 Miles
Highway 21	1 Minute	0.3 Miles
Garden City Terminal (Gate 8)	1 Minute	0.5 Miles
SAV/HH Int'l Airport	7 Minutes	3.9 Miles
Highway 80	10 Minutes	4.1 Miles
Interstate-95	7 Minutes	4.3 Miles
Ocean Terminal	11 Minutes	6.1 Miles

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