

# LEASE

## CLASS "A" OFFICE / WAREHOUSE

4912 Old Louisville Road - Suite 401 - Savannah, Chatham County, GA 31408



**LEASE RATE:**  
**\$9.00/PSF, NNN**  
**TAXES, INSURANCE & CAM:**  
**±\$1.05/PSF**

### LOCATION OVERVIEW

- 2 miles north of Interstate 16 @ Dean Forrest Road (Exit 160)
- 3½ miles from Interstate 16
- 4 miles from Port of Savannah

### PROPERTY OVERVIEW

- 6,000± SF Warehouse / Office (75' X 80')
  - 700± SF Office
    - Large lobby/waiting area
    - One private office
    - Two restrooms
    - Break room
  - 5,300± SF Warehouse
    - 22' clear span
    - T-8 lighting
    - 3-Phase electrical
- 10' X 10' Trailer dock: 48" height
- 8' X 10' Delivery truck dock: 30" height
- 12' X 16' Drive-in door
- Zoned C2A

**MIKI FOLSOM, CCIM**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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Created 1/3/23

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<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• 2 miles north of Interstate 16 @ Dean Forrest Road (Exit #160)</li><li>• 3.5 Miles from Interstate 95</li><li>• 4 Miles from Port of Savannah</li></ul>
<b>BUILDING INFORMATION:</b>	6,000± SF Warehouse / Office (75' X 80') <ul style="list-style-type: none"><li>- 700± SF Office</li><li>- 5,300± SF Warehouse</li></ul>
<b>CONSTRUCTION:</b>	<ul style="list-style-type: none"><li>• Pre-engineered Metal Building System</li><li>• Brick facade &amp; offices</li><li>• Insulated roof</li><li>• Insulated glass windows</li><li>• 4" vinyl backed R-19 walls</li></ul>
<b>CEILING HEIGHT/ LIGHTING:</b>	<ul style="list-style-type: none"><li>• 22' clear span in warehouse</li><li>• T-8 Lights in warehouse</li></ul>
<b>TRUCK DOORS:</b>	<ul style="list-style-type: none"><li>• One 48" trailer dock (10'X10')</li><li>• One 30" delivery truck dock (8'X10')</li><li>• One drive-in door (12'X16')</li></ul>
<b>PARKING:</b>	Six (6) vehicle spaces per suite
<b>ZONING:</b>	Garden City, Chatham County, GA - C2A
<b>HEATING &amp; A/C:</b>	Central HVAC in office only. Electric heat pump with heat strips.
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Garden City Water &amp; Sewer</li><li>• Georgia Power - Electricity</li><li>• 200 amp, 3 phase 208 main service supply</li><li>• Tenant contracts for LP gas service &amp; equipment (if desired)</li></ul>
<b>LEASE RATE:</b>	<ul style="list-style-type: none"><li>• <b>\$9.00/PSF, NNN (Tenant pays Taxes, Insurance &amp; CAM)</b></li><li>• <b>Taxes: Estimated at \$0.45/PSF</b></li><li>• <b>Insurance: Estimated at \$0.25/PSF</b></li><li>• <b>CAM: Estimated \$0.35/PSF</b></li></ul>

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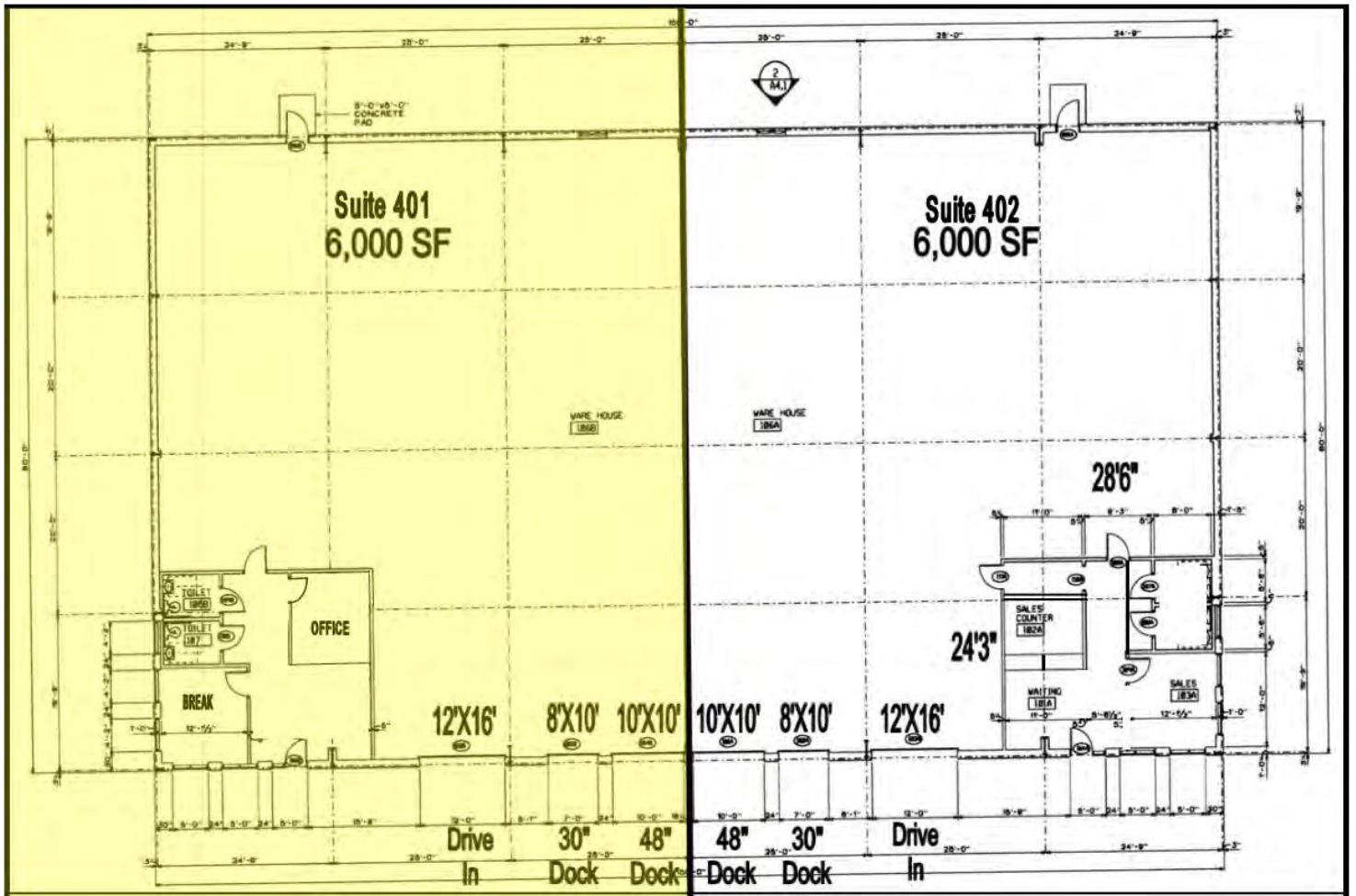


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### FLOOR PLAN

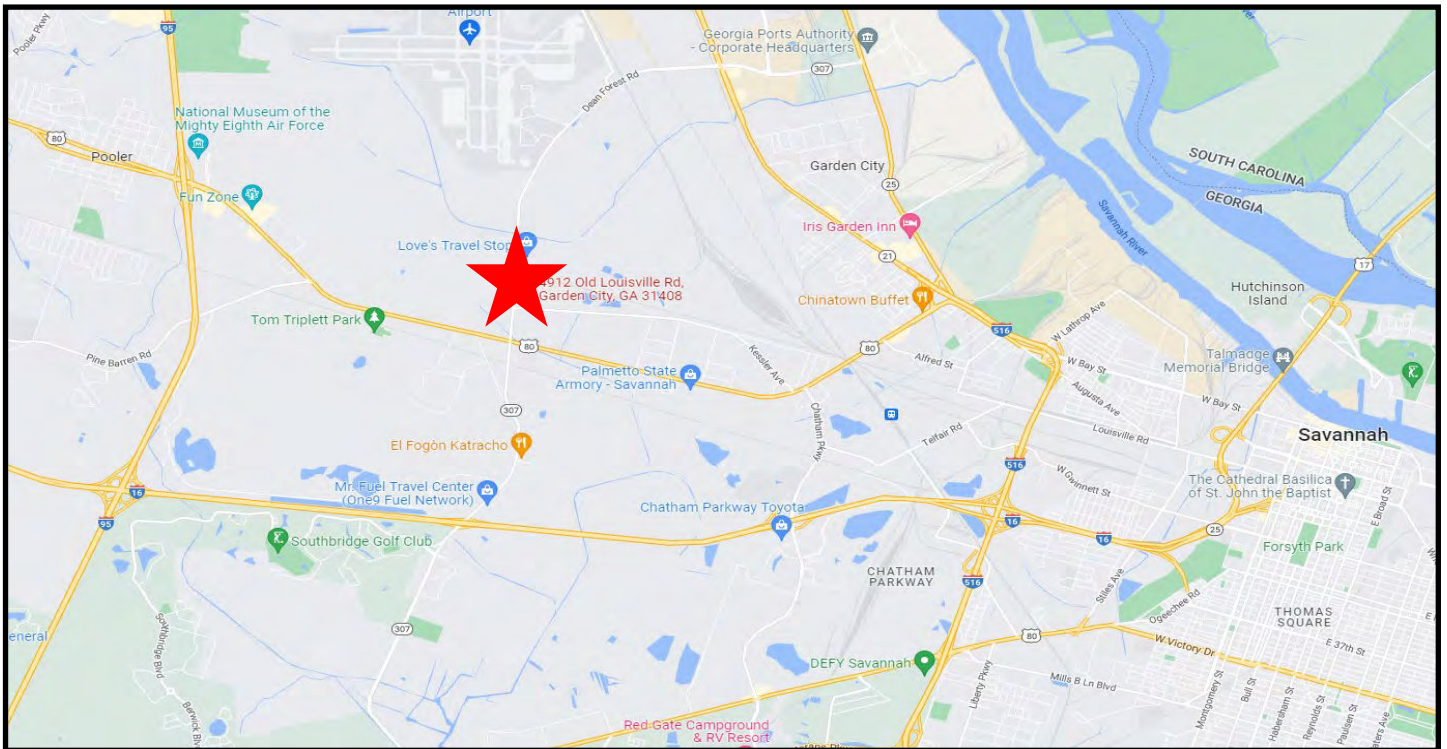
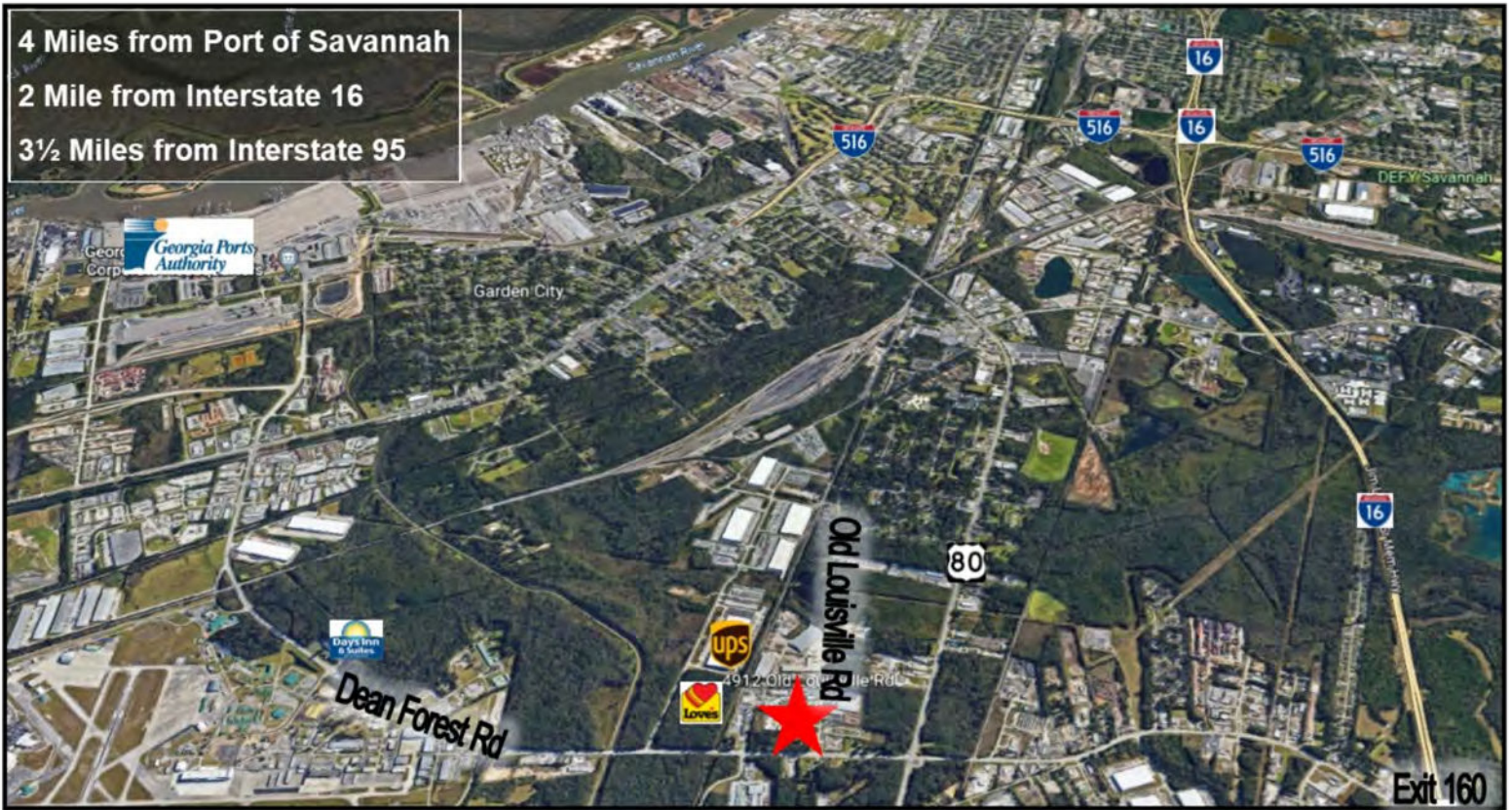


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2 Mile from Interstate 16  
3½ Miles from Interstate 95



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