



For Lease

Southeast Gateway Class A Industrial Park

400 & 450 Fort Argyle Road
Savannah, GA 31419

- New industrial park by Conor Commercial
- ±184,080 SF and ±1,004,400 SF industrial
- 1 mile to I-95, 6.5 miles to I-16, and 15.6 miles to Georgia Ports Authority (GPA)
- Multiple routes to GPA
- Class A, tilt-wall construction
- Numerous amenities for warehouse employees at I-95 interchange

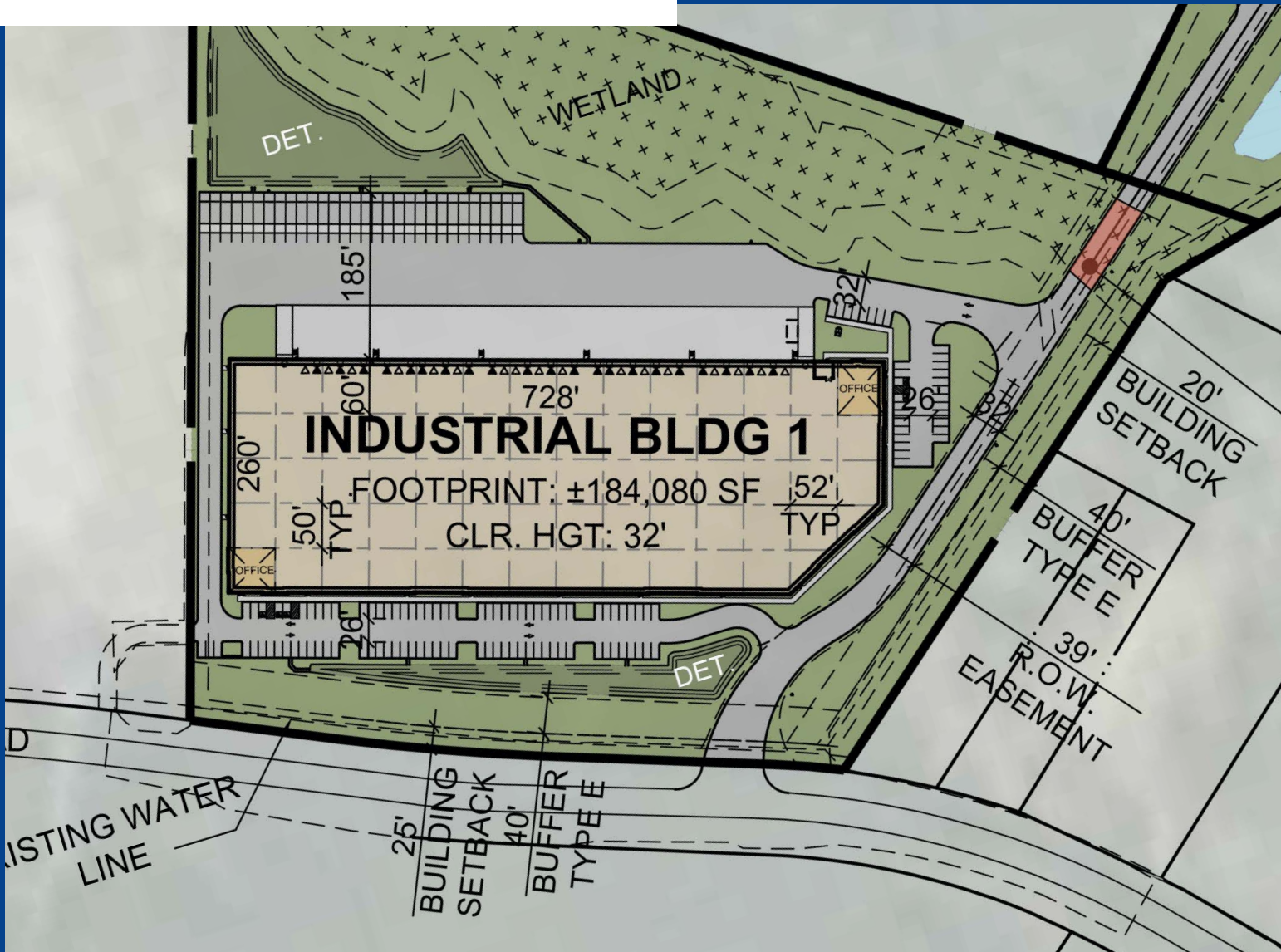
Hilary Shipley, SIOR

Principal
+1 912 662 8013
hilary.shipley@colliers.com

Cliff Dales, SIOR

Principal
+1 912 662 8009
cliff.dales@colliers.com

Building 1 Profile



Specs

184,080 sf

Building size

38 docks

Doors

2 drive-in

Doors

32 foot

Clear Height

30 trailer

Parking Stalls

89 auto

Parking Stalls

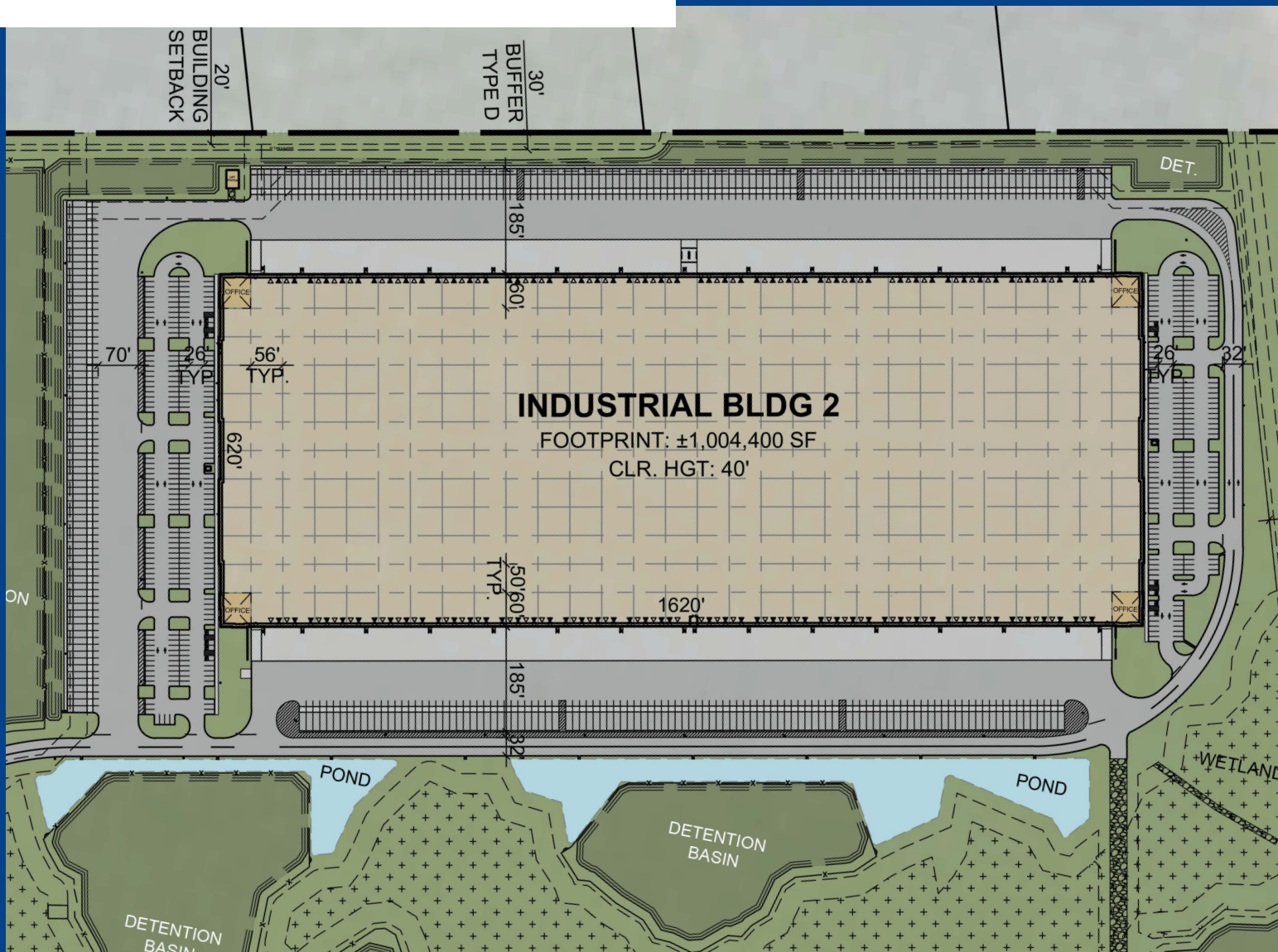
Rear Load

Configuration

Q1 2022

Delivery

Building 2 Profile



Specs

1,004,400 sf

Building Size

178 docks

Doors

4 drive-in

Doors

40 foot

Clear Height

310 trailer

Parking Stalls

339 auto

Parking Stalls

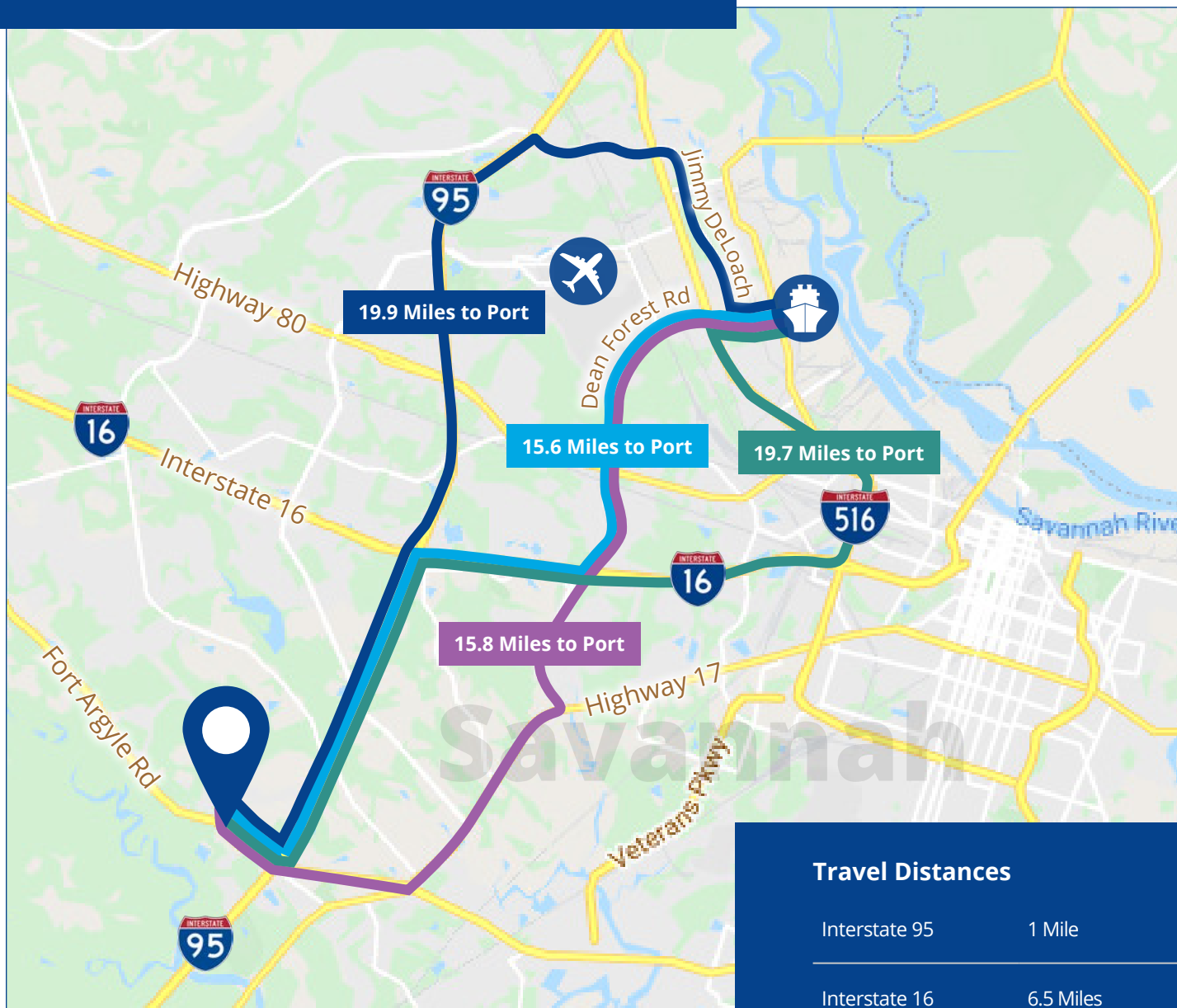
Crossdock

Configuration

Q3 2022

Delivery

Location & Access



Legend



Southeast Gateway



Port of Savannah



Routes to Port

Savannah Hilton Head
International Airport

Existing Roadways



Interstates

Travel Distances

Interstate 95	1 Mile
Interstate 16	6.5 Miles
Savannah Airport	13.6 Miles
Port of Savannah	15.6 Miles
Atlanta, GA	239 Miles
Charlotte, NC	260 Miles
Orlando, FL	266 Miles

Nearby Amenities



Demographics

	1 Mile	5 Miles	10 Miles
Current Population	2,723	44,151	143,339
No. of Households	1,045	16,732	53,641
Avg. HH Income	\$71,843	\$90,021	\$77,611
Daytime Employees	1,206	9,608	68,501
Total Businesses	86	1,241	6,529
Traffic Counts	8,580 vehicles per day on Fort Argyle Road		
Traffic Counts	87,200 vehicles per day on Interstate 95		

I-95 Amenities (1 Mile from Site)



20+ hotels



15 restaurants



276 new apartments units



87,200 cars per day on I-95



Main north-south Interstate on the East Coast of the US

Southeast Gateway | For Lease

Port of Savannah

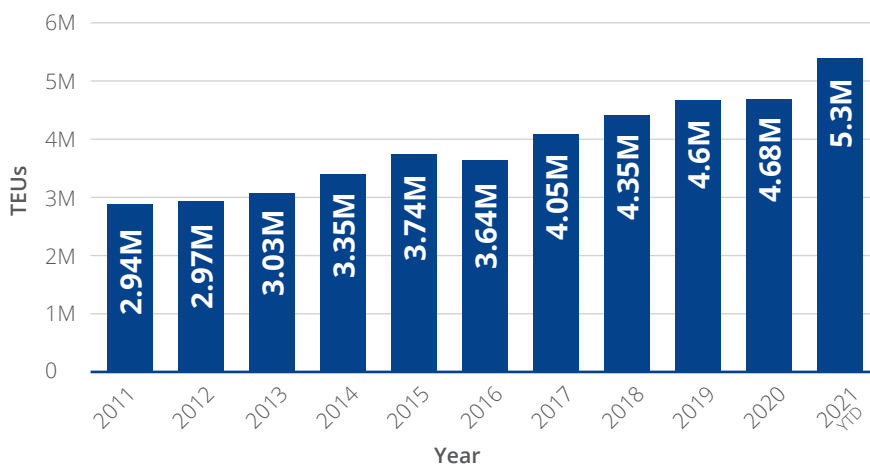


- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah



Mason Mega Rail Yard will increase capacity by 2M TEUs each year

TEUs Moved by Georgia Ports Authority Each Year



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Hilary Shipley, SIOR

Principal
+1 912 662 8013
hilary.shipley@colliers.com

Cliff Dales, SIOR

Principal
+1 912 662 8009
cliff.dales@colliers.com



Colliers International | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
F: +1 912 236 1200
colliers.com/savannah