

# +/- 5,200 SF FREE-STANDING WAREHOUSE | SALE | LEASE

29 MINIS AVENUE  
GARDEN CITY, GA 31408

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**Adam Bryant, CCIM, SIOR**

Partner

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Partner

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# 1 PROPERTY INFORMATION

29 Minis Avenue  
Garden City, GA 31408



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$418,320
Lease Rate:	\$8.00 PSF, NNN
Lot Size:	0.24 Acres
Building Size:	5,200 SF

## PROPERTY DESCRIPTION

SVN is pleased to offer a +/- 5,200 square foot free-standing warehouse building with perimeter fencing for sale or lease in Garden City, GA [Savannah MSA]. The building includes approximately 1,100 SF of office space that is built out with [4] private offices, a break area, storage closet and [2] restrooms with direct access into the warehouse. The warehouse portion offers a 2,500 SF cooler / freezer with 8' ceilings that could be removed, if necessary. The remaining 1,600 SF offers warehouse storage with access via [1] 7' x 9' overhead dock-high door and [1] 9' x 12' overhead drive-in door. The property is zoned C-2A, which allows for a variety of commercial uses.

## LOCATION DESCRIPTION

The property is located on GA Highway 21, a major corridor between Downtown Savannah and I-95. Experiencing up to 39,000 vehicles per per day, it serves the local traffic and businesses related to the GA Ports Authority, which is just 2 miles from the site, and several major nearby employers such as Gulfstream, Colonial Oil and International Paper. The site's location provides immediate access to I-516/Lynes Parkway and I-16, and quick access to I-95 and the Savannah/Hilton Head International Airport.

# Property Highlights

## PROPERTY HIGHLIGHTS

- Free-Standing +/- 5,200 SF Warehouse Building For Sale or Lease
- Office w/4 Private Offices, Breakroom, Break Area, 2 Restrooms
- +/- 4,100 SF Warehouse with +/- 2,500 SF Removable Cooler/Freezer
- 7' x 9' Overhead Dock-High Door & 9' x 12' Overhead Drive-in Door
- Perimeter Fencing; Zoned C-2A for Variety of Commercial Uses
- Immediate Access to I-516/I-16 and 2 Miles from GPA



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# Office Photos



# Warehouse Photos



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# Bird's Eye View



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# Location Aerial



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# GA Hwy 21 Aerial



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## 2 LOCATION INFORMATION

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# Regional Map



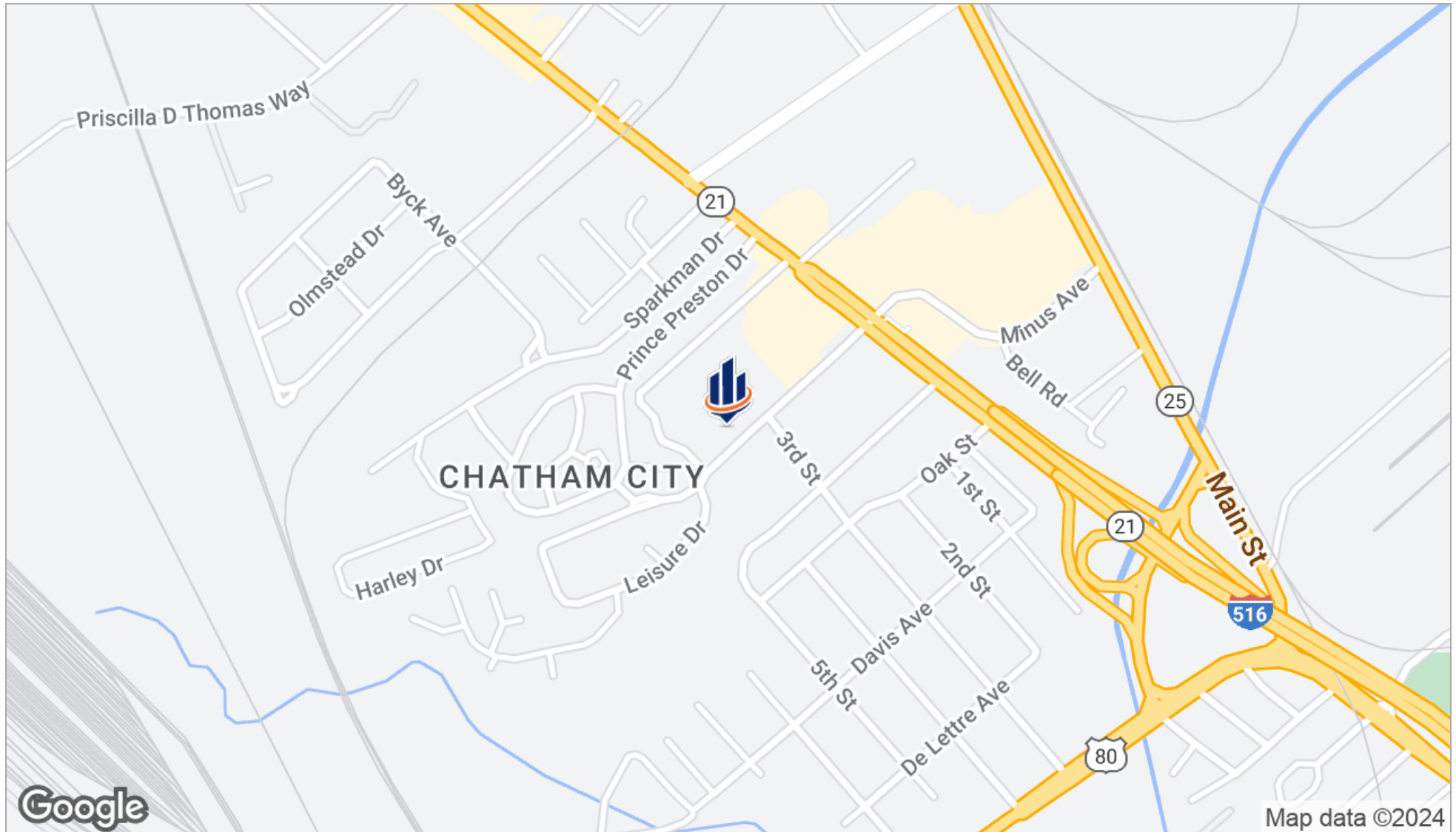
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# Location Map



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# Savannah MSA Aerial



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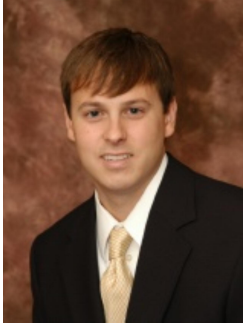


# 3 ADVISOR BIOS

29 Minis Avenue  
Garden City, GA 31408



# Advisor Bio 1



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

**Direct:** 912.667.2740

GA #279255 // SC #88499

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

## EDUCATION

Master of Business Administration (MBA) - Georgia Southern University

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912.353.4101



# Advisor Bio 2



**TOM DEMINT, CCIM**

Partner

tdemint@svn.com

**Direct:** 843.816.7191 | **Cell:** 843.816.7191

## PROFESSIONAL BACKGROUND

Tom DeMint serves as a Senior Advisor for SVN | GASC, specializing in retail, office, multifamily, and hospitality assets. DeMint utilizes over 30 years of Real Estate Development, Operating and Brokerage experience to assist clients and customers throughout the Southeast.

Prior to joining SVN, DeMint served as President of The Thomas E. DeMint Company, which provided real estate site selection, brokerage and investment services. Clients and customers include: Easlan Capital, Batson Cook Development Company, Carolina Holdings, Inc, Marriott Corporation, Intercontinental Hotels, Manor Care Hotels, Choice Hotels, Earth Fare Foods, Food Lion, Metromedia Restaurant Group (Steak & Ale, Bennigans), Applebee's, and Adams & Wilson (CVS). The company also co-developed and operated a Fairfield Inn, Holiday Inn Express, and a vacation rental business in Myrtle Beach, SC in a partnership with Easlan Capital and The Burroughs & Chapin Company.

DeMint received a BA from The University of Tennessee and an MBA from Clemson University. He holds the CCIM designation and is a licensed real estate broker in South Carolina, North Carolina, and Georgia.

## EDUCATION

BA - University of Tennessee

MBA - Clemson University

### SVN | GASC

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