

WEST CHATHAM BUSINESS PARK

±25,950 SF WAREHOUSE

BUILD-TO-SUIT LEASE

LOT 5B, W CHATHAM COURT
SAVANNAH, GA 31408

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West Chatham
Business Park

PROPERTY INFORMATION

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ADVISOR BIO & CONTACT

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1 PROPERTY INFORMATION

Lot 5B, W Chatham Court
Savannah, GA 31408

Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	25,950 SF [2-3 Buildings]
Available SF:	5,950 - 20,000 SF
Lot Size:	2.469 Acres
Zoning:	I-1
Market:	Savannah
Submarket:	Garden City
APN:	6-0801-02-014

PROPERTY OVERVIEW

SVN is pleased to offer ±25,950 square feet of warehouse space available for a build-to-suit lease. The current square footage will comprise multiple units in 2-3 buildings occupying ±2.469 acres of land on the Lot 5B pad site within West Chatham Business Park. The interior improvements may include a combination of office and/or warehouse areas, depending on tenant's needs. The warehouse portion will offer 20' feet ceiling height and roll-up doors at grade level height. The property is zoned I-1, which allows for a variety of industrial uses. Other businesses in the park include Sunbelt, Airgas, Bahama Joe's, White Electrical, Lennox, The Carpet Company, Intertek, Lanter, Atlantic Industrial Supply, Roberts Oxygen and Rolyn Trucking.

LOCATION OVERVIEW

West Chatham Business Park's location at the intersection of US Highway 80 and Chatham Parkway provides quick access to I-16 and I-95, home to the Mitsubishi Power Systems and Amazon megasite. Several major employers such as Gulfstream, JCB, Colonial Oil, International Paper and the Air National Guard are located nearby. It is only 2 miles from the Georgia Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±25,950 SF Available for Build-to-Suit Lease
- Can be Combination of Office/Warehouse
- Warehouse: 20' ceiling height; Roll-up Doors
- Chatham Parkway & Highway 80 near I-16
- 2 Miles from Georgia Ports Authority
- Minutes to Sav/HH Airport or Downtown Savannah



Aerial | Site



Aerial | Site

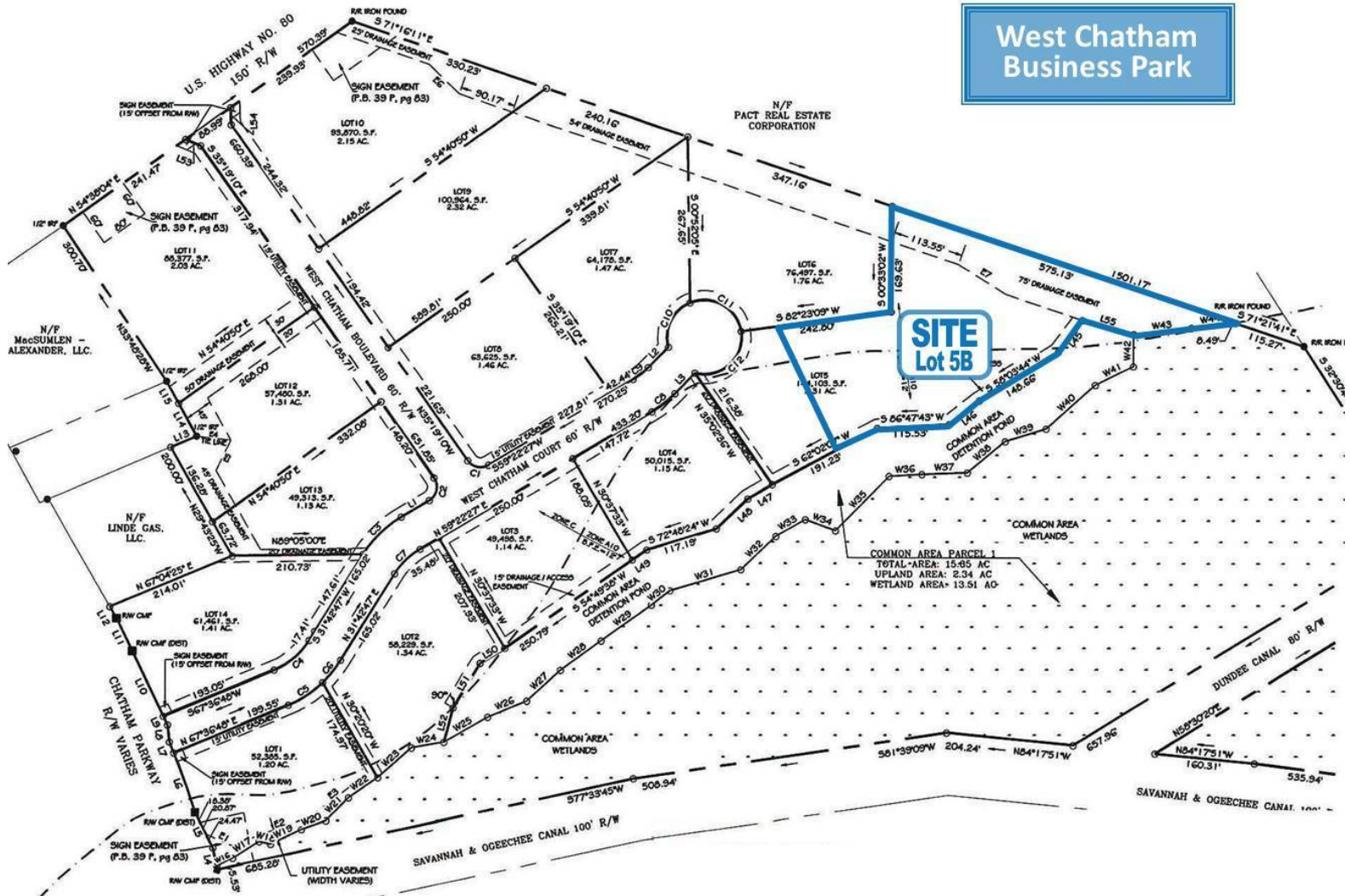




Site Plan | Lot 5B



**West Chatham
Business Park**



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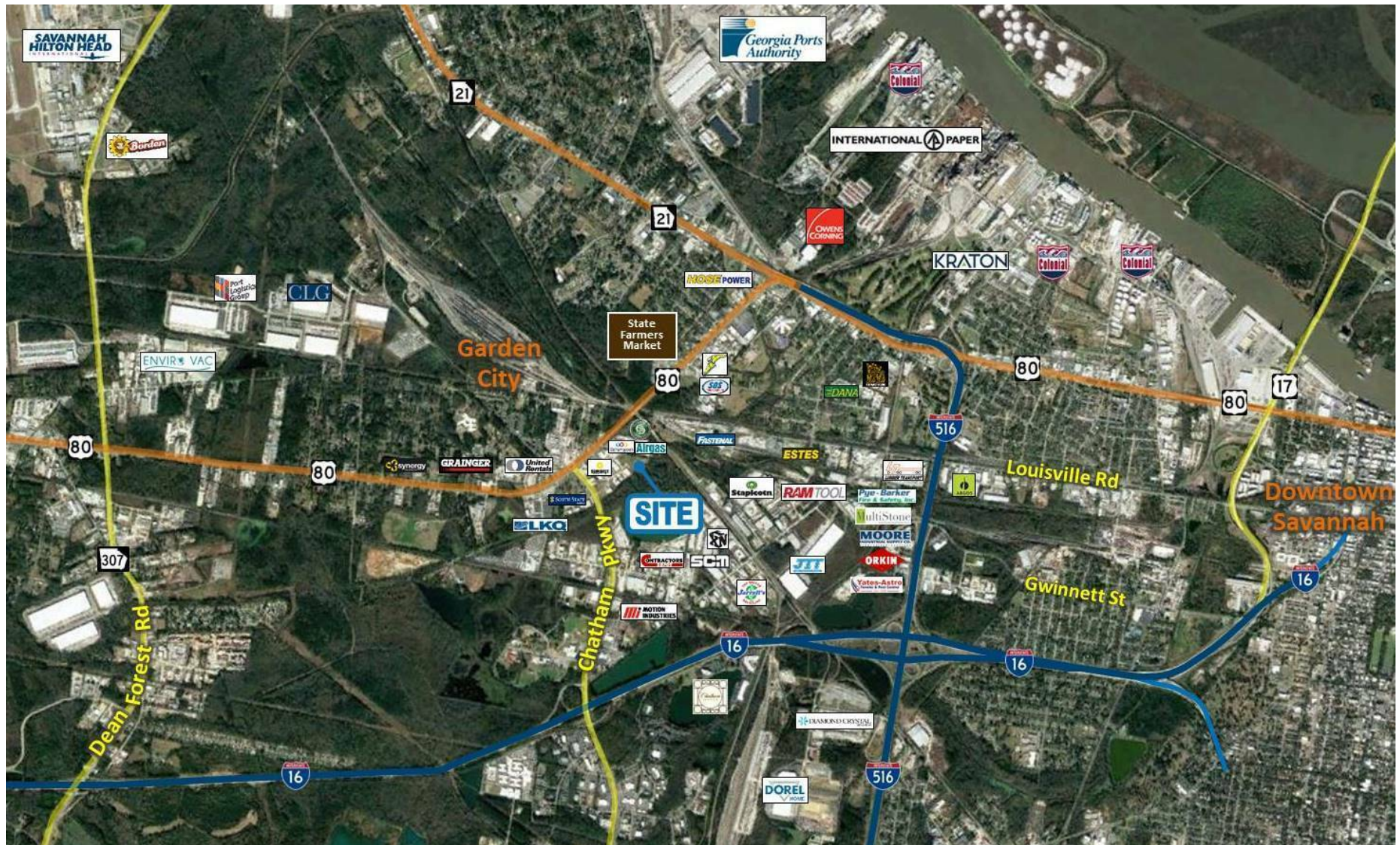
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2 LOCATION INFORMATION

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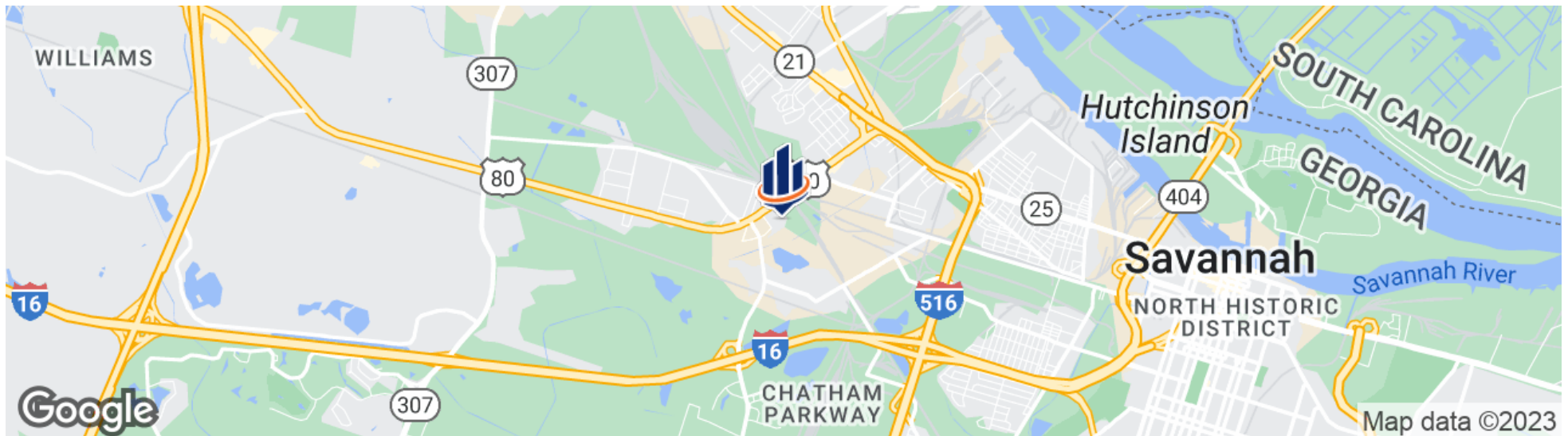
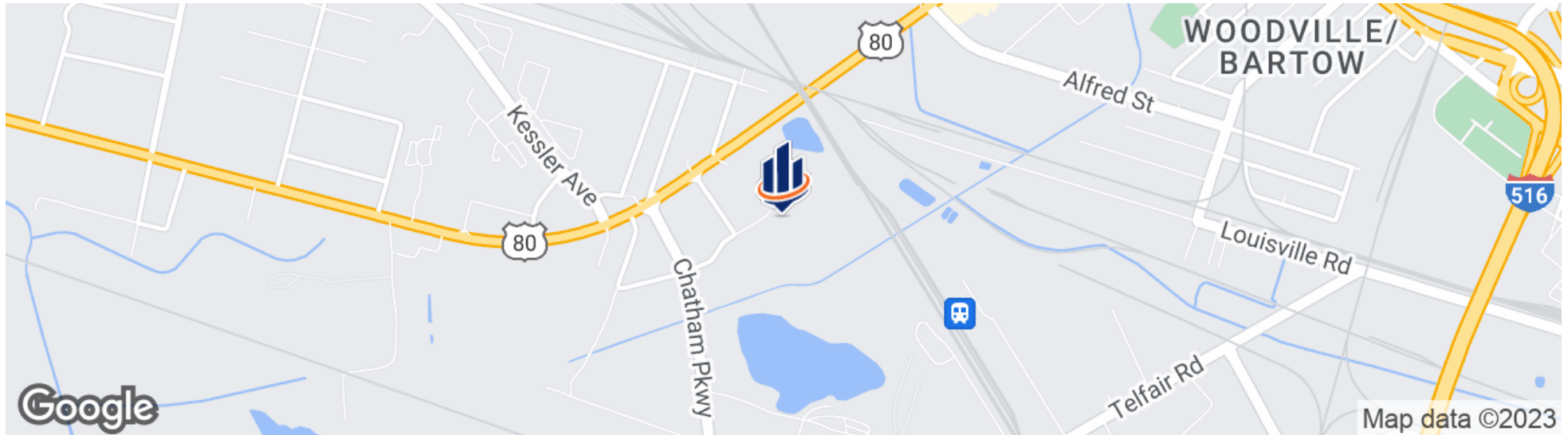
Aerial | Local



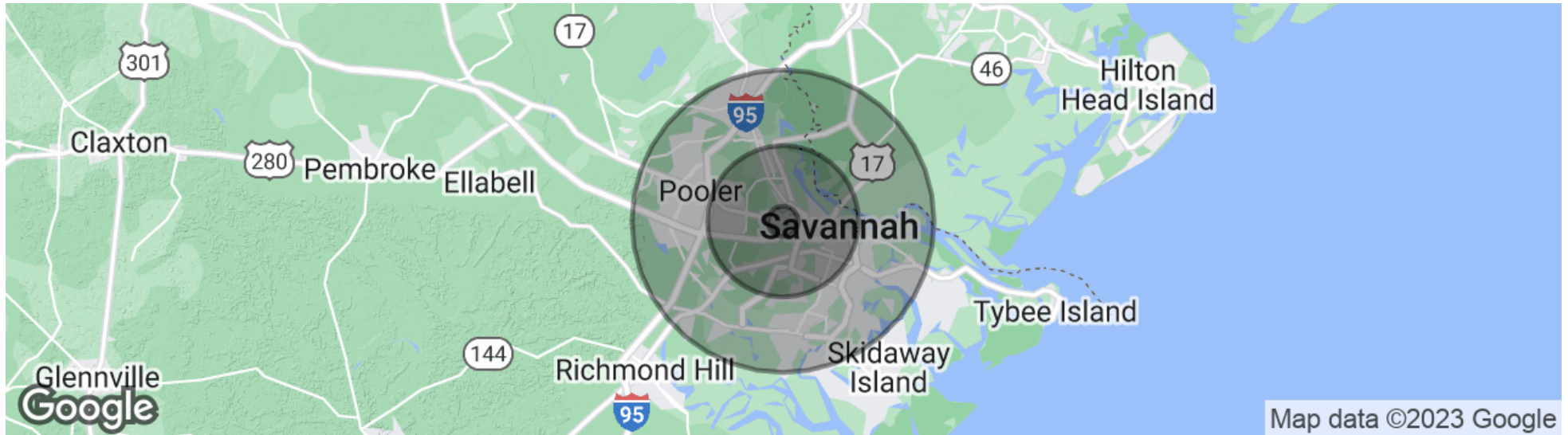
Aerial | Regional



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,540	75,170	234,868
Average Age	30.4	32.7	33.4
Average Age [Male]	33.4	32.0	32.0
Average Age [Female]	29.2	33.9	34.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	886	28,290	90,536
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$41,030	\$45,746	\$53,658
Average House Value	\$102,690	\$179,691	\$196,354

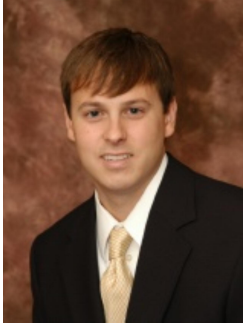
* Demographic data derived from 2020 ACS - US Census



3 ADVISOR BIO & CONTACT

Lot 5B, W Chatham Court
Savannah, GA 31408

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]