



FOR LEASE

INDUSTRIAL STORAGE YARD

1349 & 1361 Dean Forest Road
Savannah, GA



9.6-ACRE INDUSTRIAL YARD FOR LEASE

1361 Dean Forest Road

Property Features

1361 Dean Forest Road consists of 9.6± total acres previously occupied by a regional site work and grading company. Industrial Outdoor Ventures and Stockbridge have recently acquired the property and in process of further improving the site to create a total 8.5± acre gravel yard that is ideally suited for use as a trailer drop lot or light industrial related storage facility. The property also features a 5,692 SF office and shop building that is in excellent condition and move-in ready.

1361 Dean Forest Road is located within 7-miles of the GA Ports Authority Garden City Terminal and less than 1.5 miles to Interstate 16.

Site Size: 9.63 Total Acres / 8.50 Developed Acres

Trailer Parking Spaces: 114

Office Area: 2,200 SF

Shop Area: 3,492 SF with Additional Mezzanine Storage

Drive-In Doors: Four (4)

Zoning: I-L – Light Industrial

Flood Zone: X – Outside of the 100 Yr. Flood Zone

Lease Rate: Negotiable



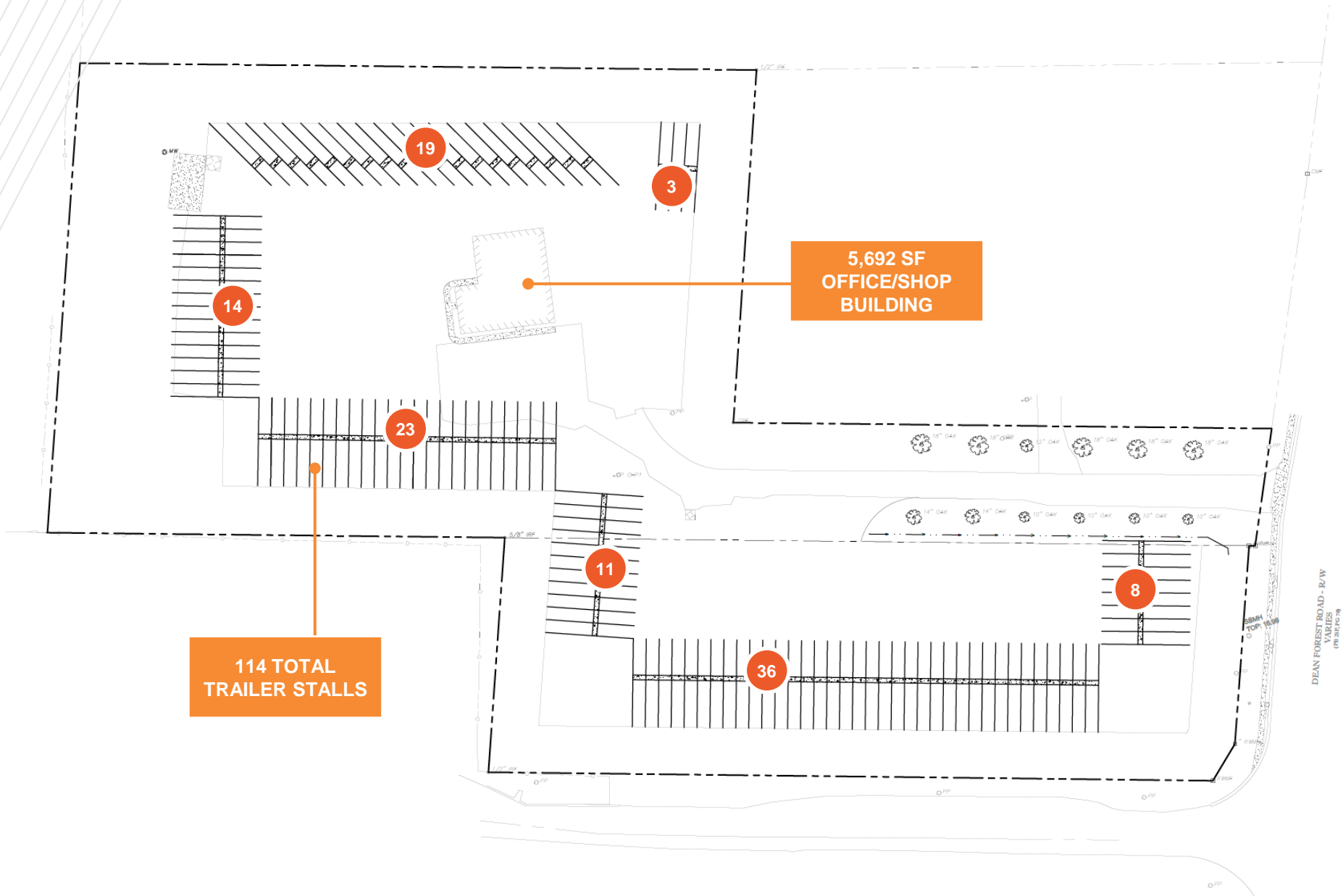
5,692 SF OFFICE/SHOP BUILDING



EFFICIENT YARD LAYOUT

SITE PLAN

1361 Dean Forest Road



5,692 SF
OFFICE/SHOP
BUILDING

114 TOTAL
TRAILER STALLS

DEAN FOREST ROAD - R/W
VARIES
(60' TO 70')

3.2 MSF AMAZON
SORT FACILITY &
MITSUBISHI
POWER SYSTEMS

GA PORTS
AUTHORITY

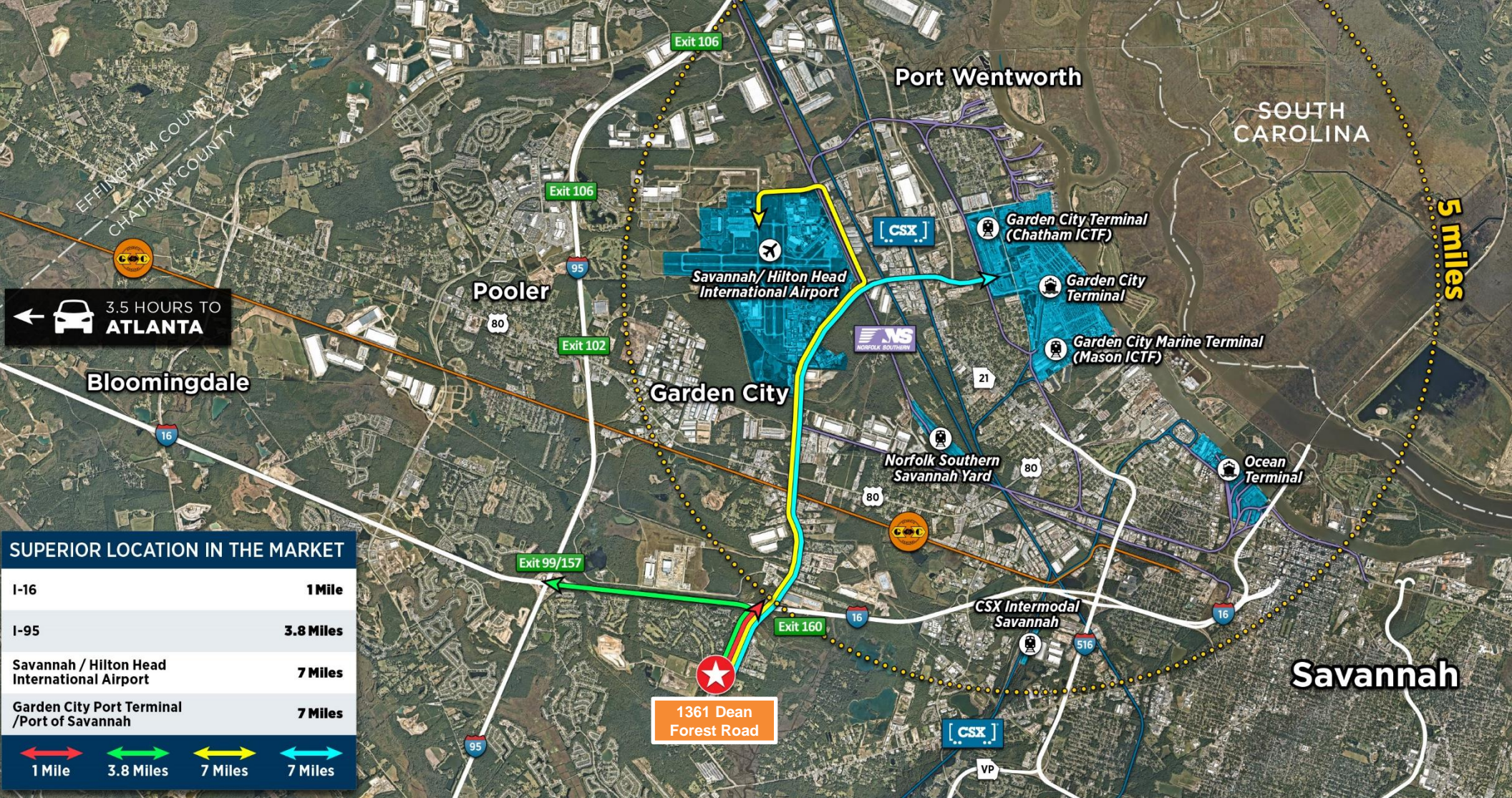
6.4± ACRES CURRENTLY
IMPROVED. OWNERSHIP IS
EXPANDING YARD AREA TO TOTAL
8.5-ACRE GRAVEL YARD

INTERSTATE
16

GARDEN CITY
TOWN HALL

<7 MILES TO GA
PORTS VIA DEAN
FOREST RD





← 3.5 HOURS TO ATLANTA

Bloomingtondale

Pooler

Garden City

Port Wentworth

SOUTH CAROLINA

5 miles

Savannah/ Hilton Head International Airport

Garden City Terminal (Chatham ICTF)

Garden City Terminal

Garden City Marine Terminal (Mason ICTF)

Norfolk Southern Savannah Yard

Ocean Terminal

CSX Intermodal Savannah

Savannah

1361 Dean Forest Road

FOR MORE INFORMATION, CONTACT:

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