

FOR SALE > ±30 ACRE INDUSTRIAL SITE



Carlyle Park

HIGHWAY 21 AND OLD AUGUSTA RD S, EFFINGHAM COUNTY, GA



Description

- > ±30 acre industrial site available as a part of Carlyle Park, a planned development including industrial, multi-family, and retail
- > Site can facilitate up to a ±500,000 SF distribution warehouse with two 200' truck courts
- > Access via Old Augusta Road
- > Zoned: industrial
- > City water and sewer
- > Site offers growth flexibility - with multi-family and retail sites also available
- > Located directly off of the intersection of Old Augusta Rd and Highway 21

Pricing

ASKING PRICE: \$65,000/per acre

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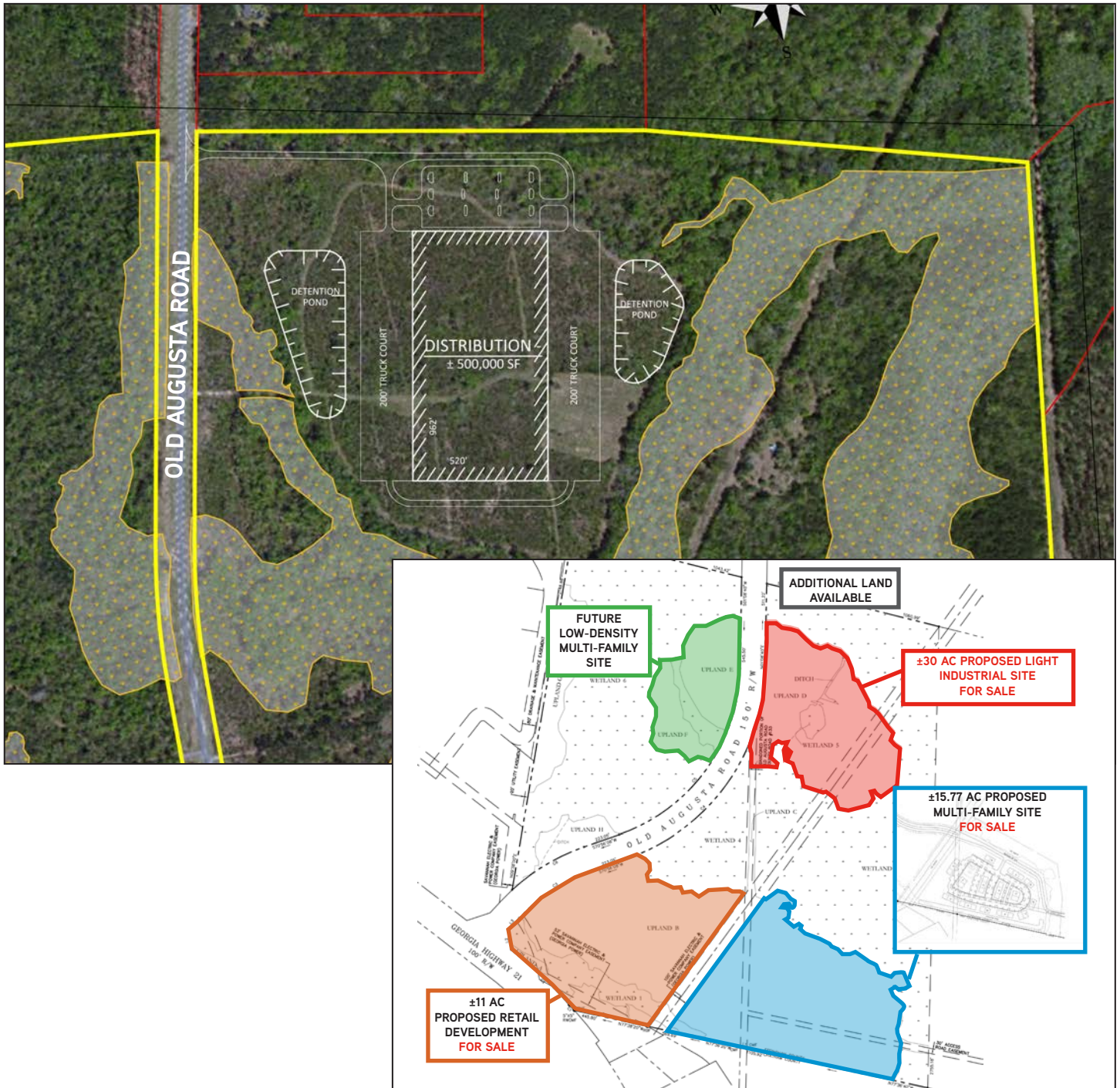
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Carlyle Park Site Plan



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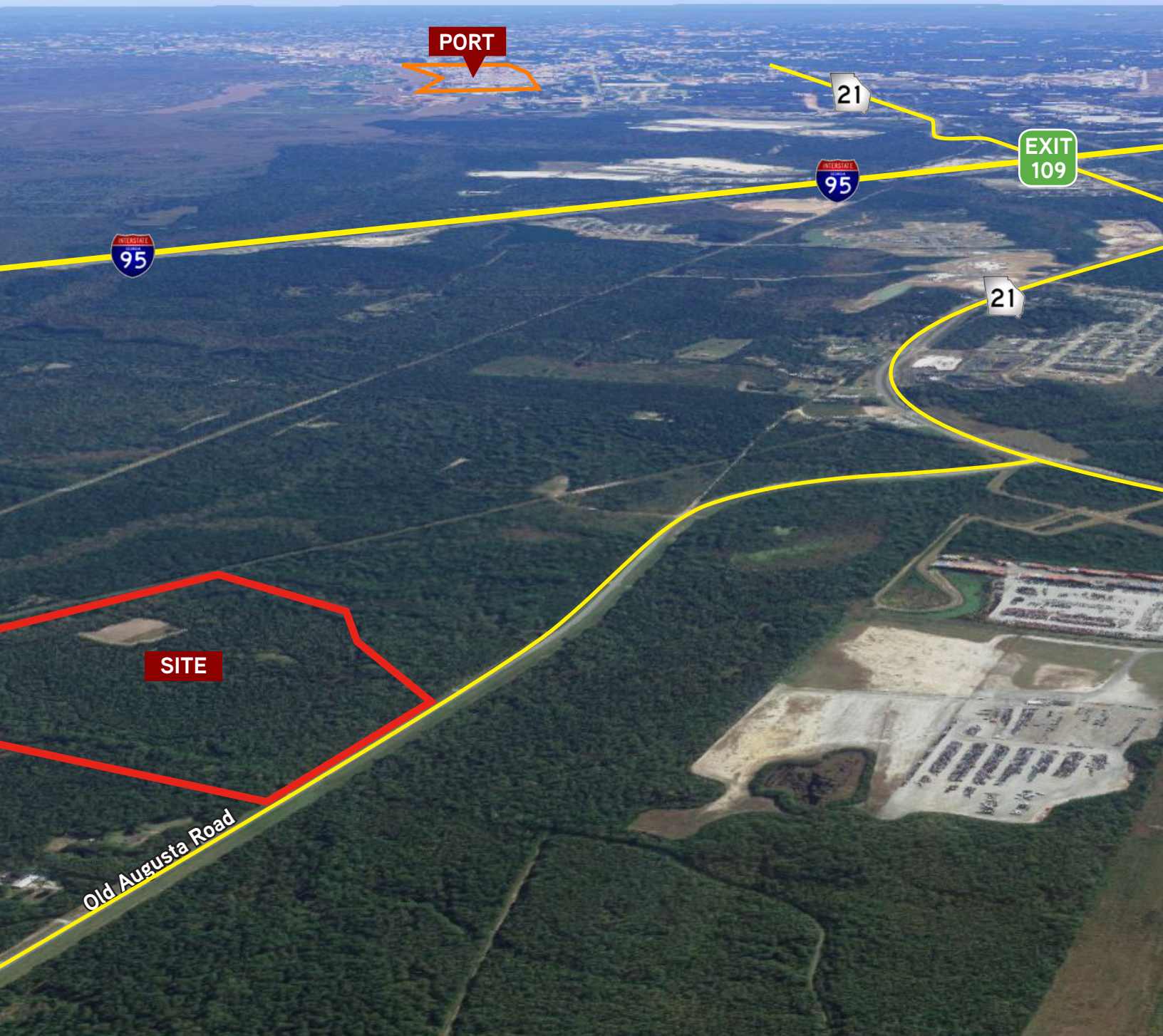
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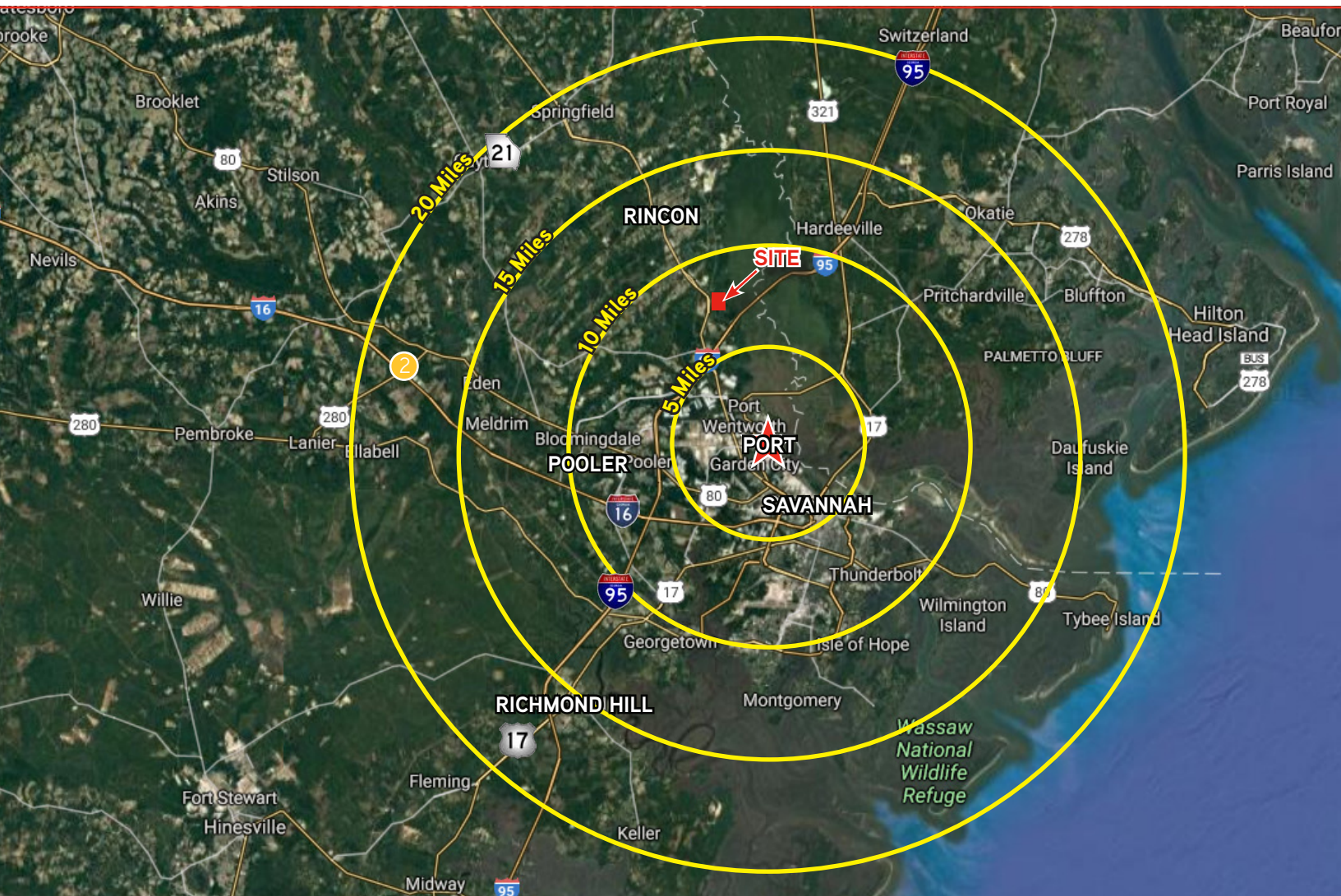
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Location Characteristics

INTERSTATE-95:	±3 Miles	INTERSTATE-16:	±12 Miles
RINCON:	±4 Miles	DOWNTOWN SAVANNAH:	±13 miles
POOLER:	±9 Miles	CHARLESTON:	±103 miles
THE PORT OF SAVANNAH:	±9 Miles	JACKSONVILLE:	±142 Miles
THE SAVANNAH AIRPORT:	±10 miles	ATLANTA:	±250 Miles

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