



Investment Sale

Cintas Leased Warehouse in SPA Industrial Park

112 Coleman Boulevard, Savannah, GA

- ±25,910 SF industrial building (expandable)
 - ±21,600 SF warehouse
 - ±4,310 SF office
- Leased to Cintas Corporation
- ±3.6 acre site
- Four drive-in doors
- One dock high door
- 22' Eave height
- 30' x 60' Bay spacing
- Sprinklered
- 71 auto parking spaces
- I-H (Heavy Industrial) Zoning, City of Savannah
- Conveniently located with immediate access to major roadways
- 1.2 miles from Interstate 95, 5.3 miles from Savannah/Hilton Head International Airport and 7 miles from the Georgia Ports Authority's main gate

Sale Price:

\$5,200,000

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Lease Terms

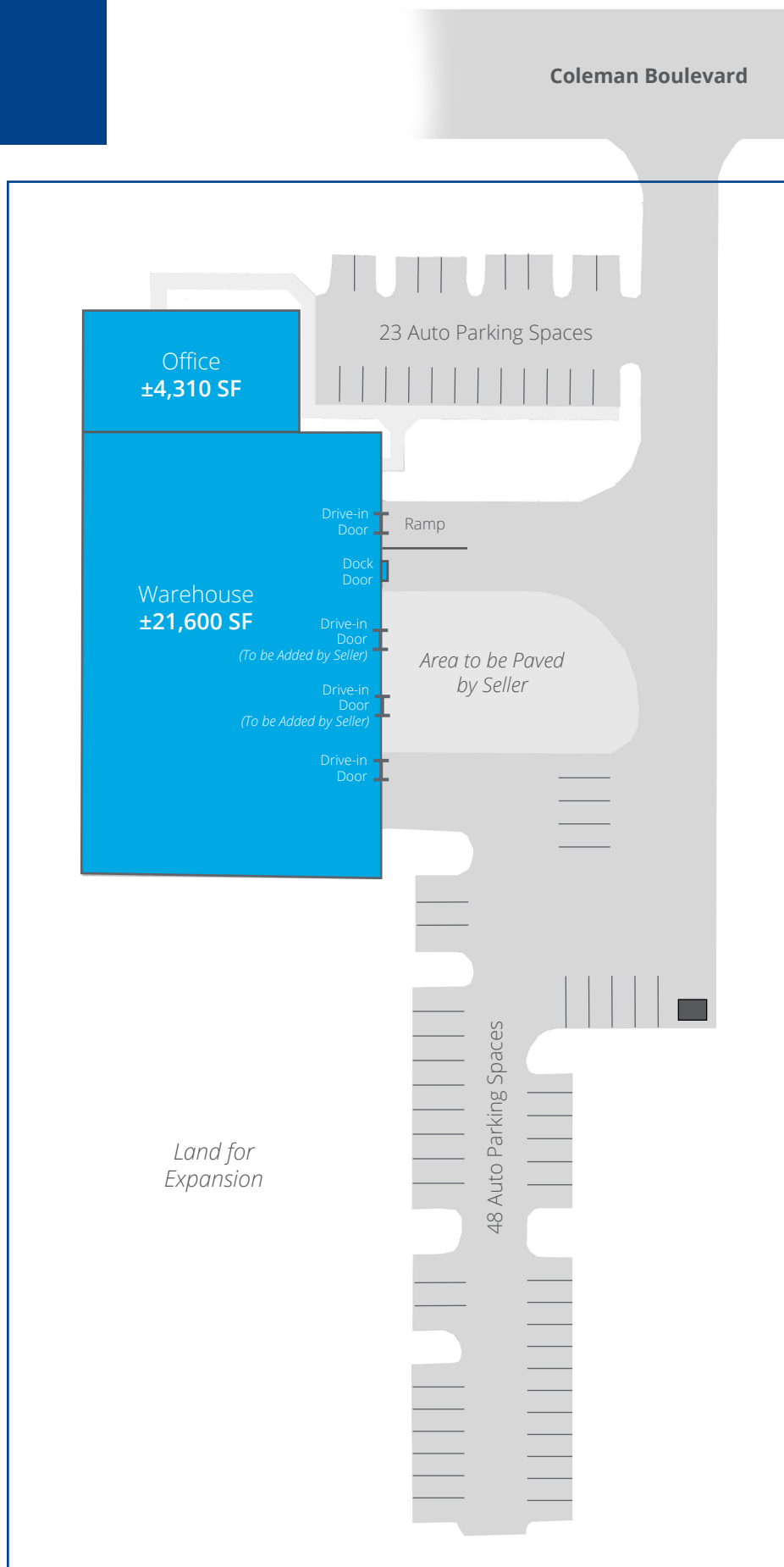


Tenant	Cintas Corporation		
Tenant Website	Cintas.com		
Start Date	November 29, 2010		
Expiration Date	November 30, 2030		
Term Remaining	67 Months		
Rent Schedule	PERIOD	MONTHLY BASE RENT	ANNUAL BASE RENT
	12/1/2025 - 11/30/2026	\$11,767.46	\$141,209.52
	12/1/2026 - 11/30/2027	\$12,156.11	\$145,873.32
	12/1/2027 - 11/30/2028	\$29,077.73	\$348,932.76
	12/1/2028 - 11/30/2029	\$30,240.84	\$362,890.08
	12/1/2029 - 11/30/2030	\$31,450.48	\$377,405.76
Lease Type	Triple Net		
Options	Two, 5-year options at fair market value		
Landlord Maintenance Responsibilities	Roof, Structure & HVAC Replacement		

Tenant Overview

Cintas Corporation is a leading provider of business services, offering uniform rentals, facility services, first aid and safety products, fire protection, and compliance training. Headquartered in Mason, Ohio, Cintas serves over one million customers across North America in industries such as healthcare, hospitality, automotive, and government. The company operates approximately 437 facilities, including processing plants and distribution centers, and employs around 46,500 people.

Site Plan





Location Overview



Distances

Highway 80	0.6 Miles
Interstate-95	1.2 Miles
Interstate-16	3.9 Miles
Savannah/Hilton Head Int'l Airport	5.3 Miles
Garden City Terminal	7.0 Miles
Ocean Terminal	8.6 Miles

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