



**FOR SALE OR LEASE**

# Cold Storage Warehouse with **Industrial Acreage**

525 Industrial Park Road, Sylvania, GA 30467

- ±35,000 SF cold storage warehouse on ±20.08 acres
- ±600 SF office and a ±6,600 SF custom built hydrocooler
- Metal construction
- Zoned Industrial
- Warehouse includes 3 dock doors, 3 drive-in doors and 56 gravel parking spaces
- Insulated and air conditioned warehouse with fire sprinklers
- Served by City of Sylvania / MEAG Power
- Built in 1992, renovated in 2010
- Located less than 60 miles to the Port of Savannah

**Sale Price Reduced:**

\$2,800,000

~~\$3,250,000~~

Lease Rate:

Please Inquire

**Contact Us:**

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Associate Vice President

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545 E York Street

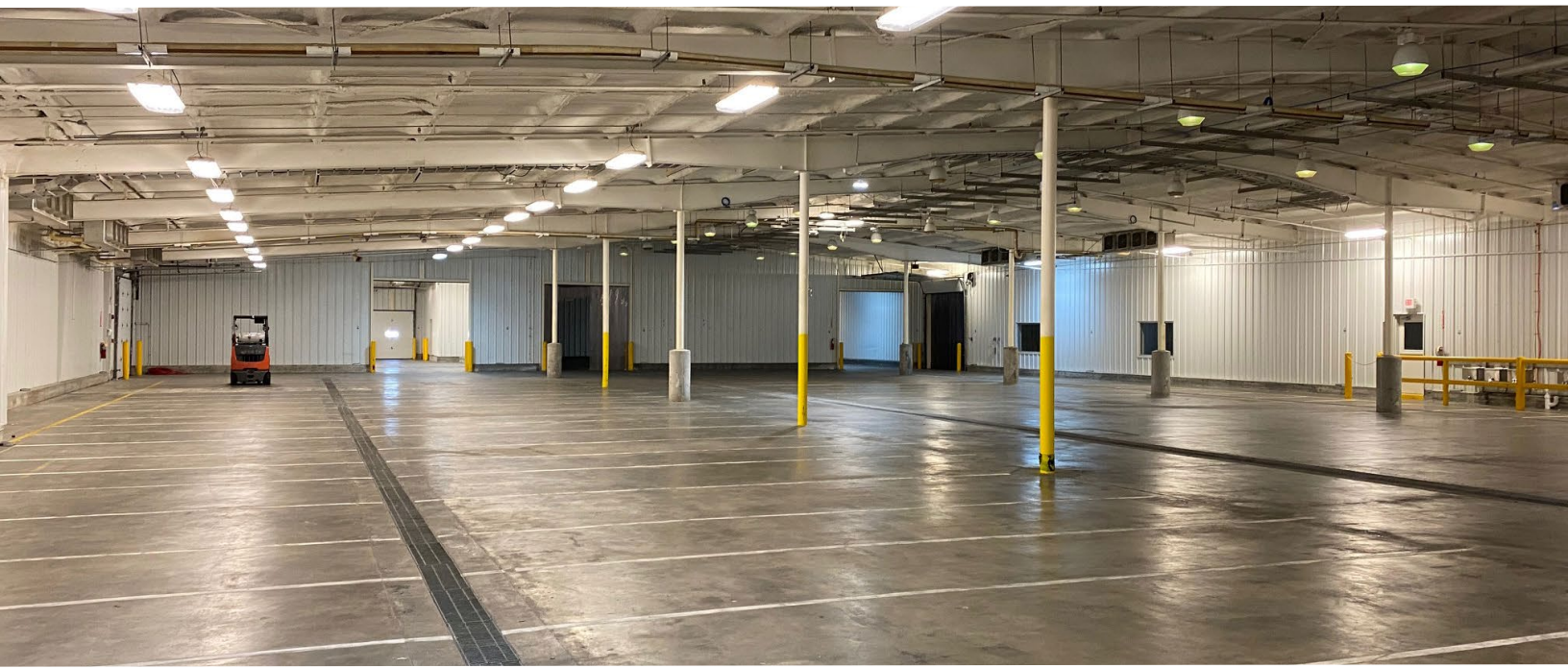
Savannah, GA 31401

P: +1 912 233 7111

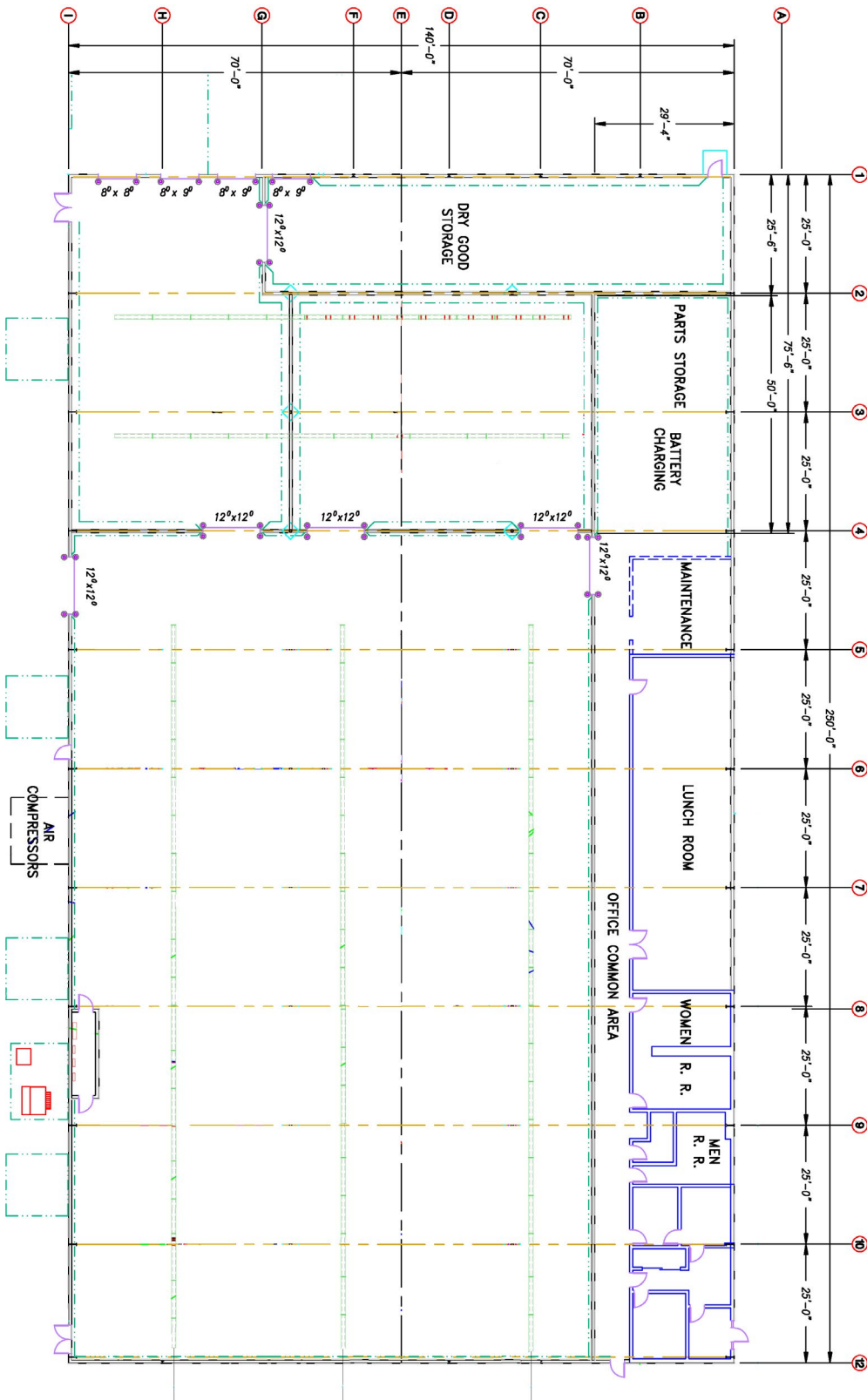
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Accelerating success.



# Floor Plan



# Building Specifications



±35,000 SF



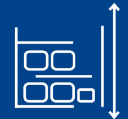
3 Dock Doors



3 Drive-in Doors



56 Parking Spaces



14' - 20' Ceiling Height

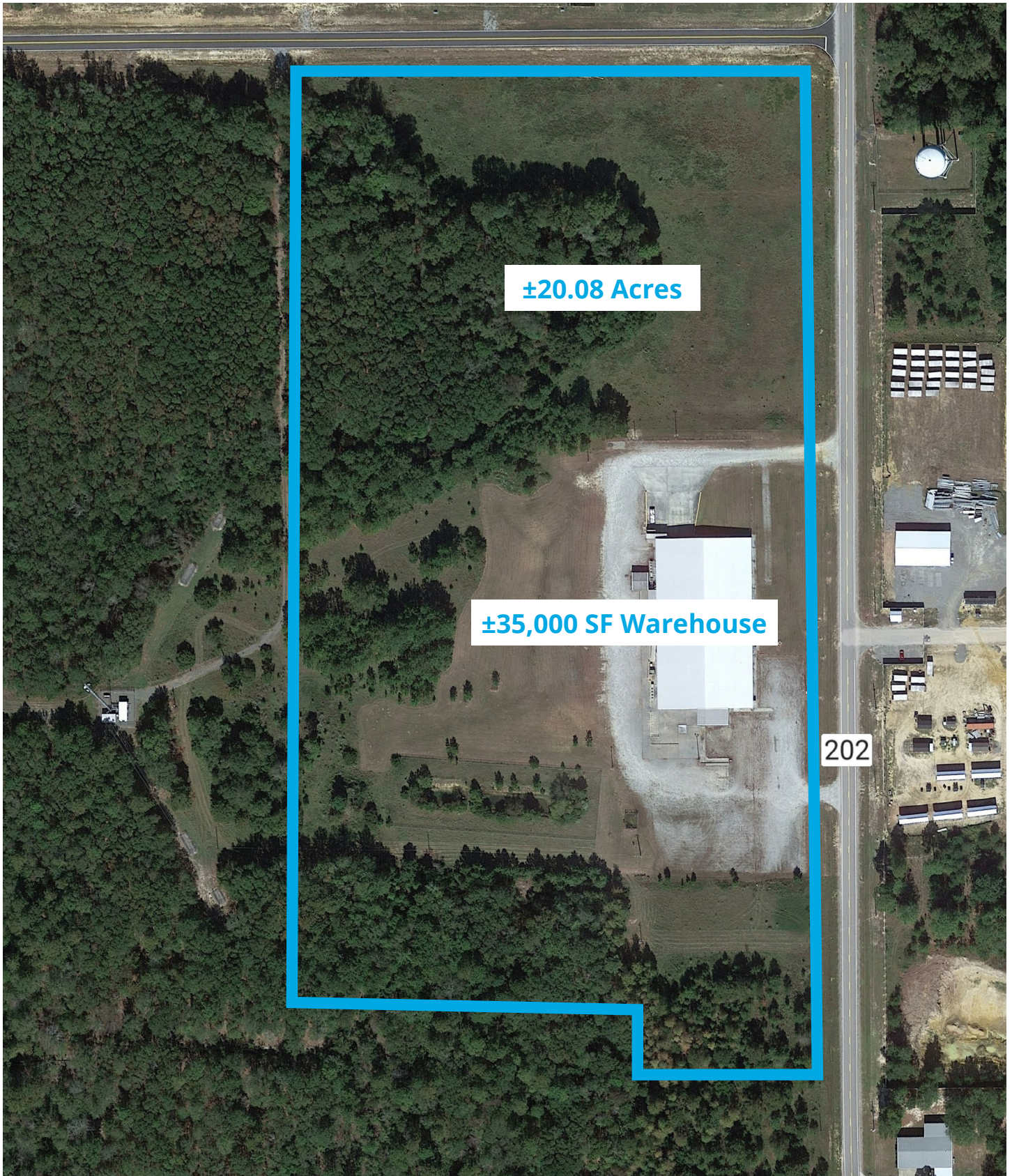


6" Floors

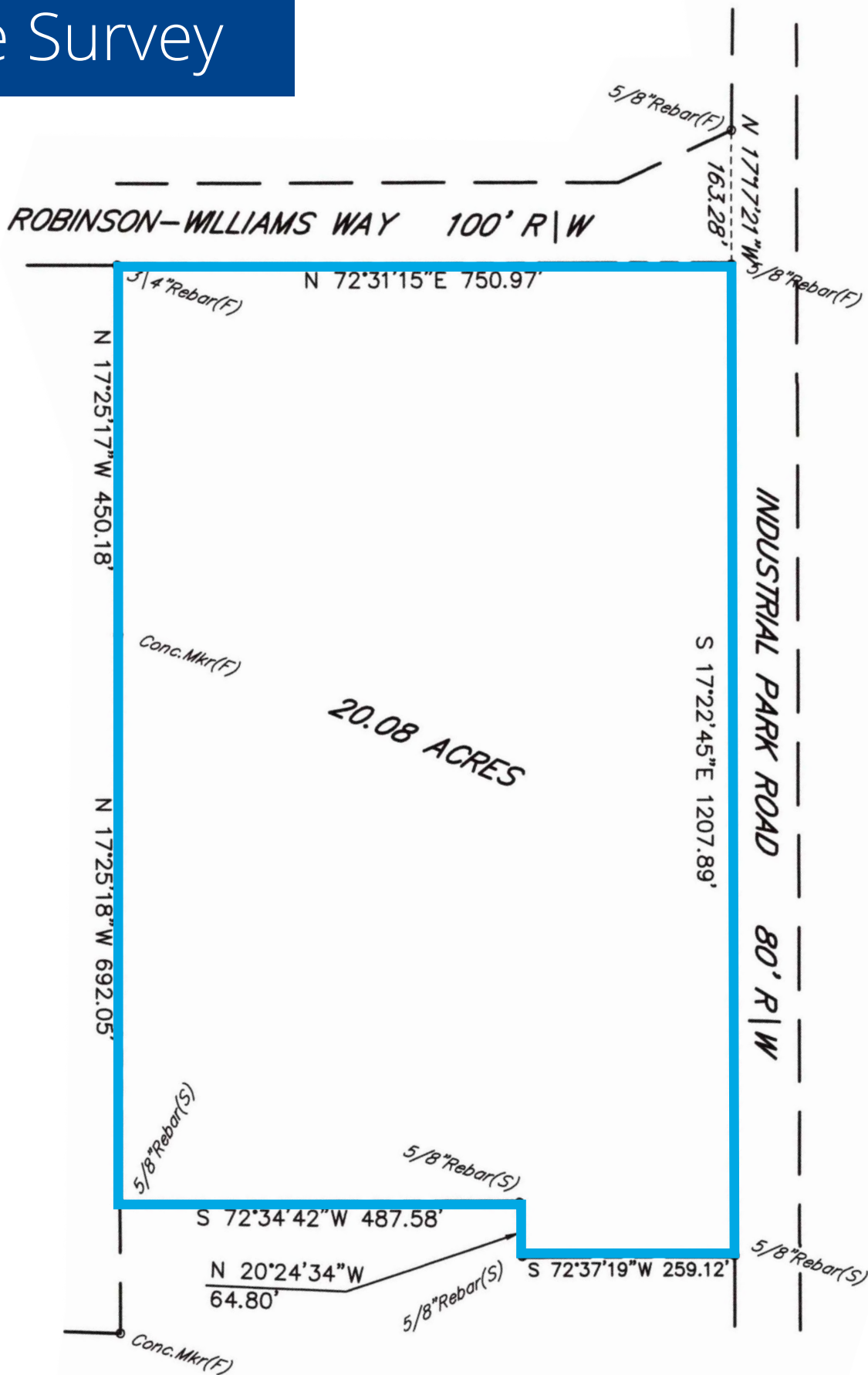


3 Phase Electric Power

# Property Aerial



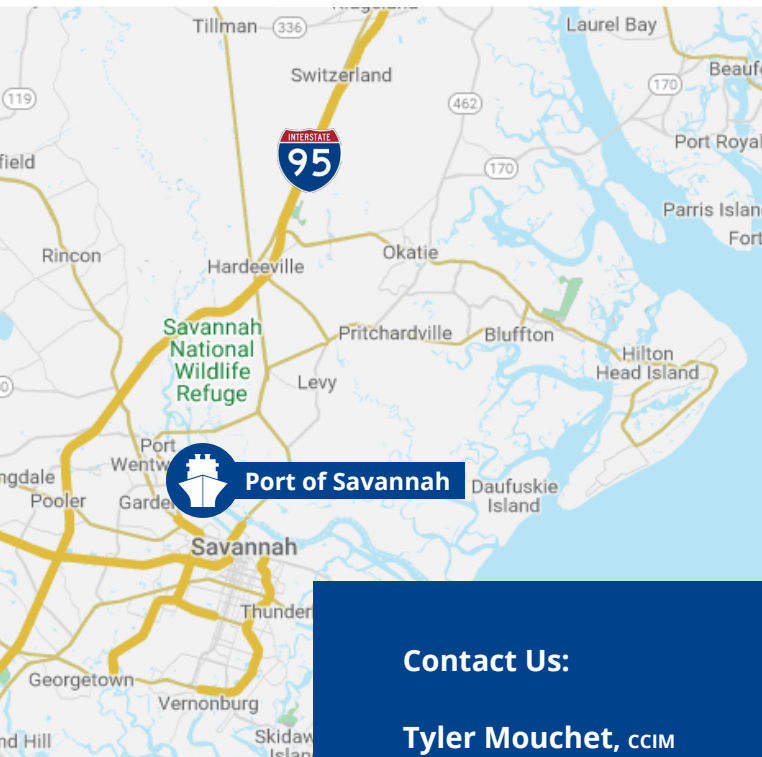
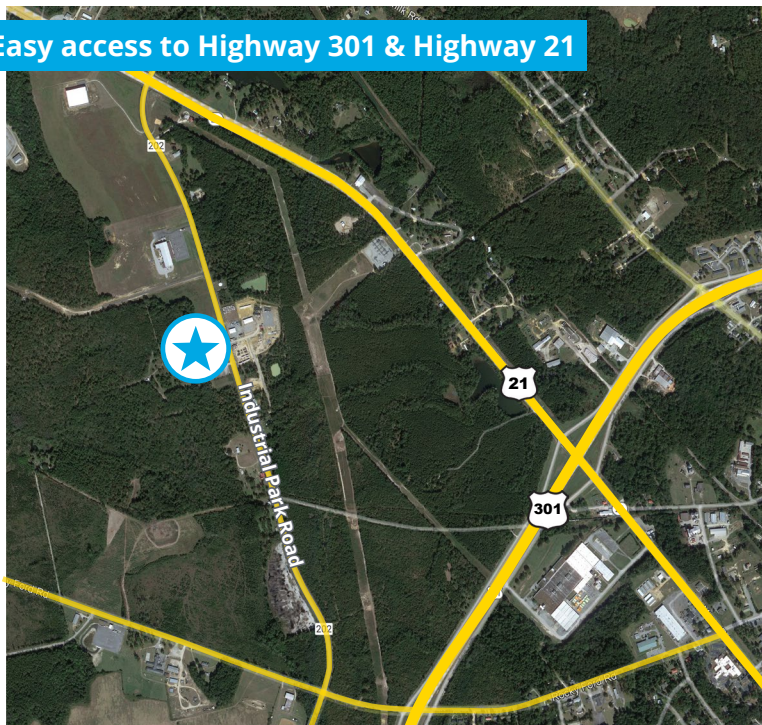
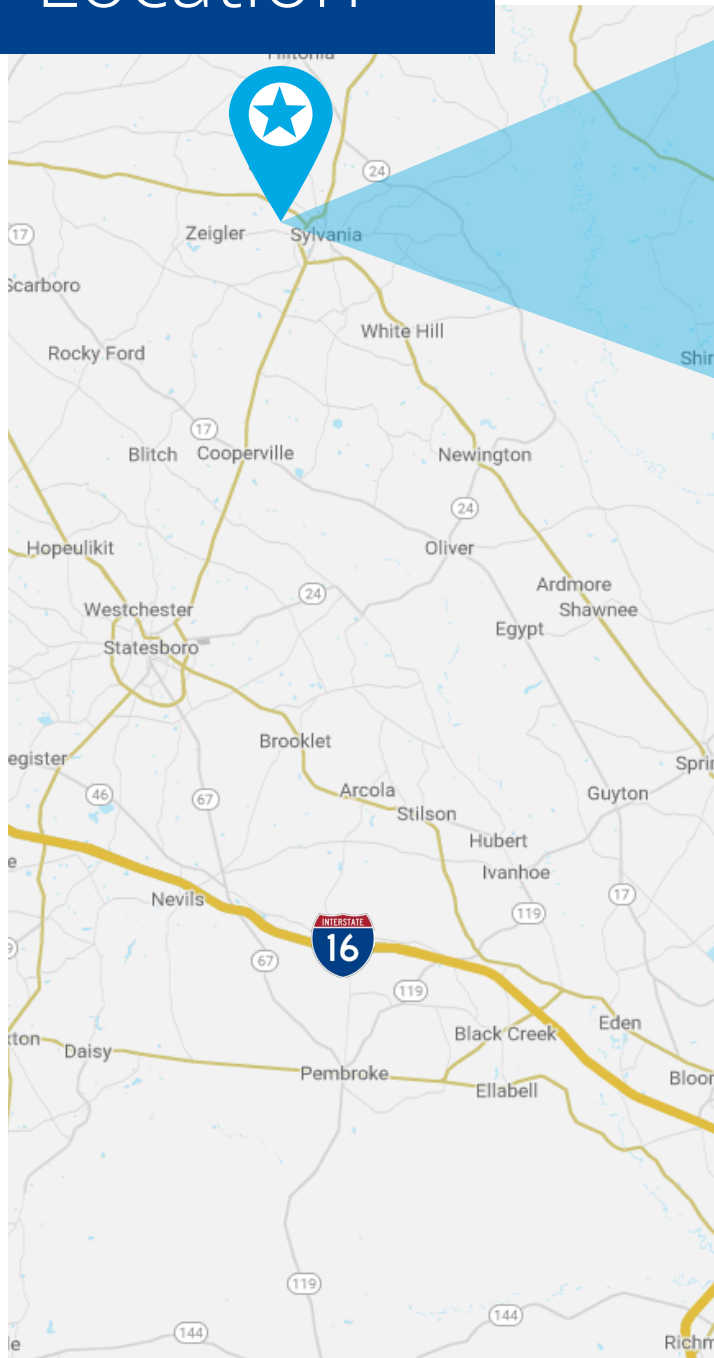
# Site Survey



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# Location

Easy access to Highway 301 & Highway 21



## Distances

Highway 21	0.7 Miles
Highway 301	1.0 Mile
Statesboro	23 Miles
Port of Savannah	58 Miles
Savannah	62 Miles

## Contact Us:

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