

Investment Opportunity

5 Mall Terrace, Savannah, GA 31406

- Consists of ±23,050 SF industrial warehouse building on ± 1.75 AC lot
- The property features a $\pm 17,050$ SF warehouse, $\pm 6,000$ SF office and fully fenced outdoor yard
- Built in 1973
- Zoned I-L-T, City of Savannah
- Fully leased
- Situated on the southside of Savannah less than
 2 miles from Harry Truman Parkway, 3 miles from
 Interstate-516 and 8 miles from Downtown Savannah

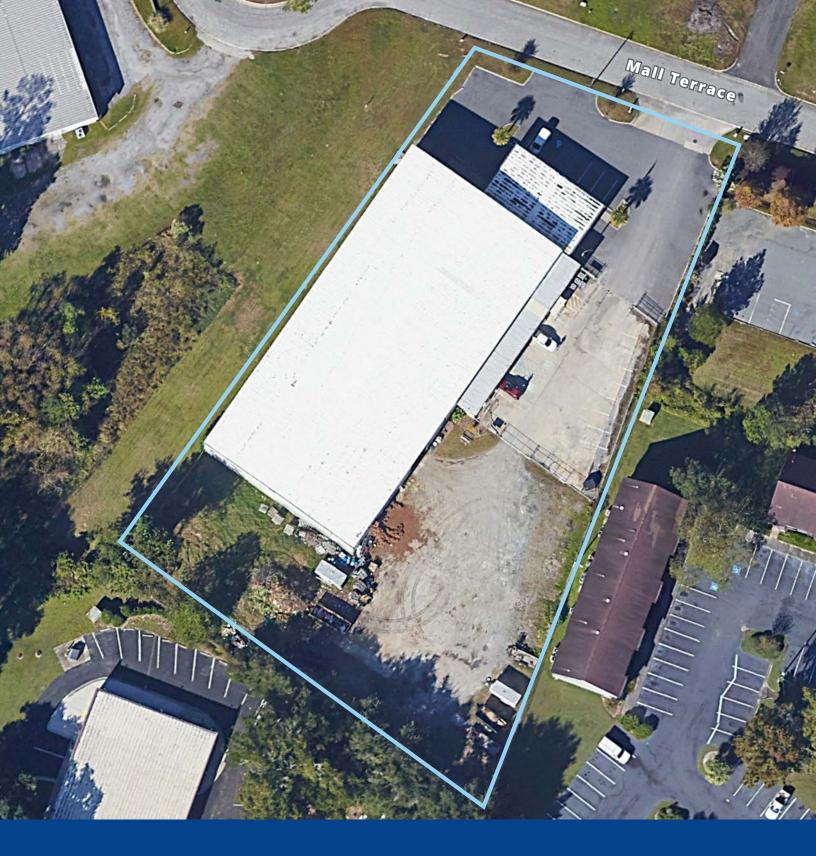
Please Inquire for Additional Financial Information

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±23,050 sf Total Building Size

 $\pm 17,050$ sf Warehouse Size ±1.749 ac Lot Size

 $\pm 6,000$ sf Office Size 1973 Year Built

3 drive-in Doors |−∟−⊤ Zoning

Fenced Outdoor Yard



Ideal Coastal Georgia/South Carolina Service Location

Travel Distances

Harry Truman Parkway	1.9 Miles
Interstate 516	3 Miles
Downtown Savannah	8 Miles
GPA Garden City Terminal	12 Miles
Pooler	14 Miles
SAV/HH Int'l Airport	16 Miles

Traffic Counts

Waters Avenue	18,900 vpd
Mall Boulevard	10,700 vpd



500,824 815,405

10 Miles

25 Miles

50 Miles

Neighboring Businesses

Rescue Training	TK Elevator Savannah
Bolton Air	Benedetto Guitars, Inc
Stuart Fife	Rosenthal Dental Group
РАСК	KFC





Contact

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