



FOR LEASE

INDUSTRIAL STORAGE YARD

1349 & 1361 Dean Forest Road
Savannah, GA



STOCKBRIDGE
CORE AND VALUE ADVISORS



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± 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 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

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



3.2 MSF AMAZON
SORT FACILITY &
MITSUBISHI
POWER SYSTEMS

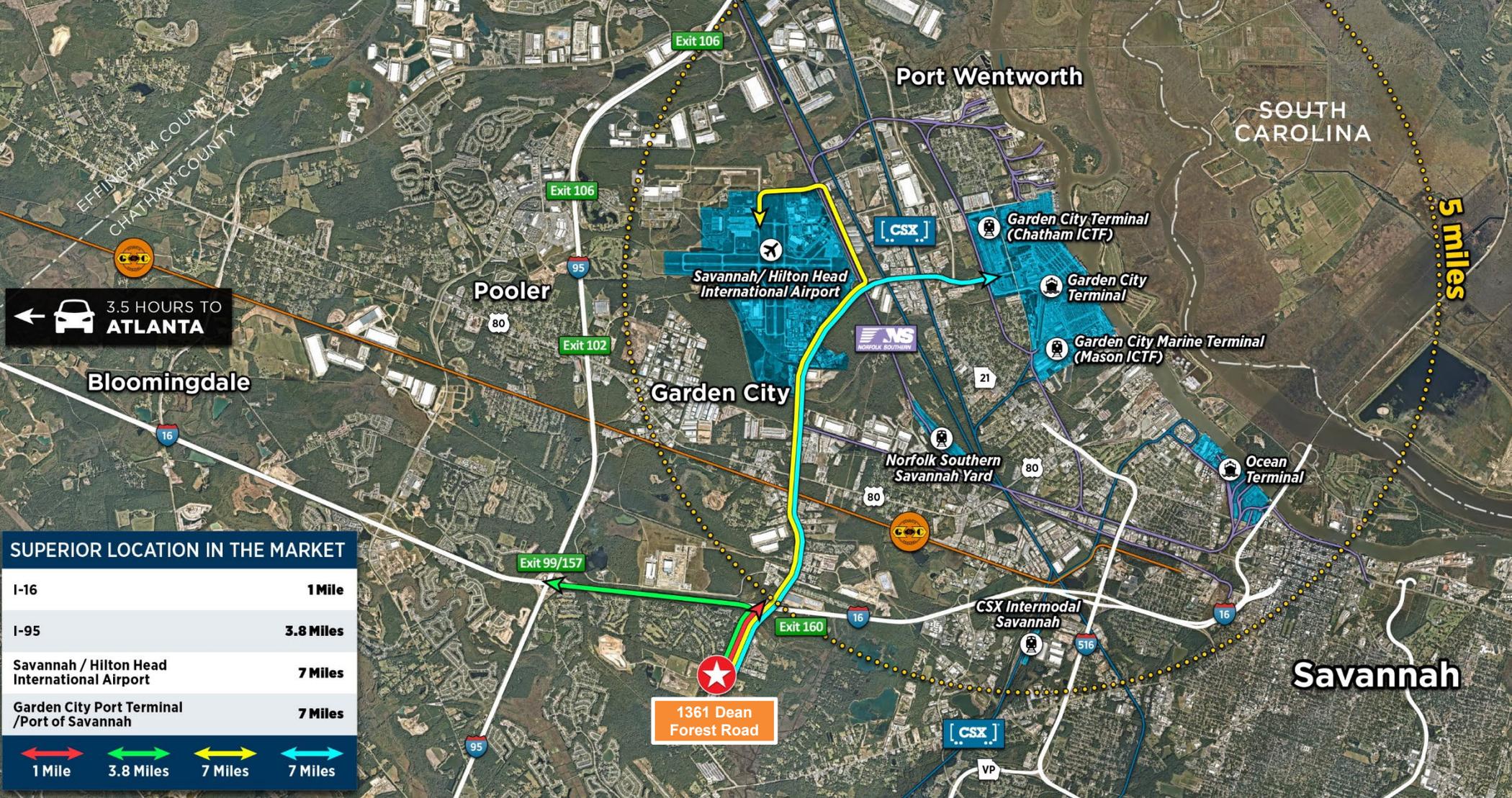
GA PORTS
AUTHORITY

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

GARDEN CITY
TOWN HALL

<7 MILES TO GA
PORTS VIA DEAN
FOREST RD





SUPERIOR LOCATION IN THE MARKET

I-16	1 Mile
I-95	3.8 Miles
Savannah / Hilton Head International Airport	7 Miles
Garden City Port Terminal /Port of Savannah	7 Miles

←→ 1 Mile
 ←→ 3.8 Miles
 ←→ 7 Miles
 ←→ 7 Miles

FOR MORE INFORMATION, CONTACT:

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