

Highlights

Property Summary

Address: Fort Argyle/204
Site Size: 108.65 Acres
Buffer Wetlands: 39.71 Acres
Warehouse: 473,000 SF
Zoning: IL-T
Spine Road is currently under construction
All site fully entitled & ready for development



Site Possibilities

*This is the minimum square footage on each site.

#100:

78,000 SF

Parking Provided: 60 Spaces

Truck Storage: 18

#200:

77,000 SF

Parking Provided: 42 Spaces

Truck Storage: 26

#300:

78,000 SF

Parking Provided: 42 Spaces

Truck Storage: 20

#400:

110,000 SF

Parking Provided: 52 Spaces

Truck Storage: 39

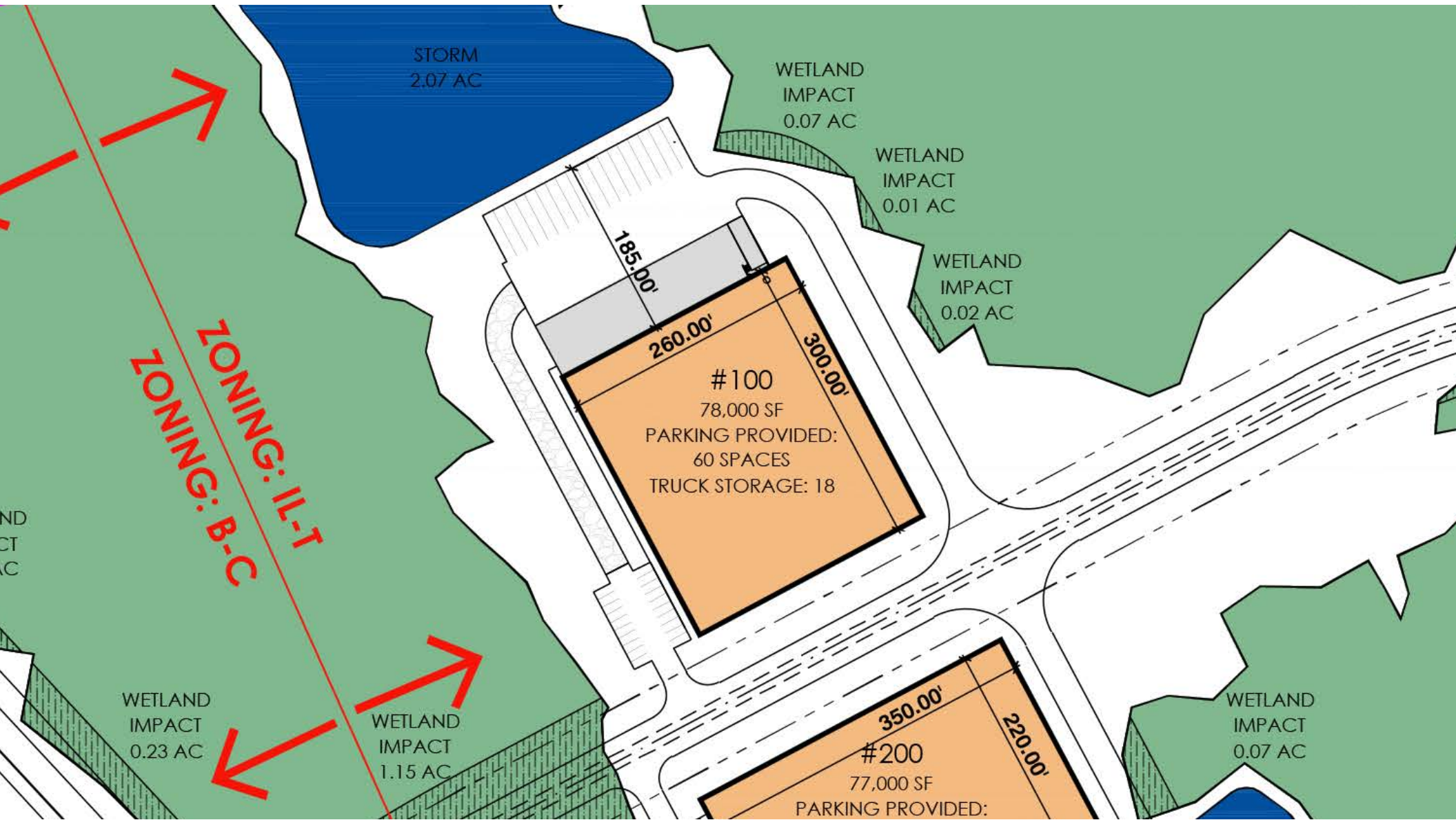
#500:

129,600 SF

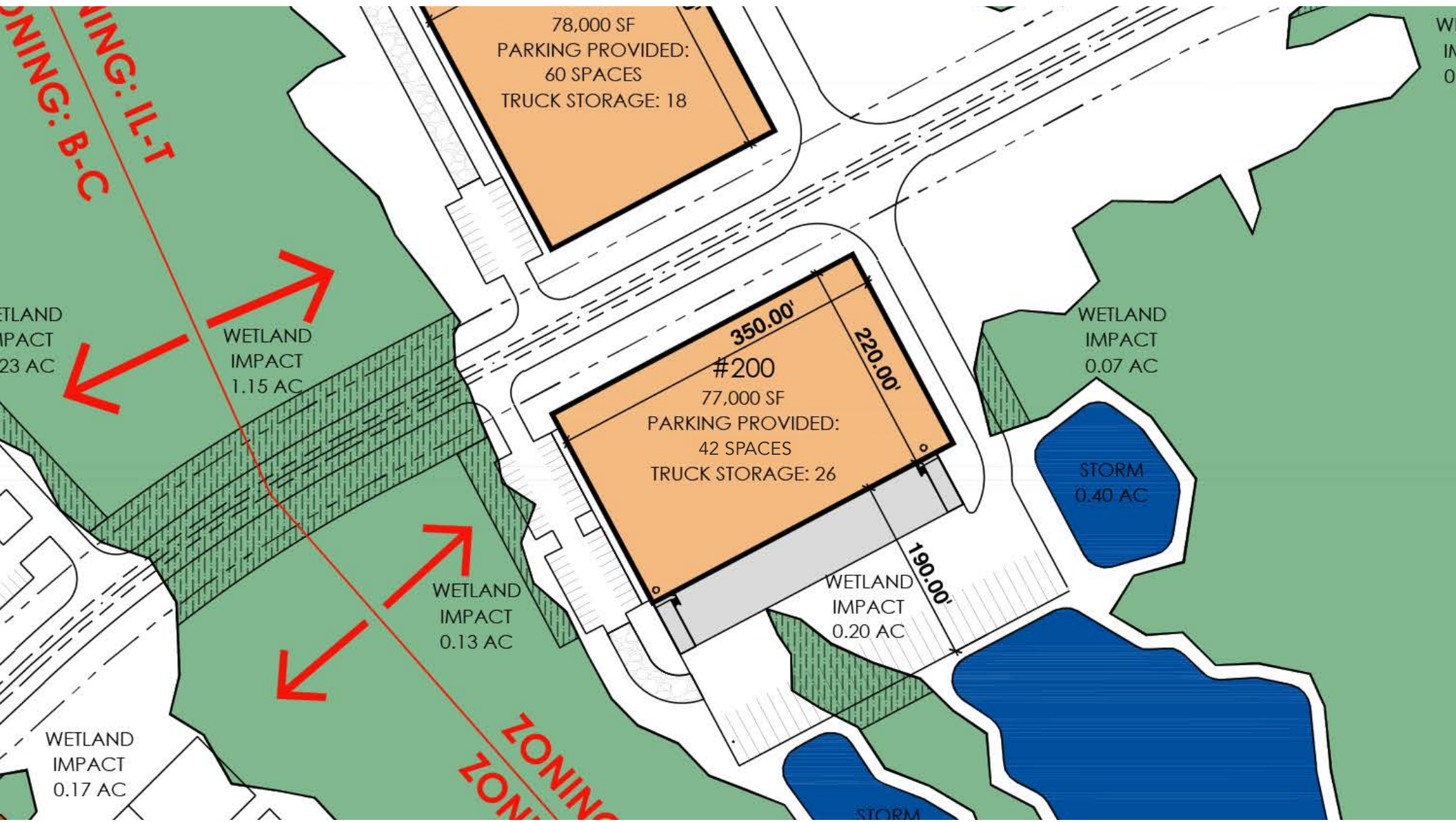
Parking Provided: 59 Spaces

Truck Storage: 42

#100



#200



#300



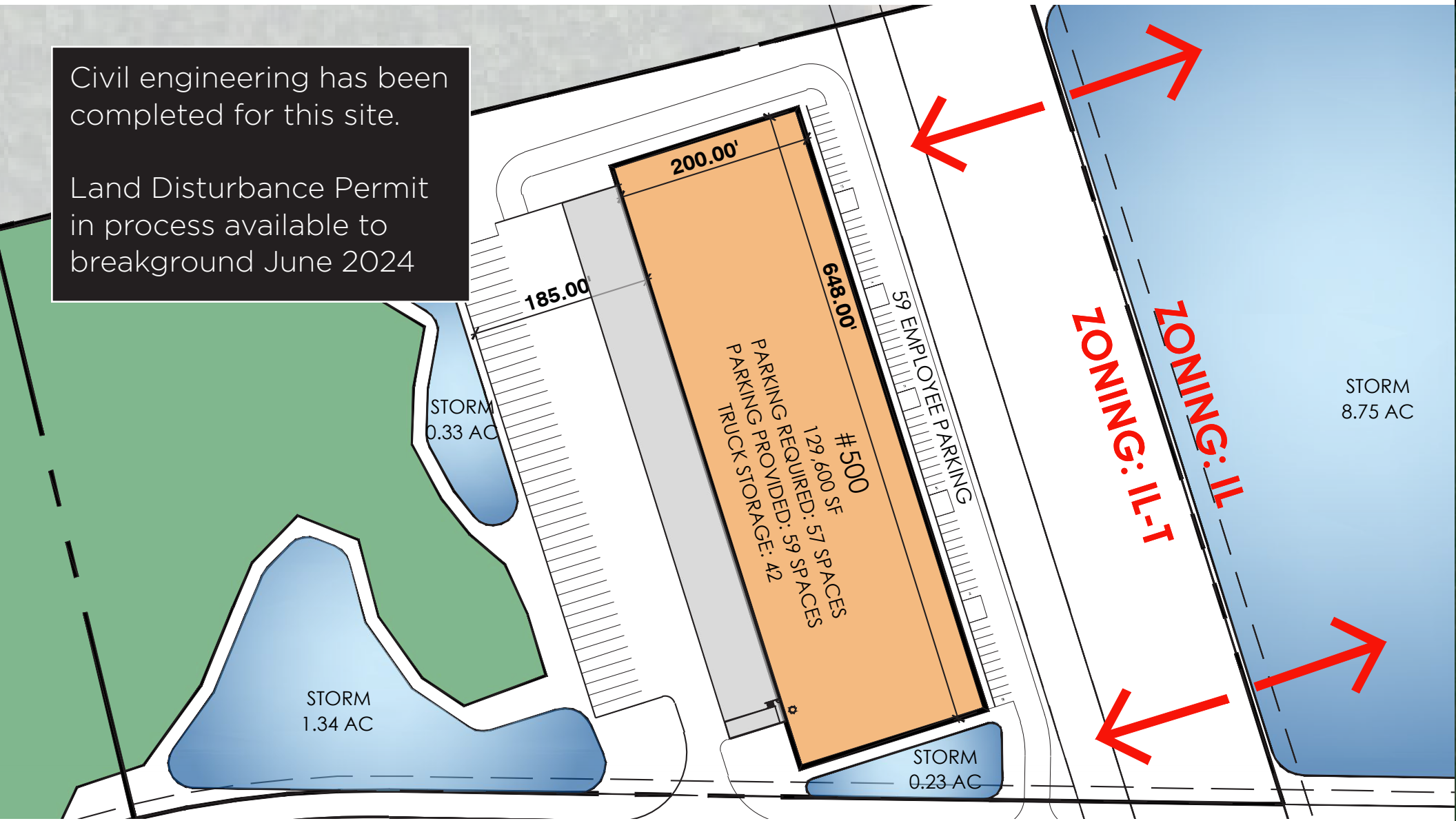
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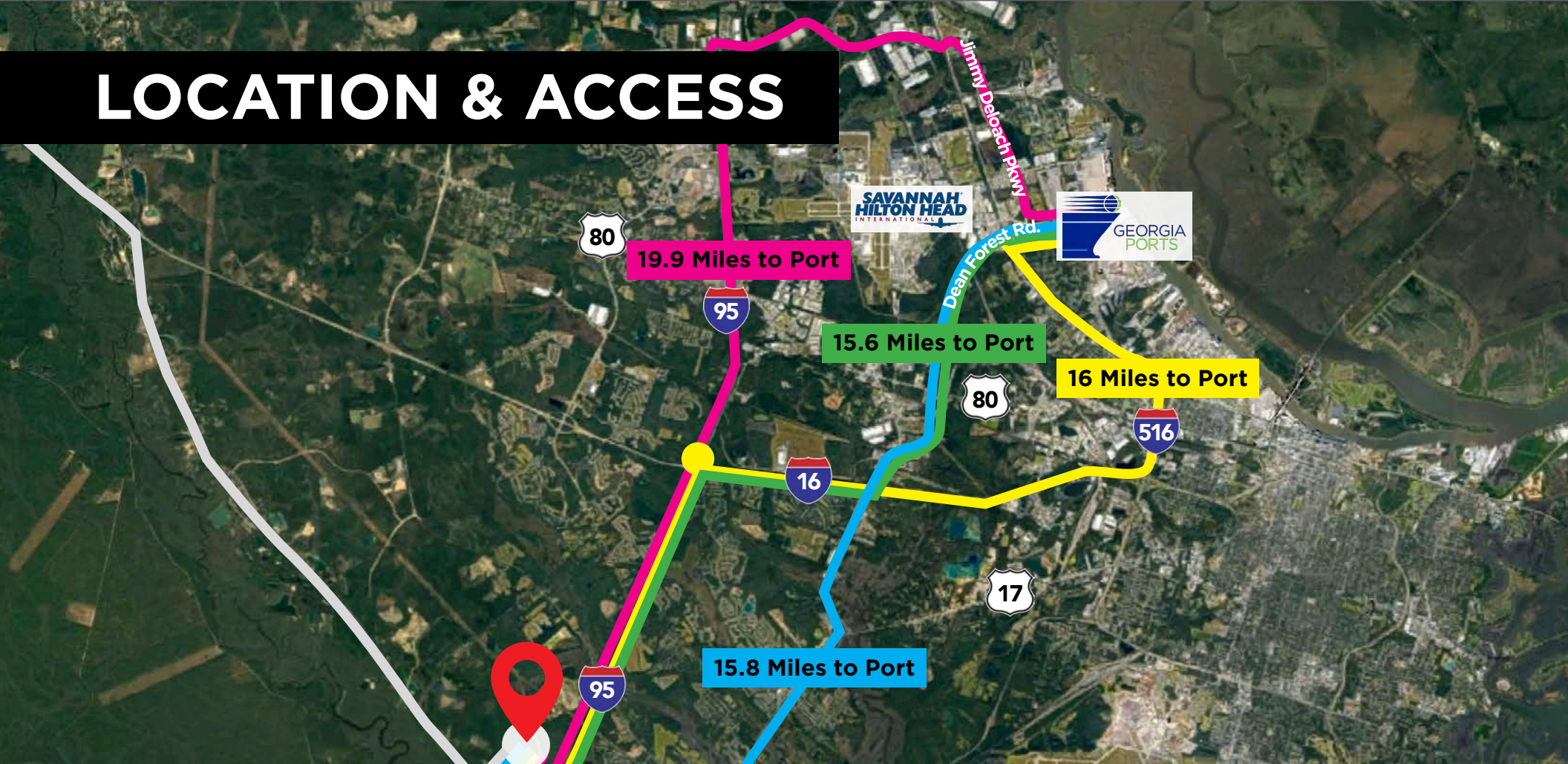
#500

Civil engineering has been completed for this site.

Land Disturbance Permit in process available to breakground June 2024



LOCATION & ACCESS



Travel Distances

Interstate 95	2.4 Mile	Hyundai EV	17.4 Miles
Interstate 16	11.6 Miles	Atlanta, GA	240 Miles
Savannah Airport	12.9 Miles	Charlotte, NC	260 Miles
Port of Savannah	15.6 Miles	Orlando, FL	264 Miles

SIP 95 Development Opportunity

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