

# Merritt Land Holdings Industrial Park

Fort Argyle/204 @ 

**+/-59 Acres  
For Sale**

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**SUTTON  
REALTY  
ADVISORS**

**AHR**  
COMMERCIAL



PARCEL A2-2  
N/F: MERRITT LAND HOLDING, INC.  
PLOT 21034, 01039  
(PRB 52, PG 793)

NO BUFFER REQUIRED

STOKY HEN ROAD



# Property Overview

The +/-59 acre Merritt Property is located 1.5 miles from I-95 Exit 95 on Fort Argyle Road/GA Hwy 204 in Savannah, GA. The site can accommodate for (4) 170,100 SF rear load light industrial buildings that total 680,400 SF. Alternate site plans are provided for one (1) 589,680 SF cross dock and four (4) front load buildings totaling 457,860 SF.

The Georgia Port Authority's Garden City Terminal is 15.6 miles from the project and accessible by multiple interstates and major road access points. The Ocean City Terminal is located approximately 17 miles from the site. The Hyundai Metaplant America is also approximately 17 miles from the property via Highway 204.

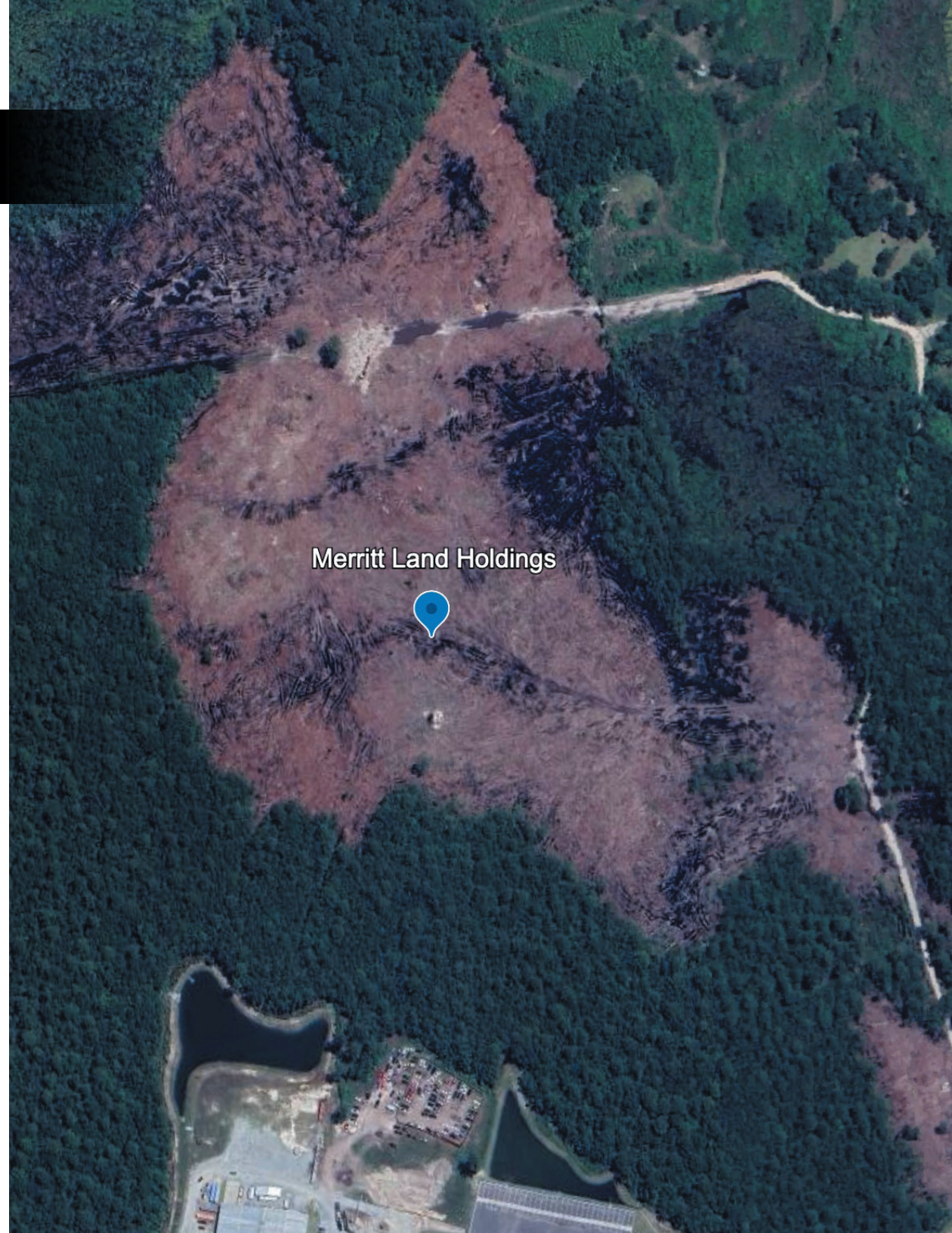
## Property Highlights

Address: 450 Fort Argyle Road

Site Size: Approx. +/-59 acres  
\*to be subdivided

Site Plans: Option A: 680,400 SF (4 buildings)  
Option B: 589,680 SF (1 building)  
Option C: 457,860 SF (4 buildings)

Zoning: IL-T  
\*Fully Entitled









# Site Plan Option B



## SITE PLAN SPECS

1 Warehouse	589,680 SF
Wetland Impact	0.46 AC
Truck Spaces	29 Spaces
Additional Truck Storage	90



# Site Plan Option C

WAREHOUSE AREA:  
WETLAND IMPACT: 1

N/F: WASTE  
MANAGEMENT OF  
GEORGIA, INC.  
PIN: 21027 01002



## SITE PLAN SPECS

4 Warehouses	140,400 SF
	140,400 SF
	102,260 SF
	75,000 SF
	457,860 SF
Wetland Impact	1.07 AC
Truck Spaces	80 Spaces
Additional Truck Storage	32 Spaces

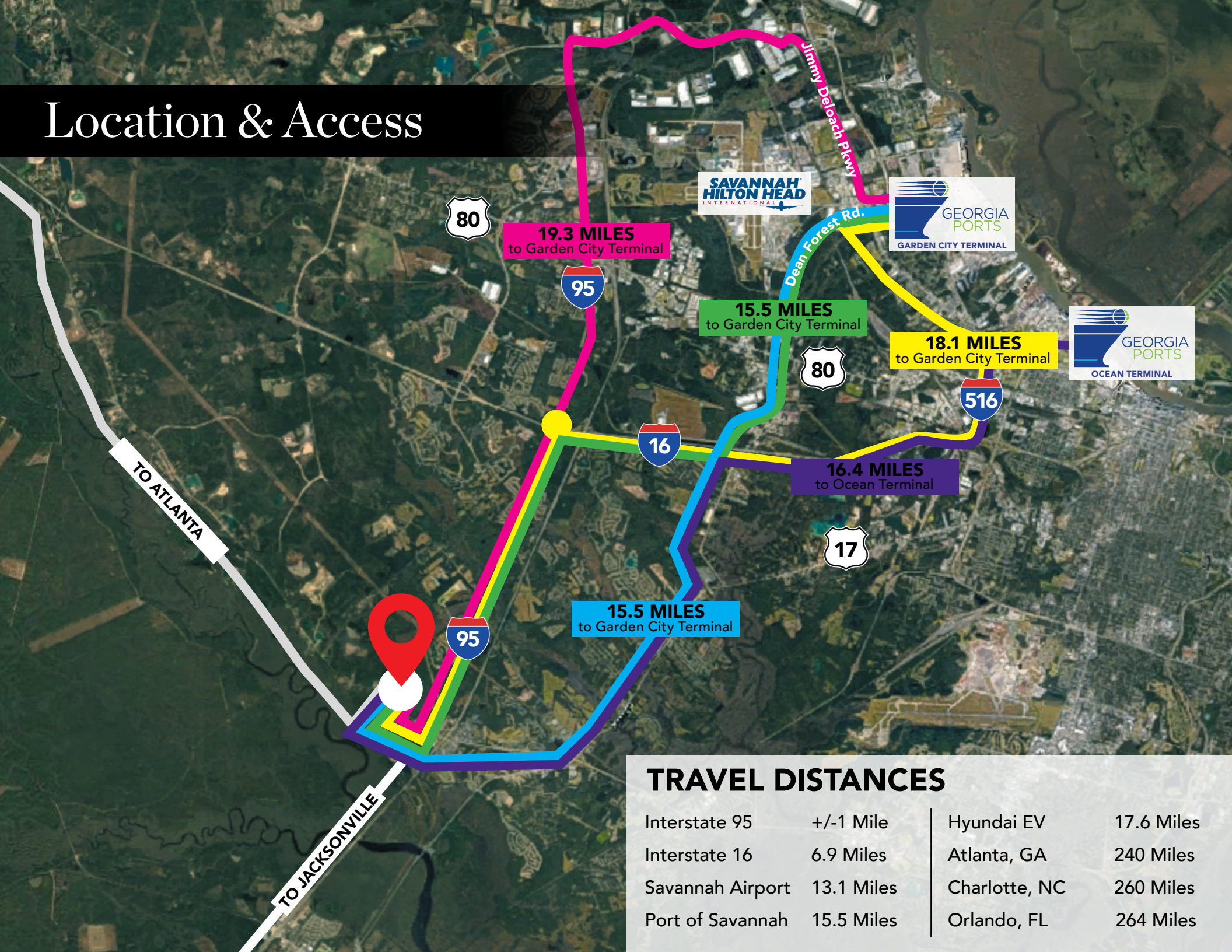
PARCEL A2-2  
N/F: MERRITT LAND HOLDING, INC.  
PIN: 21034 01059  
(PRB 52, PG 793)

DURRENCE TRACT  
323.118 AC  
14,075,042 SF  
N/F: DURRENCE A. WELLS &  
JOYCE A. DURRENCE  
PIN: 21034 01008

Swiss Madison  
well made  
PR: SWISS MADISON DLT, LLC  
PIN: 21034 01007



# Location & Access



## TRAVEL DISTANCES

Interstate 95	+/-1 Mile	Hyundai EV	17.6 Miles
Interstate 16	6.9 Miles	Atlanta, GA	240 Miles
Savannah Airport	13.1 Miles	Charlotte, NC	260 Miles
Port of Savannah	15.5 Miles	Orlando, FL	264 Miles







# Why Savannah?

## Planned Growth

The Georgia Ports Authority has invested over \$1 billion for the Port of Savannah's expansion projects. Looking forward, the GPA has planned to invest another \$4.5 billion to support growth of the Port.

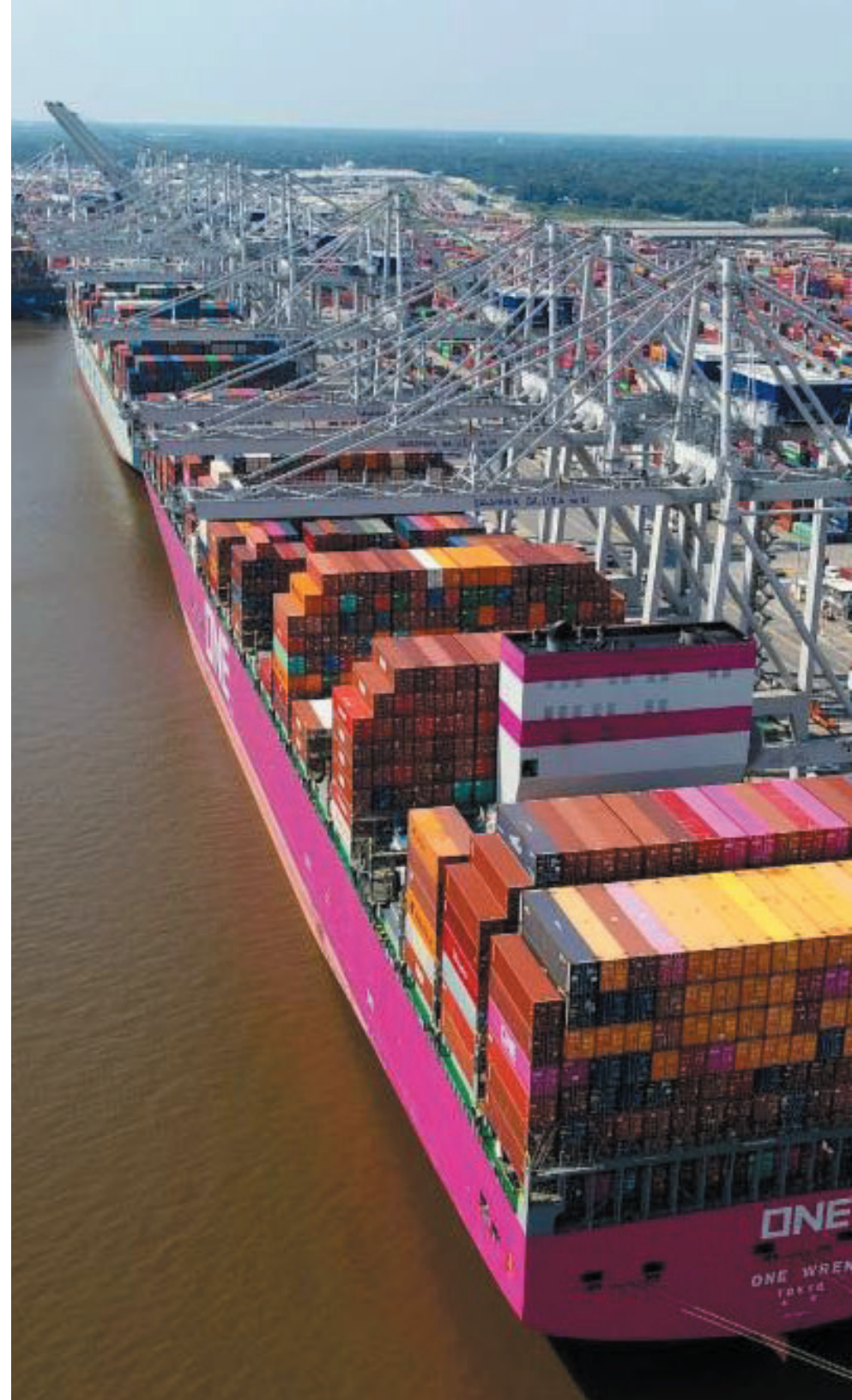
## Upcoming Projects:

OCEAN TERMINAL      SAVANNAH CONTAINER TERMINAL  
+2 millions TEUs      +2 millions TEUs

## Incentives

- Recognized as the top state for business for the 11th consecutive year by Area Development magazine.
- Port Tax Credit Bonus: \$1,250 per job created for five years (with annual increases in port traffic)
- Georgia Job Tax Credits: \$1,250 per job created for five years (minimum of 25 jobs)
- Optional grant funding available for eligible projects.

## Major Tenants





# Savannah Industrial | Q4 2024



## Highlights

Through Q4 2024, the Savannah Industrial Market posted a Year-End Absorption total of **8M SF**. This excludes the delivery of the **12M SF** Hyundai Megaplant. The total Savannah industrial market has doubled in size over the last four-year period and is now equal to **150M SF**.

Vacancy increased to **9.4%** following the delivery of approximately **13M SF** of speculative space to the market in 2024. The amount of industrial product under construction has slowed to **10.2M SF**, of which **7M SF** is speculative. The current vacancy rate of **9.4%** is expected to decline in 2025 subject to historical leasing volumes remaining strong. As the Southeastern United States continues to grow above the national average, the Port of Savannah will be the benefactor of the region's success.

TEU volumes have increased by **13%** year-over-year from November 2023 to November 2024. The Georgia Ports Authority projects annual TEU volumes to reach **10M** by 2030 and **20M** TEUs by 2050. The Port of Savannah is currently implementing a **\$4.5B** expansion over the next twelve years to achieve these projections.

**9.4%**

VACANCY RATE

**8.0 MSF**

YTD ABSORPTION

**4.6 MSF**

NEW SUPPLY

**10.2 MSF**

UNDER CONSTRUCTION

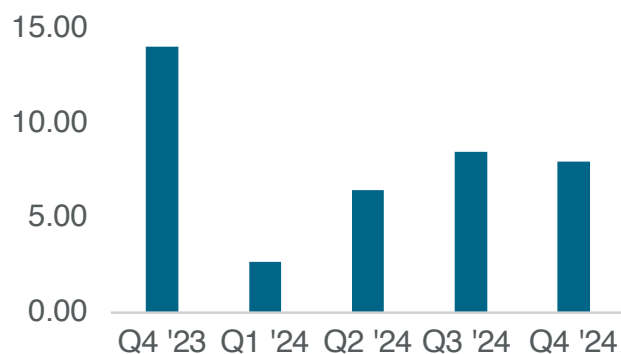
**\$6.78**

AVG LEASE RATE (NNN)

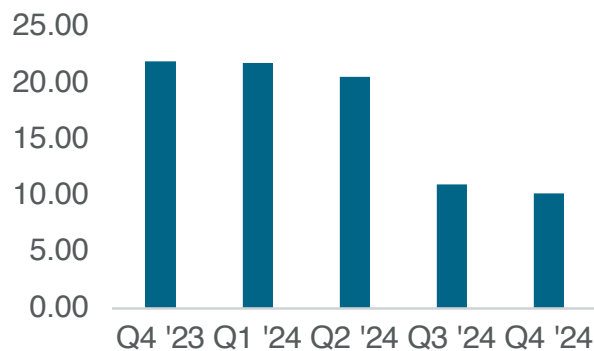


# Savannah Industrial | Q4 2024

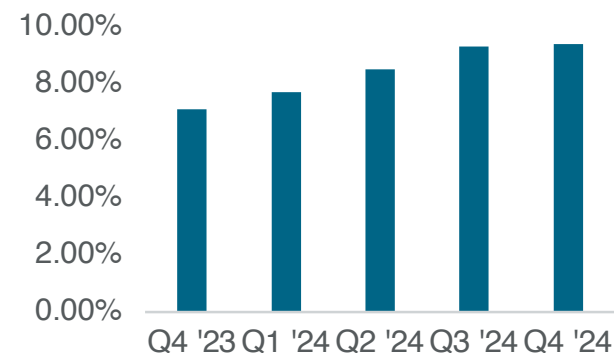
**YTD ABSORPTION (MSF)**



**UNDER CONSTRUCTION (MSF)**



**VACANCY RATE**



## HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
Q1 '24	7.7%	2.7	3.1	21.8
Q2 '24	8.5%	6.5	5.2	20.6
Q3 '24	9.3%	8.5	3.2	11.0
Q4 '24	9.4%	8.0	4.6	10.2

\*Report includes averages from JLL, Colliers, CBRE, and Cushman & Wakefield



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