



SOUTHSIDE BUILDING – FOR SALE/LEASE

# Free-Standing Steel Building 15000 Abercorn Street, Savannah, GA

property	sales price	lease rate
±27,760 SF on ±5.0 Acres	\$2,750,000	\$5.45 PSF, NNN

## description

Sperry Van Ness is pleased to offer this ±27,760 SF free-standing steel building for sale/lease in Savannah's Southside. Built in 1979, the building's interior comprises ±5,395 SF of retail/show-room/office area and ±22,365 SF of warehouse area. The warehouse has 5 roll-up doors (4 dock-high), 20'+ ceiling height clear span, plus an additional ±1,880 SF of mezzanine area that could be used as storage. The building sits on ±5.0 acres, is entirely fenced, has a ±3,000 SF parking shed and 33 dedicated parking spaces. Formerly used by builder's supply and mobile home supply businesses, the property would be perfect for similar users needing large space for supply and distribution or sales and service.

The property has 404' of frontage on GA 204/Abercorn St. and is accessed via the signalized intersection of Abercorn and Pine Grove Road. Situated between Georgetown and Coastal Hwy. 17, the site enjoys good visibility and exposure to traffic counts of 37,000+ vehicles per day. It is just a short distance to other major thoroughfares of Savannah, including Veterans Parkway to Downtown, and it is less than 4 miles to I-95.

**Weblink 1:** <http://sale.svn.com/15000abernorn>  
**Weblink 2:** <http://lease.svn.com/15000abernorn>

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Our listings: [www.svn Savannah.com](http://www.svn Savannah.com)

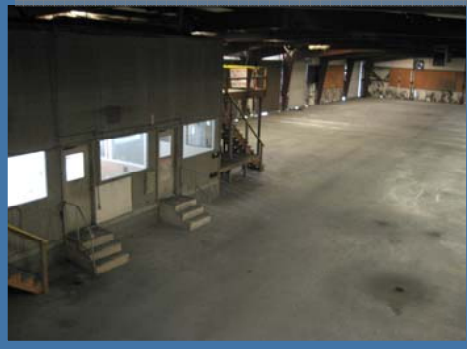
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# Free-Standing Steel Building

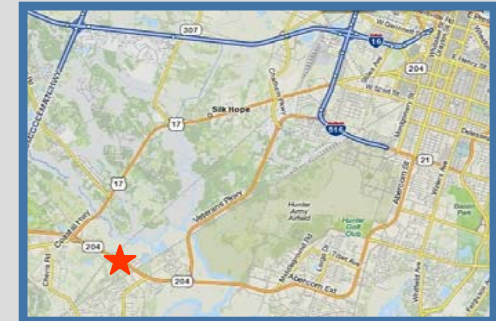
15000 Abercorn Street, Savannah, GA

<http://sale.svn.com/15000aberncorn>

<http://lease.svn.com/15000aberncorn>



locational map



regional map

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