

COMING SOON !

Delivery Q 1 2027



Garden City Commercial Center

Property Information

Garden City Commercial Center (GCCC) is excited to introduce its newest project to the Greater Savannah Market! Slated for delivery in Q1 2027, this brand new 30,000 SF Commercial/flex building will be a game changer in the small business market, as it will provide units beginning at 1,125 sf with expansion possibilities. Tenants who pre-lease units during the construction period will have the ability to customize their units with offices and private bathrooms.

Key highlights of the property include:

- ±30,000 SF available (divisible to ±1,125 SF)
- Dimensions of individual unit: 25' x 45'; 35' x 45'; 25' x 90'
- 225 sf Office per unit
- Private Bathroom: Build-to-Suit
- Each unit will have a 12' garage door and private entrance
- Designated Parking

Property Details

Building Size:	±30,000 sf
Unit Sizes:	1,125sf- 9,000 sf
Clear Height:	24 Feet (30 Foot Center Height)
Lease Rate:	upon request
Drive-in Doors:	26 -12' Doors'
Power:	480v/3P
Zoning:	C-2
Target Delivery:	Q1 2027

**For more information,
please contact:**



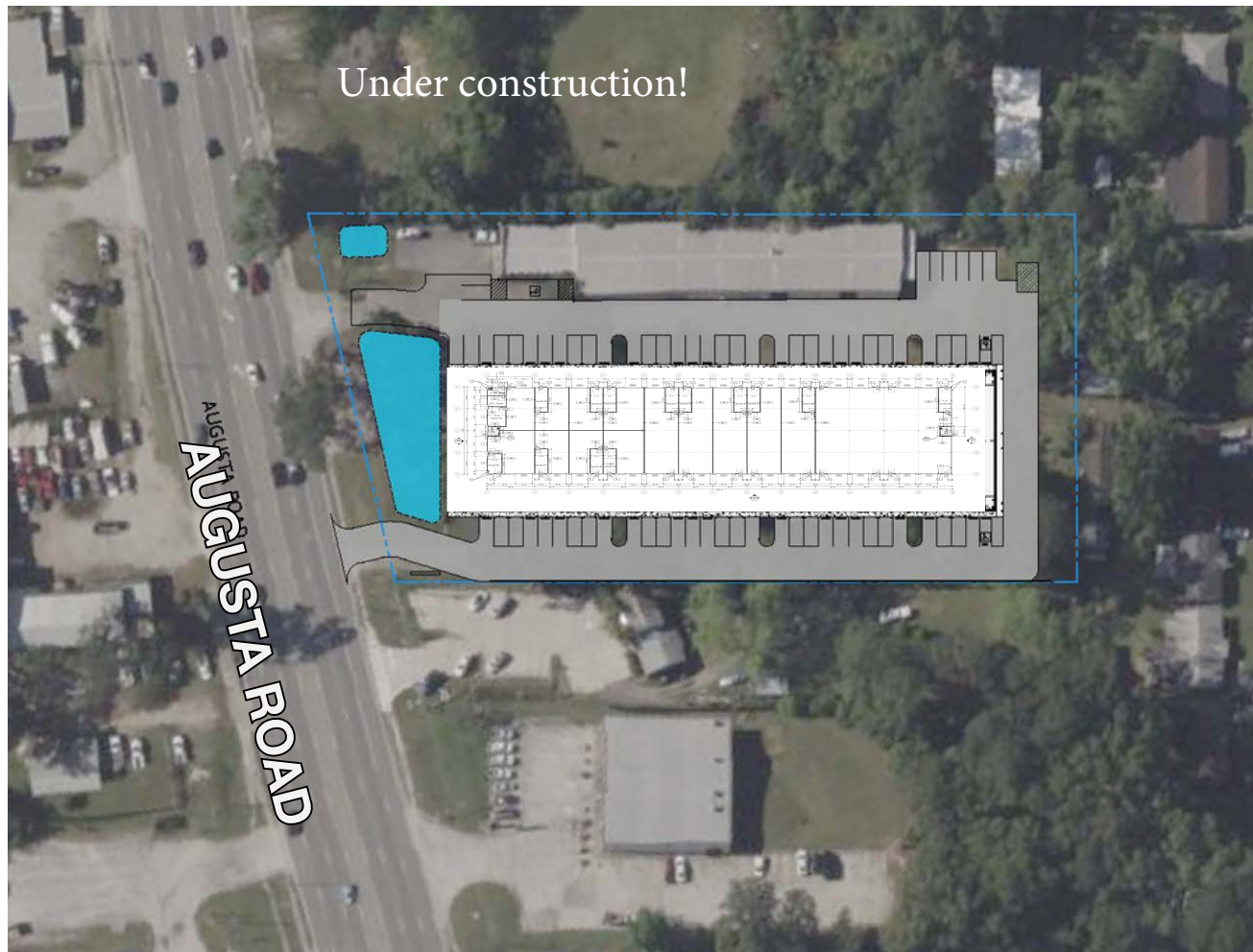
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Broker Disclosure:

Listing Broker holds a minority ownership interest in the landlord entity, and NAI Mopper|Benton represents the landlord.

Site Plan



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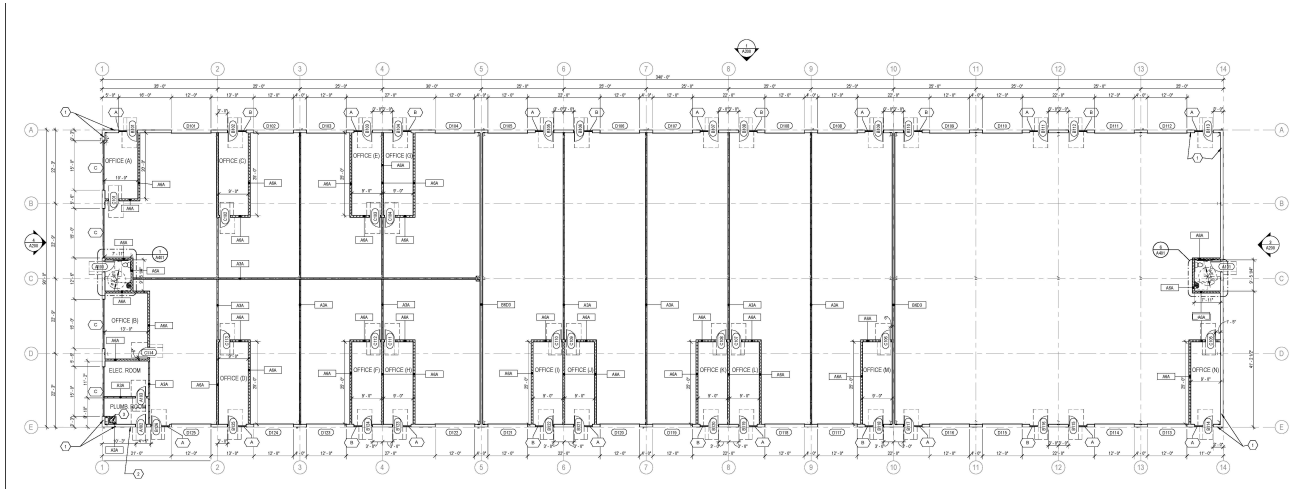
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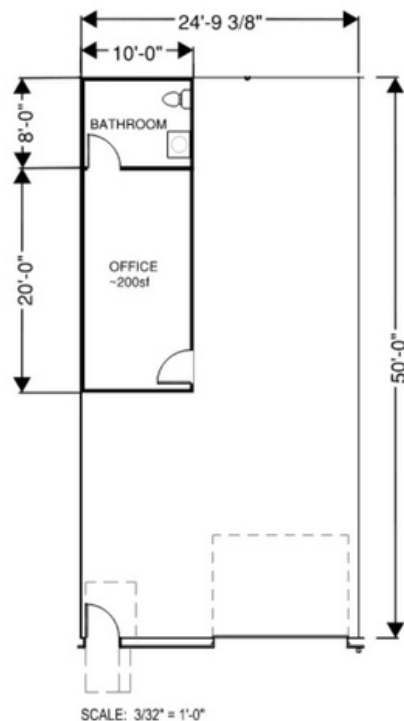
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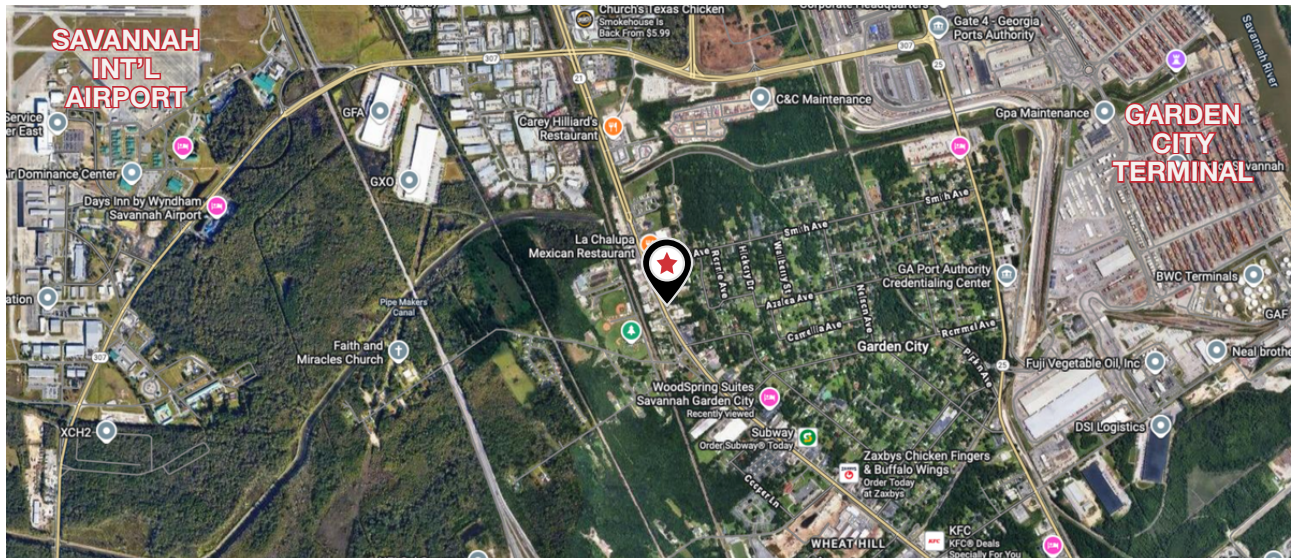
Floor Plan ±30,000 SF (Divisible)



Sample Build-to-Suit Office with Bathroom



Site Location



Key Distances

