

# INDUSTRIAL WAREHOUSE & IOS YARD

1.3 Mi from Garden City Terminal • Potential Rail Spur • Trailer Parking & Dock Loading

AVAILABLE FOR  
**LEASE**

±23,560 SF ON ±8.12 AC



**111 Sparkman Dr**  
Garden City, GA 31408

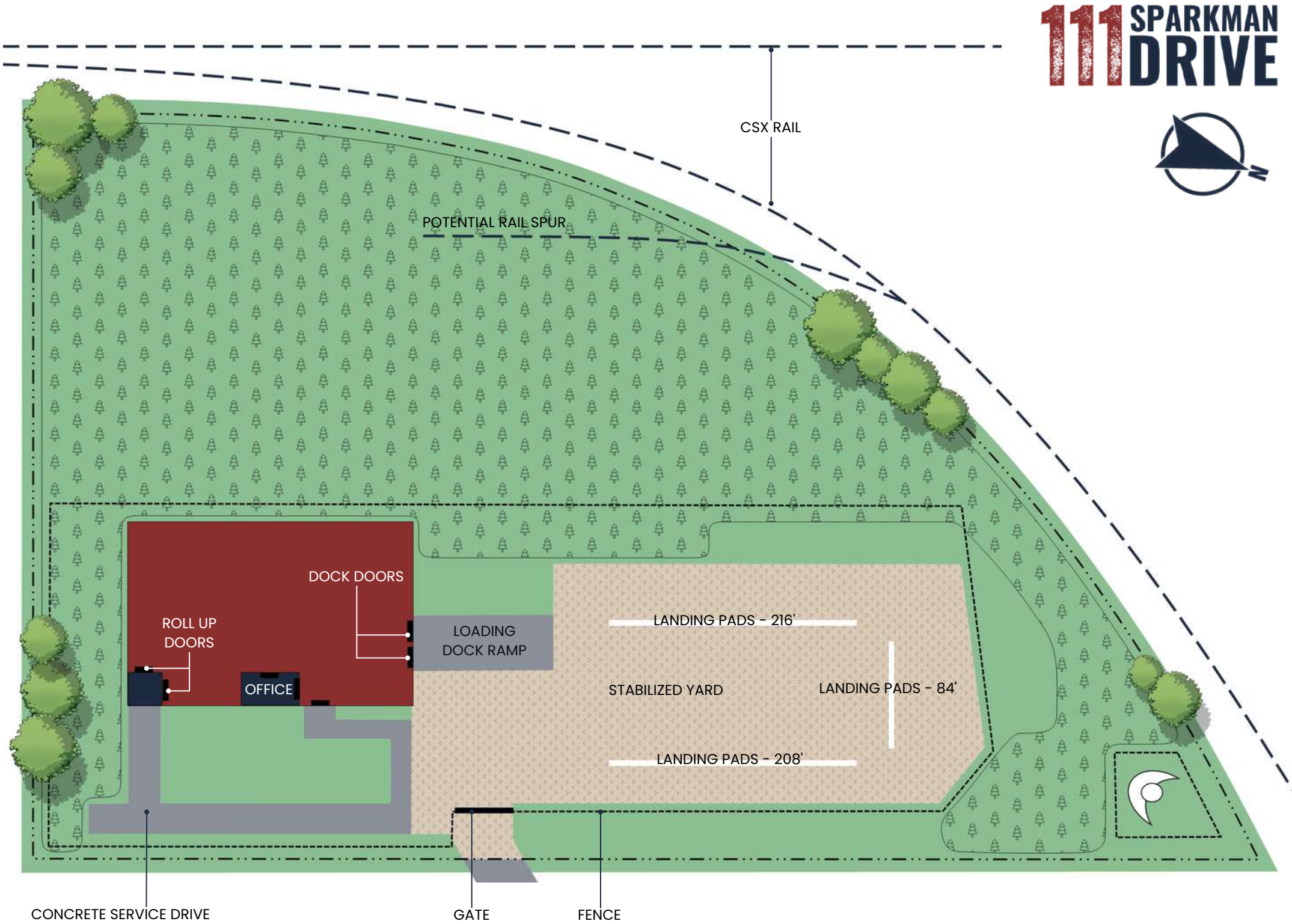
**Zachary Zakas**  
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Elmwood  
& Company



PROPERTY DETAILS

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| ADDRESS               | 111 Sparkman Dr                                   |
| CITY, STATE, ZIP CODE | Garden City, GA 31408                             |
| PARCEL ID             | 60017 04001                                       |
| COUNTY                | Chatham                                           |
| LEASE TYPE            | NNN                                               |
| LEASE RATE            | Upon Request                                      |
| ZONING                | I-1 Light Industrial                              |
| AVAILABILITY          | Immediately                                       |
| BUILDING SF           | ±23,560 SF                                        |
| OFFICE SIZE           | ±1,500 SF                                         |
| TOTAL ACREAGE         | ±8.12 AC (3 AC Stabilized)                        |
| DRIVE-IN DOORS        | 2 (10' W X 12' H)                                 |
| DOCK DOORS            | 2 Oversized (Can unload 3 containers)             |
| DOCK POSITIONS        | (3) with 2 Pit Levelers                           |
| CLEAR HEIGHT          | 14'                                               |
| POWER                 | 3-Phase Heavy (440V)                              |
| TRAILER YARD          | Stabilized with Concrete Landing Pads (42 Spaces) |
| LIGHTING              | Full LED Interior + Exterior Lighting             |
| SECURITY              | Fully Fenced and Gated                            |







# PROPERTY PHOTOS







# 111 Sparkman Drive

Garden City, GA 31408

## CONTACT

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**111 SPARKMAN  
DRIVE**

Elmwood  
& Company



**GULFSTREAM EDGE**