

FOR LEASE

RARE +/-12,500 SF FLEX SPACE

763 E US Highway 80 Eden, GA 31307



LEASE RATE \$15 - 18 SF/yr

Beth Moraitakis
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**COLDWELL BANKER
COMMERCIAL**
MORGAN PROPERTIES

FOR LEASE

RARE FLEX SPACE WITH DIRECT PORT ACCESS

763 E US Highway 80 Eden, GA 31307

PROPERTY DESCRIPTION

New construction flex warehouse in the fast-growing Eden / US Hwy 80 corridor—designed for modern industrial users.

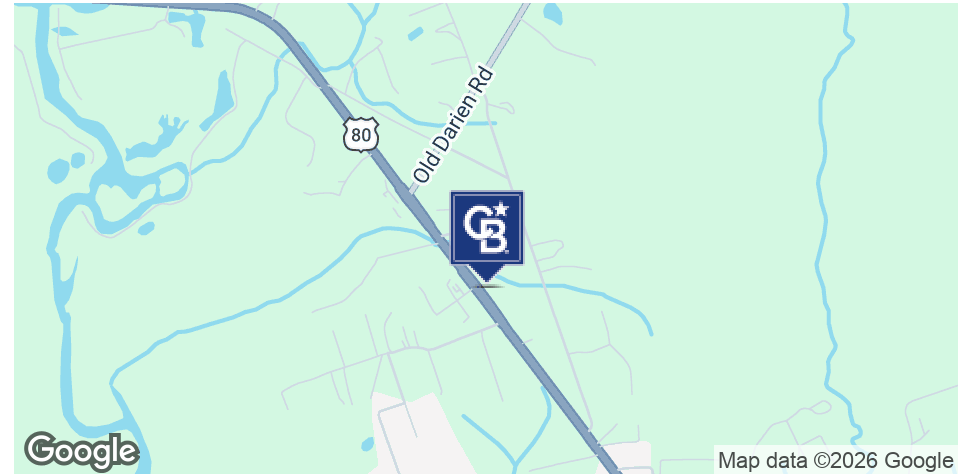
±12,500 SF featuring a clear-span warehouse, high ceilings, a grade-level roll-up door, and a new office buildout with private offices, open workspace, and a kitchenette.

Minutes to I-16 and the Port of Savannah, surrounded by Hyundai Metaplant, Gulfstream, JCB, and a thriving logistics and manufacturing base.

Limited supply of new small-to-mid industrial space makes this a standout opportunity for tenants seeking move-in-ready, high-quality space in a high-growth location.

PROPERTY HIGHLIGHTS

- New Construction
- Easy access onto US Highway 80
- Direct access to the Port of Savannah
- 2 - 14x14 drive in bay doors
- 26' ceilings
- 40' column span
- Sprinkled



OFFERING SUMMARY

Lease Rate:	\$15 - 18 SF/yr (MG)
Number of Units:	2
Available SF:	12,500 SF
Building Size:	25,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	53	217
Total Population	39	164	665
Average HH Income	\$123,305	\$112,803	\$110,826

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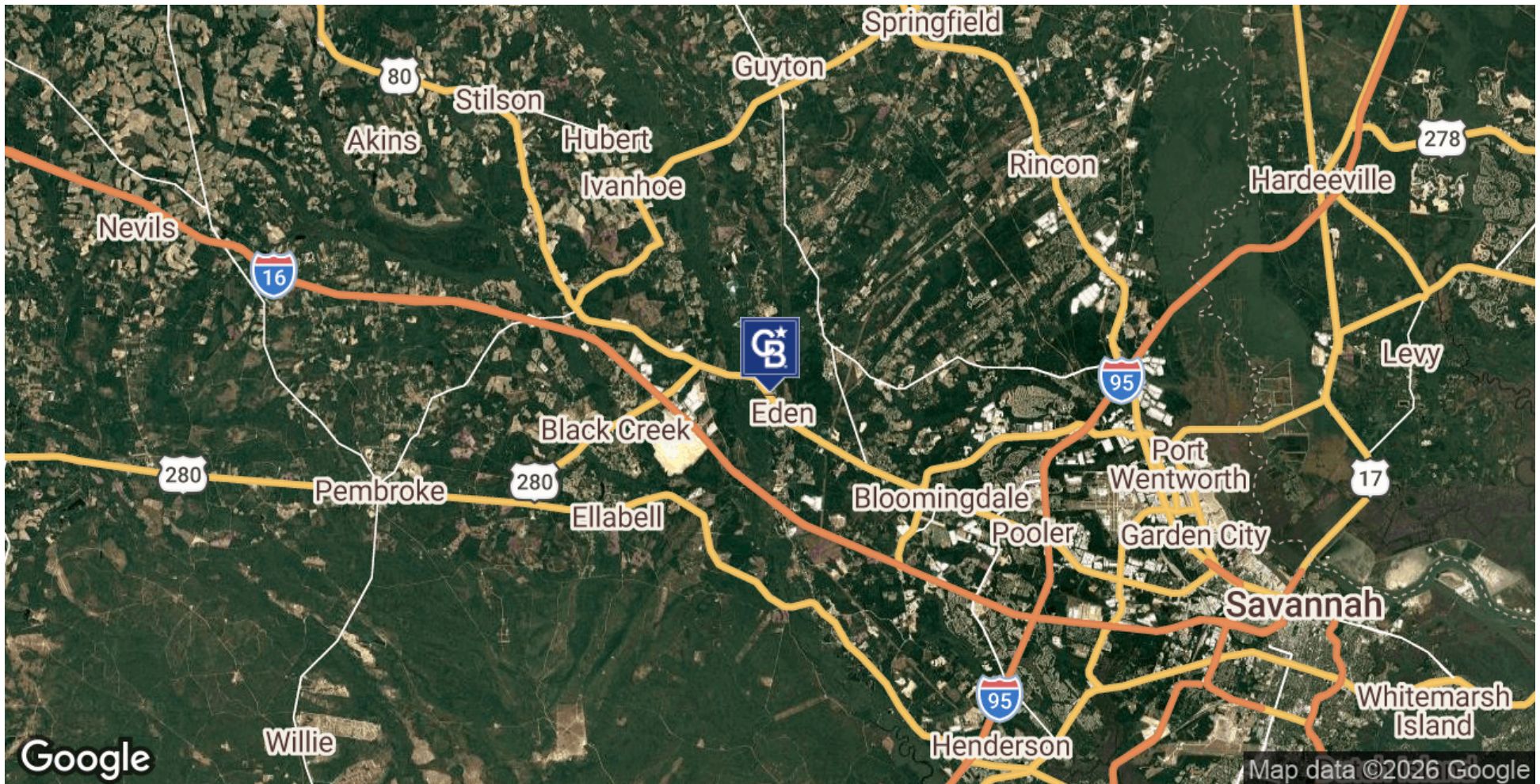


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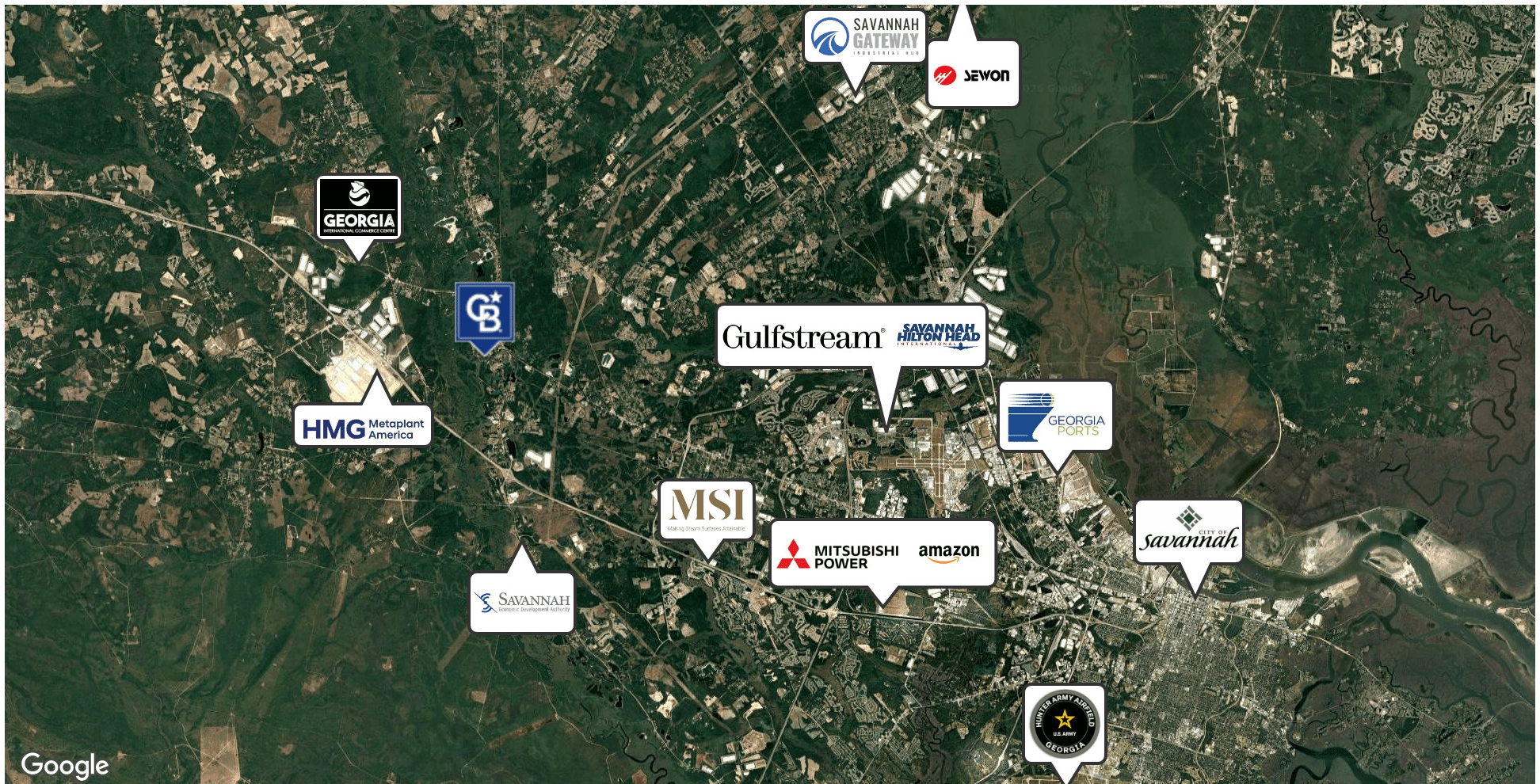
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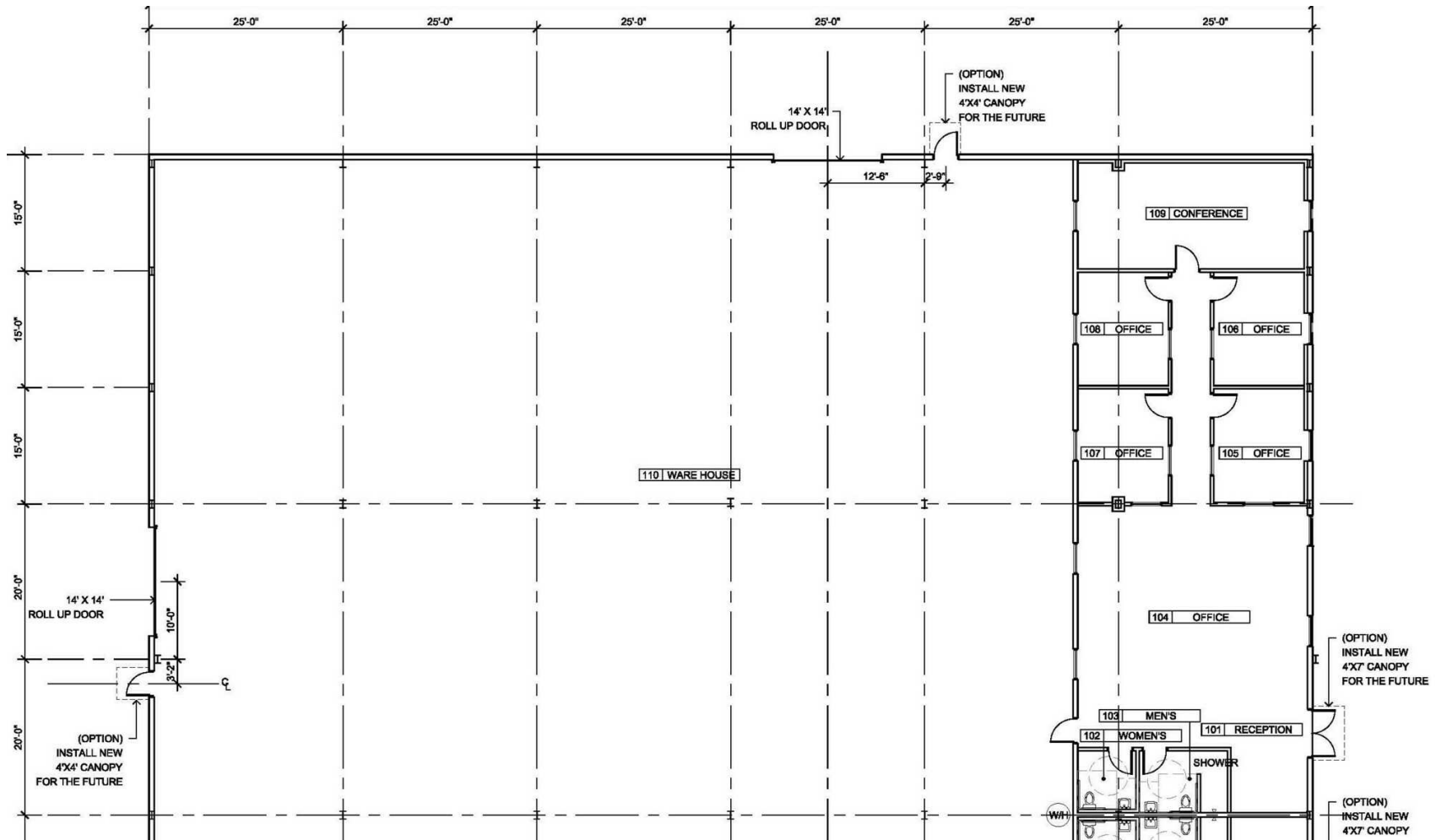


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	39	164	665
Average Age	33.4	32	31.8
Average Age (Male)	39.8	37.8	37.2
Average Age (Female)	29.1	27.7	27.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	53	217
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$123,305	\$112,803	\$110,826
Average House Value	\$294,512	\$270,178	\$260,049

2023 American Community Survey (ACS)

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