

**PNK**group

# PNK MORGAN BUSINESS CENTER



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CLASS A WAREHOUSE



**356,831<sup>SF</sup>**

Leased



**BUILDING 200 SITE  
SAVANNAH  
31302 GA**



**DOCK**

One-sided docks



**44%**

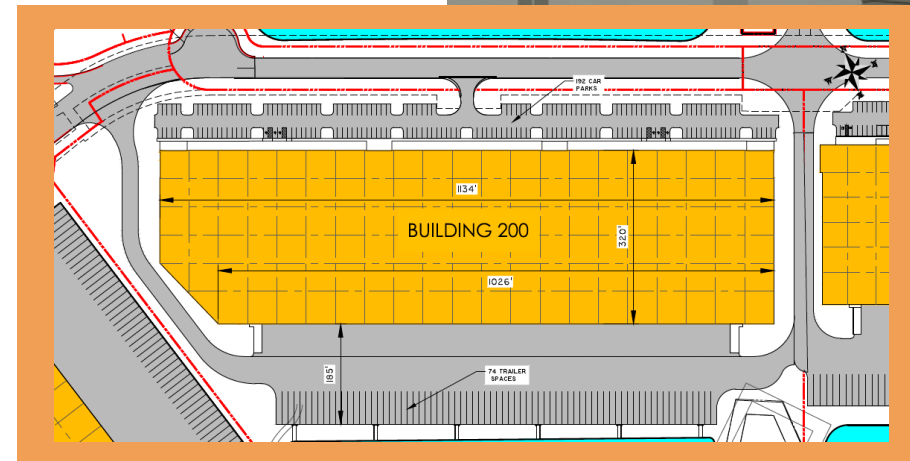
of US consumers and  
manufacturers in Savannah



# PROPERTY DETAILS

<b>CONFIGURATION</b>	One-sided docks
<b>AVAILABLE SQUARE FEET</b>	356,831
<b>OFFICE: BUILD TO SUIT</b>	BTS
<b>DIMENSIONS</b>	320'D x 1,134'W
<b>CLEAR HEIGHT</b>	40' Clear including speed bays
<b>TRUCK PARKING</b>	74
<b>AUTO PARKING</b>	196
<b>DOCK DOORS</b>	53 (9' x 10')
<b>DRIVE IN DOORS</b>	2 (12' x 16')
<b>COLUMN SPACING</b>	50'x 56' with 60' speed bay (precast concrete columns, can support 8-ton crane)
<b>TRUCK COURT DEPTH</b>	185' truck court with concrete apron
<b>SLAB THICKNESS</b>	8" reinforced slab, 4,000 PSI
<b>ROOF</b>	60 mil TPO mechanically fastened, R-20 insulation
<b>SPRINKLER</b>	ESFR with K-25.2 sprinkler heads
<b>WAREHOUSE LIGHTING</b>	30FC on 15' Whips / Motion Sensors
<b>ELECTRICAL</b>	4,000 amps at 277/480 volts 3 phase

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# BUILDINGS

**DELIVERED READY FOR  
INDUSTRIAL & MANUFACTURING**

**OR CAN BE USED FOR  
WAREHOUSE & DISTRIBUTION**

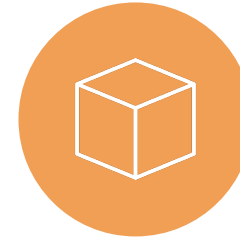
**ROOF  
MAX IS 45'**

Improved Insurance and  
Material Storage Types

# BENEFITS



**COLUMN SPACING**  
50'd x 56'w typ;  
60' speed bays



**CONSTRUCTION TYPE**  
8" Reinforced with  
steel rebar



**TRAILER PARKING**  
74 spaces



**AUTO PARKING**  
192 spaces

# LOCATION

## EXCELLENT CONNECTIVITY

POINT OF INTEREST	MILES
GEORGIA PORTS AUTHORITY'S MAIN GATE	10.7
I-16	2.4
I-95	4.3



# CONTACTS



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