

Light Industrial | Canal District

Inquire for Pricing

309 Stiles Ave
Savannah, GA 31415

SEABOLT
REAL ESTATE



VANTOSH
COMMERCIAL GROUP

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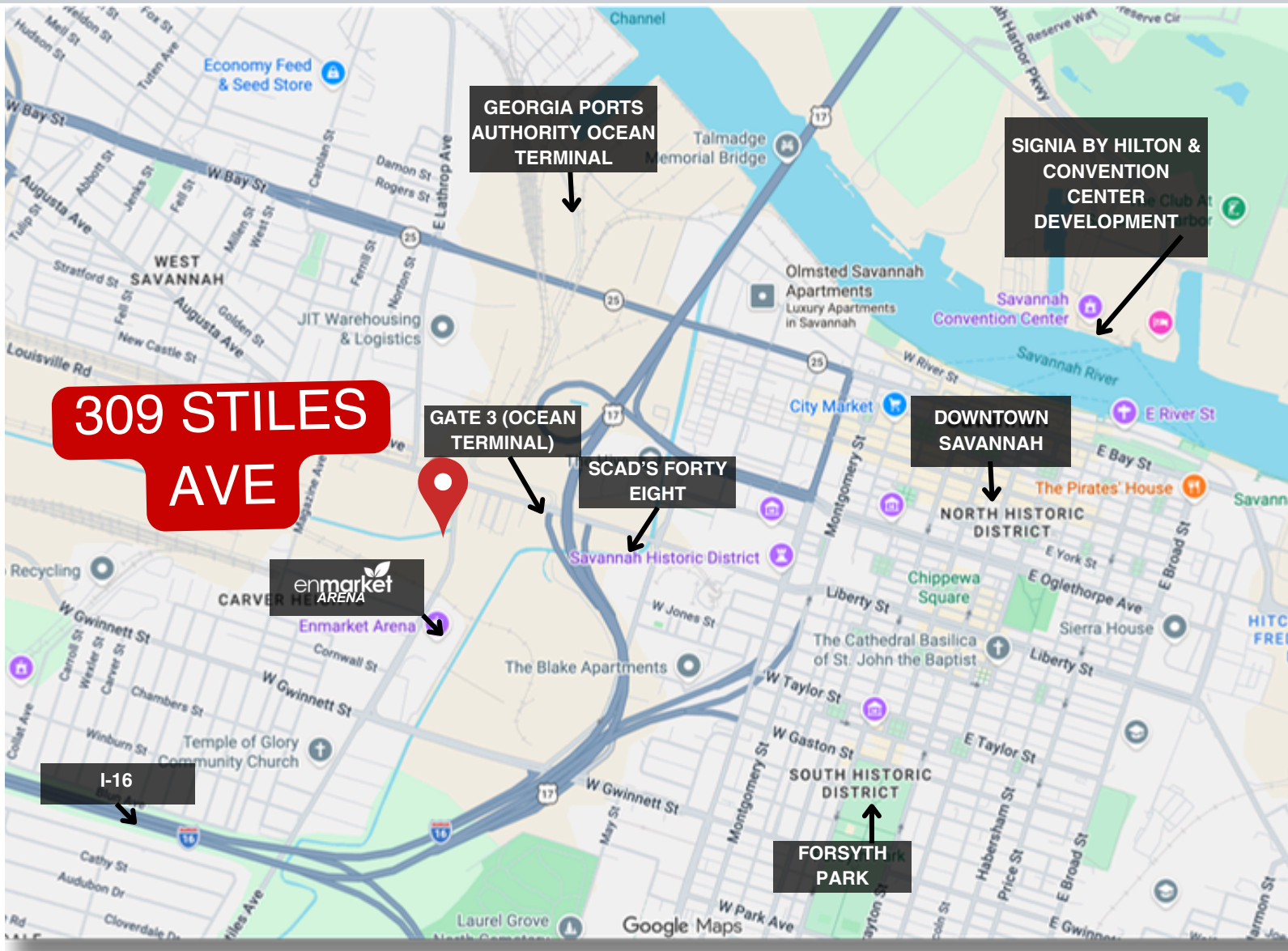
Commercial Vice President

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ON THE MAP



PROPERTY HIGHLIGHTS


- Strategically located just 18 minutes from Savannah/Hilton Head International Airport and minutes from the Port of Savannah, offering exceptional regional and international connectivity for industrial, logistics, and commercial users.
- Positioned in Savannah's rapidly developing Canal District near Enmarket Arena, the property benefits from increasing traffic flow, surrounding redevelopment activity, and strong long-term growth fundamentals.
- Convenient access to Interstate 16, US Highway 17, Louisville Road, and downtown Savannah provides excellent accessibility for distribution, service, flex, or redevelopment opportunities.

OVERVIEW




PROPERTY HIGHLIGHTS

 INQUIRE

 1.54 ACRES


 FENCED TRUCK COURT

 ±38,000 SF

 ZONING: I-L

 19 MIN TO AIRPORT

 4 MIN TO GEORGIA PORTS AUTHORITY

 TOTAL POPULATION: 118,000

MORE INFORMATION

Positioned in Savannah's rapidly evolving Canal District, 309 Stiles Avenue offers a strategic industrial and redevelopment opportunity just minutes from the Port of Savannah and approximately 18 minutes from Savannah/Hilton Head International Airport, providing exceptional connectivity for logistics, distribution, hospitality, and commercial users.

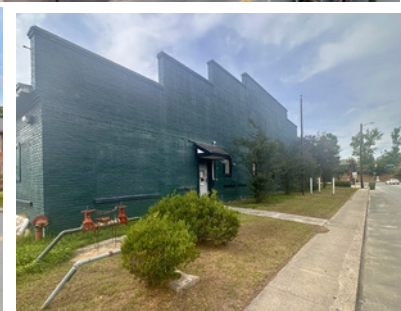
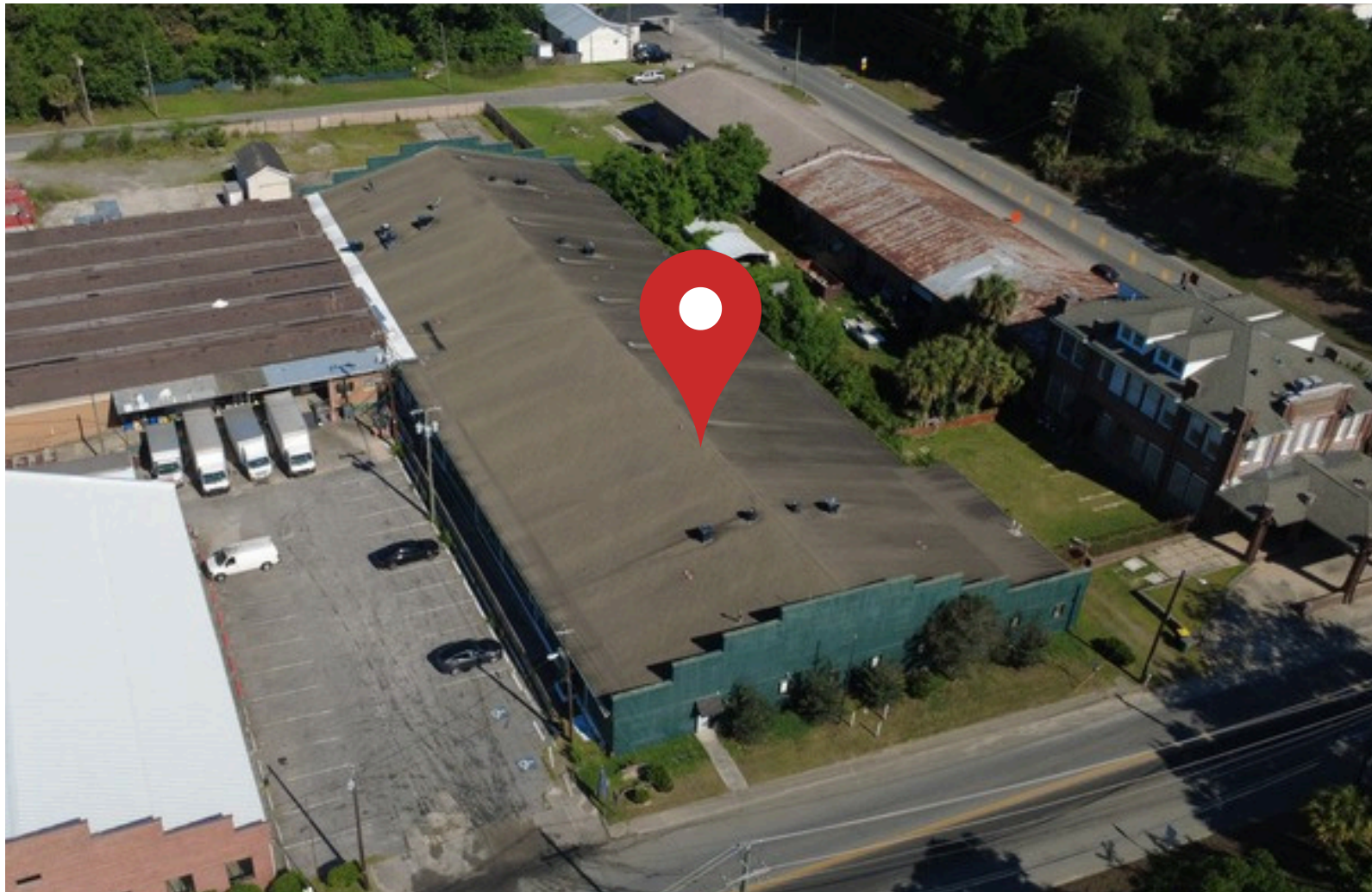
The property benefits from immediate access to major transportation corridors including Louisville Road, US Highway 17/Ogeechee Road, and Interstate 16, all serving substantial daily commuter and truck traffic tied to port operations and downtown Savannah activity. Located less than half a mile from Enmarket Arena and just minutes from Savannah's Historic District, the site is surrounded by ongoing public and private investment, increasing traffic flow, and expanding commercial demand.

Nearby users and developments include Georgia Ports-related industrial operations, warehouse and flex properties along Stiles Avenue and Louisville Road, and the growing entertainment and mixed-use activity surrounding the arena district, positioning 309 Stiles as a highly visible and accessible asset in one of Savannah's most active growth corridors.

THE PROPERTY



THE PROPERTY



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COMMERCIAL GROUP



Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.

2025 TOP RANKINGS

**#4 BEST
U.S. CITY**

Travel & Leisure

**#2 The South's
Best Cities**

Contact Us

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Please note: Some images have been digitally decluttered using AI to remove vehicles and temporary items for better visibility. While the grounds have been cleaned for clarity, no structural changes have been made to the building or the property layout.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Seabolt Real Estate and Vantosh Commercial Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Seabolt Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Property condition questions and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed in compliance with all applicable fair housing and equal opportunity laws. The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

To get the definitive list of permitted uses and specific regulations for I-H (Heavy Industrial) zoning in Savannah, GA, you should:

Consult the Official Code of Ordinances: The City of Savannah, GA maintains its ordinances online. You can usually find them on the city's official website under a "Government," "Departments," or "Planning & Zoning" section.

Contact the Planning & Zoning Department: The most direct way to get precise information and clarify any questions is to contact the Savannah Planning & Zoning Department. They can provide the exact language of the zoning ordinance and any recent amendments. Their contact information is often available on the city's website.