



For Sale | Rare Owner/User Flex Opportunity with In-place Income

2744 Louisville Road, Savannah, GA 31415

- ±8,750 SF flex building on ±0.519 AC lot
- Partially owner-occupied (±4,490 SF) – ideal for an owner/user or investor
- Includes an income-producing tenant for immediate cash flow
 - Current tenant's lease expires May 2029, with one 5-year renewal option remaining
 - Tenant's space is a USDA food processing facility
- Major renovations completed in 2020 including: new roof, wiring, plumbing, and roof-mounted HVAC
- Zoned Heavy Industrial (I-H), City of Savannah
- Excellent connectivity: easy access to Interstate-16 and Interstate-95
- Close to the Port of Savannah, 2 miles from Ocean Terminal and 3.3 miles from Garden City Terminal
- Active logistics and industrial corridor along Louisville Road

Sale Price:
\$1,250,000

Please Inquire for
Financial Details

CONTACT US

Ryan Bergman

Associate

+1 912 306 3188

ryan.bergman@colliers.com



Colliers | Savannah

545 E York Street

Savannah, GA 31401

Main: +1 912 233 7111

colliers.com/savannah

Accelerating success.

Aerial View



±0.519 AC LOT

±0.15 AC
Fenced Outdoor Storage

OWNER/USER PORTION
±4,490 SF

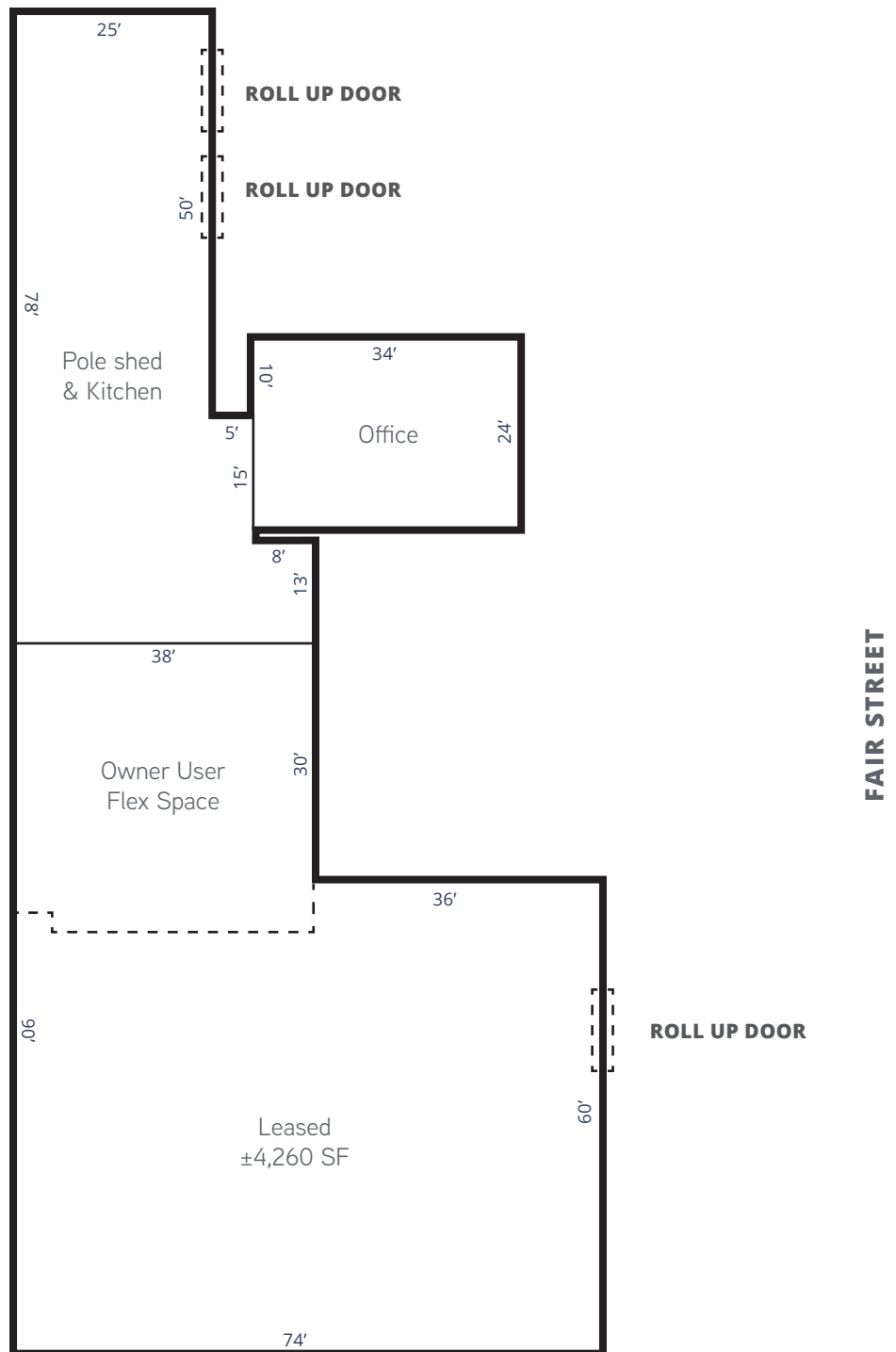
LEASED
±4,260 SF

FAIR STREET

LOUISVILLE ROAD

Floor Plan

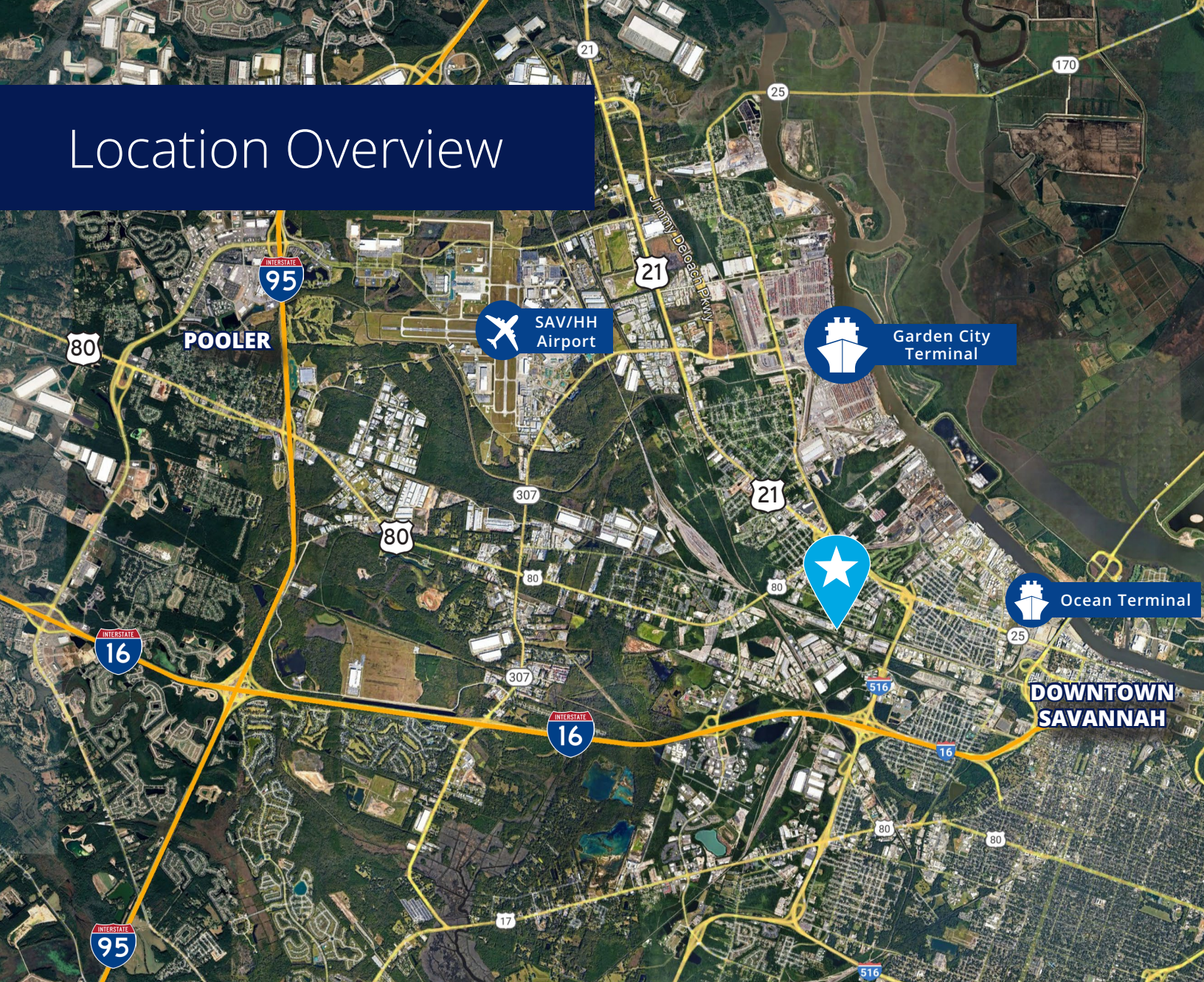
Floor plan is for illustrative purposes only. All dimensions are approximate and subject to verification.



Property Photos



Location Overview



Distances

Highway 80	0.9 Miles
Interstate-16	1.9 Miles
Ocean Terminal	2.0 Miles
Garden City Terminal	3.3 Miles
Interstate-95	6.8 Miles
Savannah/Hilton Head International Airport	8.2 Miles

Ryan Bergman

Associate
+1 912 306 3188
ryan.bergman@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401
Main: +1 912 233 7111
colliers.com/savannah

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.