

Call for Offers

Due July 10, 2026 5pm ET.

Merritt Land Holdings Light Industrial

Fort Argyle/204 @ 

**±69 Acres
For Sale**

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- ±69.23 acres located on Fort Argyle Rd. (GA Hwy 204), ±1.5 miles from I-95
- Accommodates a 301,320 SF building (fully entitled), or up to 659,880 SF via Individual Permit
- ±16 miles to the Port of Savannah's Garden City Terminal
- ±17 miles to Ocean Terminal
- ±17 miles to Hyundai Metaplant America (via Hwy 204)
- Direct access to multiple interstates and major roadways

Site Plan A - Fully Entitled

SITE PLAN SPECS

TOTAL SITE ACREAGE	±69.23 AC
UPLAND AREA	±37.46 AC
WETLAND AREA	±31.76 AC
WETLAND IMPACTS	0.49 AC (seller credit at closing)
WAREHOUSE AREA	301,320 SF
WAREHOUSE DIMENSIONS	972' x 310'
TRUCK COURT DEPTH	185'
TRUCK PARKING SPACES	142
PARKING SPACES	162
ZONING	I-L
STATUS	Fully Entitled
FLOOD ZONE	AE, X
MUNICIPALITY	City of Savannah
WATER/SEWER	City of Savannah
EXISTING LAND USE	Undeveloped
DISSIMILAR USE BUFFER	40' with 6' high fence
PIN	21034 01059
OWNER	Merritt Land Holding, LLC
ADDRESS	0 Fort Argyle Rd.



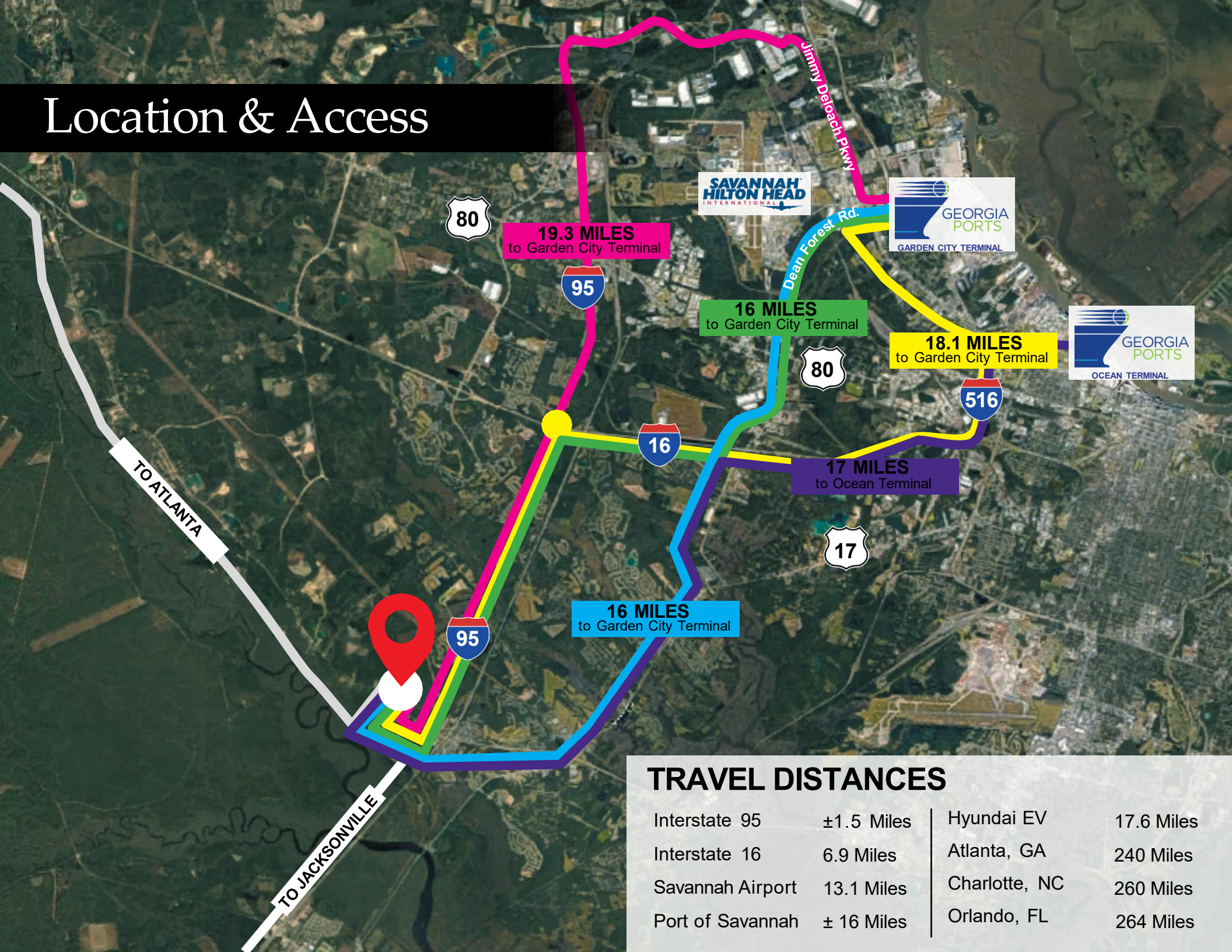
Site Plan B

SITE PLAN SPECS

TOTAL SITE ACREAGE	±69.23 AC
UPLAND AREA	±37.46 AC
WETLAND AREA	±31.76 AC
WETLAND IMPACTS	19.04 AC (negotiable)
WAREHOUSE AREA	659,880 SF
WAREHOUSE DIMENSIONS	1,404' x 470'
TRUCK COURT DEPTH	190'
TRUCK PARKING SPACES	224
PARKING SPACES	216
ZONING	I-L
STATUS	Ready for Army Corps Submission of Individual Permit.
FLOOD ZONE	AE, X
MUNICIPALITY	City of Savannah
WATER/SEWER	City of Savannah
EXISTING LAND USE	Undeveloped
DISSIMILAR USE BUFFER	40' with 6' high fence
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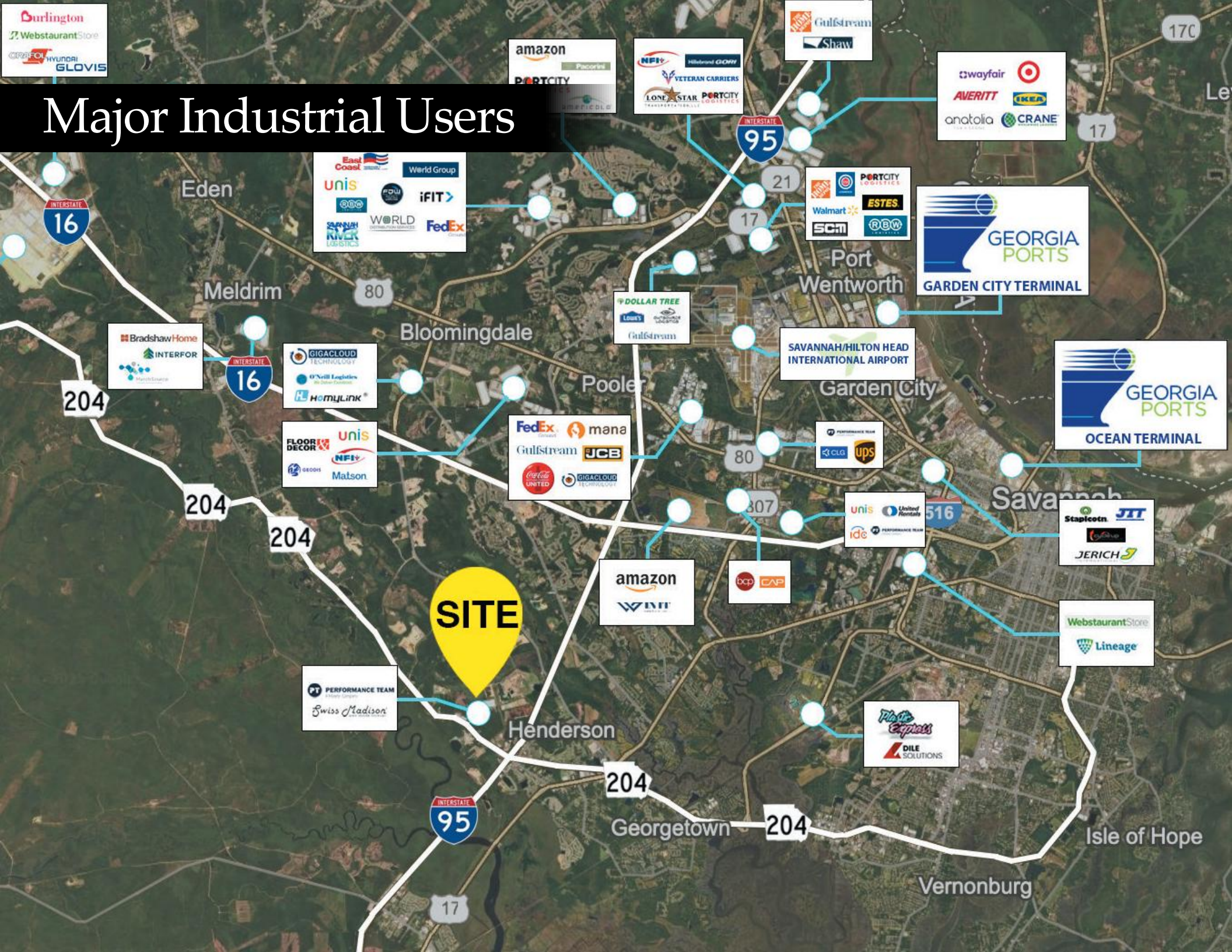
Location & Access



TRAVEL DISTANCES

Interstate 95	±1.5 Miles	Hyundai EV	17.6 Miles
Interstate 16	6.9 Miles	Atlanta, GA	240 Miles
Savannah Airport	13.1 Miles	Charlotte, NC	260 Miles
Port of Savannah	± 16 Miles	Orlando, FL	264 Miles

Major Industrial Users



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