

# 350 Morgan Lakes Industrial Blvd. Pooler, GA 31322

**Sub-Lease  
Opportunity**

**358,400 SF on 28.48 Acres | Crossdock | 10 miles from Port**



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**NEWMARK**

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# Property Info

## 350 Morgan Lakes Boulevard

is a 358,400 SF Class B Industrial Building. The property is zoned PUD and sits on a 28.48-acre parcel. The property is conveniently located 10 miles from the Port of Savannah and just 4 miles from Savannah/Hilton Head International Airport in Pooler, GA. Located 4 miles from the I-95 Interchange and is near a mix of distribution centers as well as multi-family residential and retail developments. Distribution center neighbors include FedEx, Geodis, East Coast Warehouse, and Unis Transportation.



**68**

Dock Doors



**2**

Drive-In Doors



**358,400 SF**

Total Building  
Square Feet



**30'-32'**

Minimum Clear  
Height



**71**

Auto Parking Spaces  
(2 handicap stalls)



**142**

Trailer Parking  
Spaces



### Additional Specs

Site:	28.48 acres
Construction Date:	2018
Office Space:	Main Office: 3,584 SF
Lease Remaining:	2 Years (5/31/2027)
Power:	1,200-amps, 277/480v
Annual Property Taxes:	\$515,333 (\$1.44 PSF)
Annual CAM*:	\$138,423 (\$0.39 PSF)
	<b>Annual Total: \$653,756 (1.83 PSF)</b>

\*CAM includes PM fees, Insurance, R&M, & Park Association Fee



# Property Info

## Additional Specs

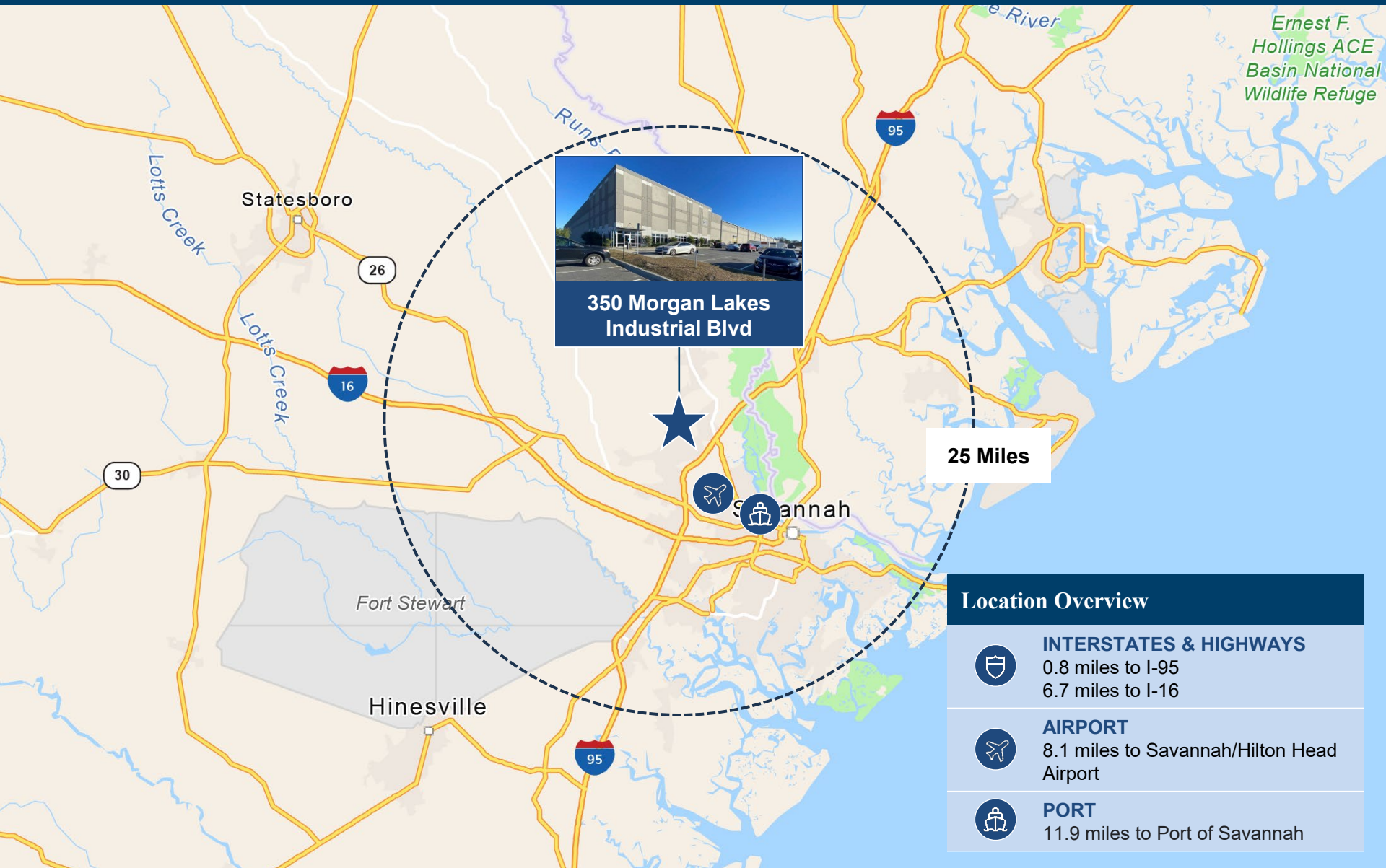
<b>Construction:</b>	<b>Walls:</b>	Tilt-up concrete
	<b>Floors:</b>	Concrete: 6" Thickness, 4,000-PSI
	<b>Roof:</b>	TPO mechanically fastened white membrane over R-9 polyiso insulation.
<b>Column Spacing:</b>	50' x 52'	
<b>Rest Rooms:</b>	2 Sets: Office and Warehouse	
<b>Lighting:</b>	LED with motion sensors	
<b>Sprinkler System:</b>	ESFR, Diesel fire pump	
<b>Fencing:</b>	Perimeter fence and secured gate with guard shack	
<b>Ventilation:</b>	❖ (9) Serco Entrematic large ceiling fans	
	❖ Wall Mounted Louvers	

## Additional Specs

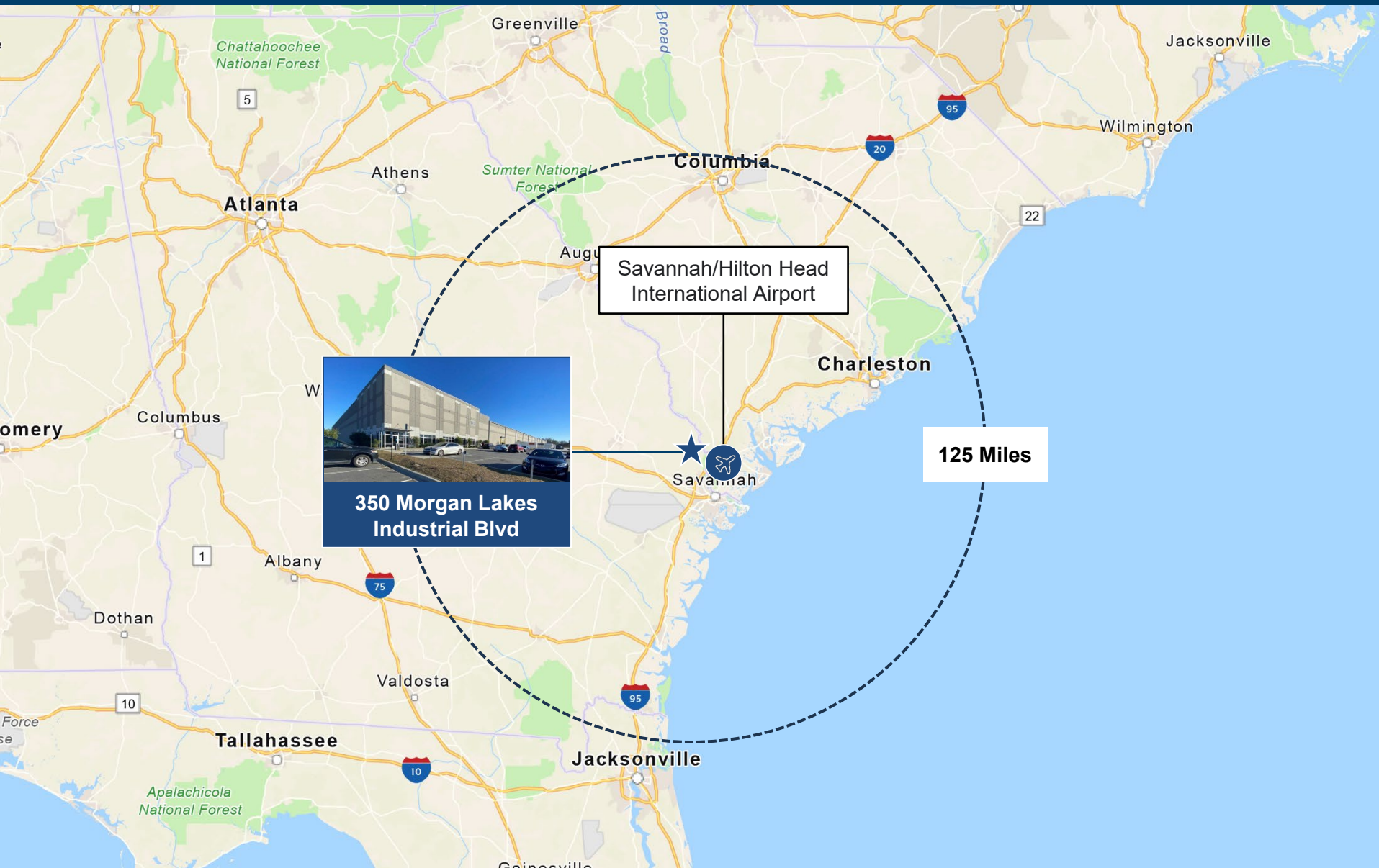
<b>Truck Loading:</b>	<b>Tailgate Docks:</b>	(68) (9' x 10') automatic doors with dock locks and automatic levelers.
	<b>Drive-in Doors:</b>	(2) (12' x 13') with ramps
<b>Miscellaneous:</b>	❖ There are propane-filled tanks in the front and the back.	
	❖ Forklift charging stations.	



# Local Map

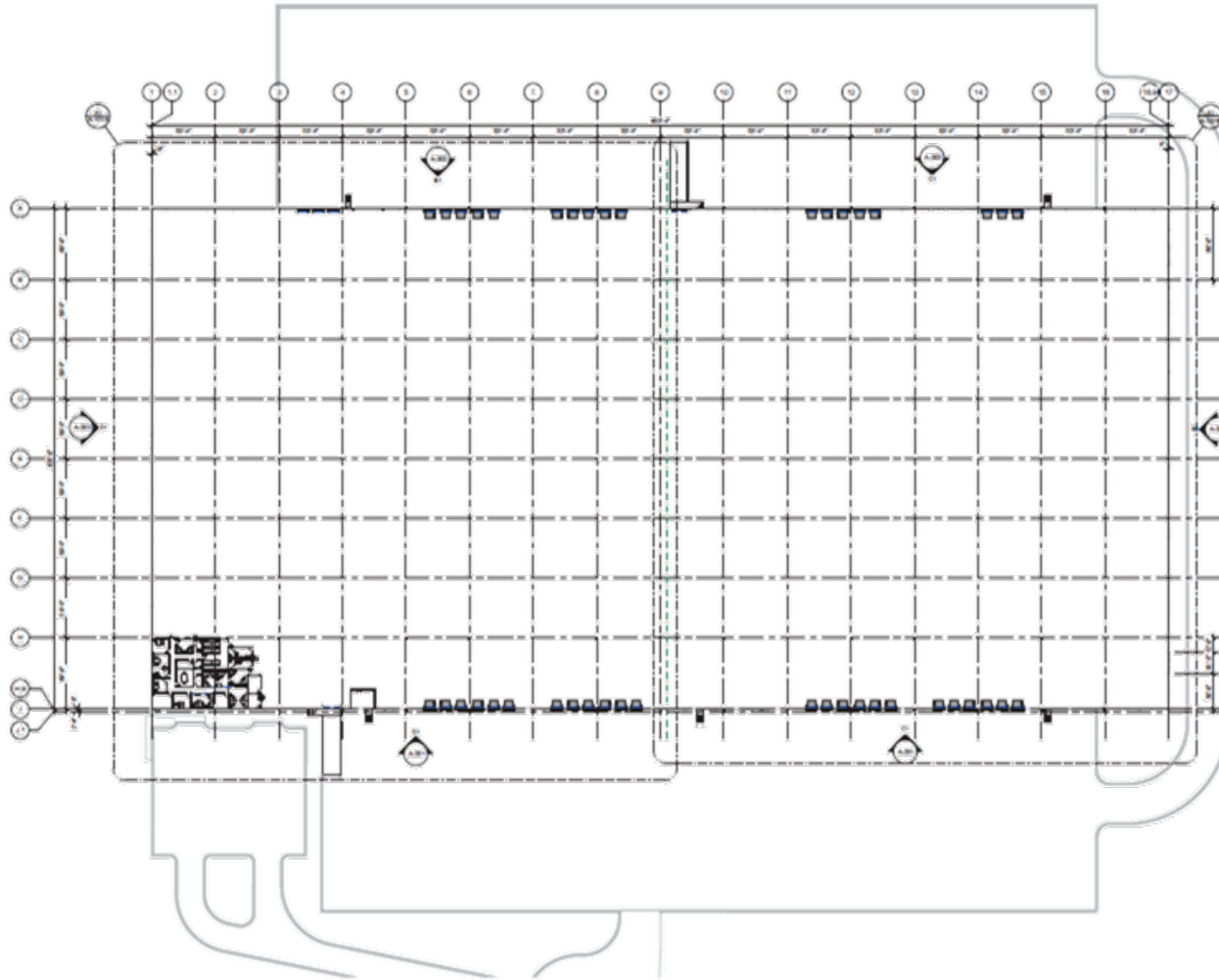


# Regional Map





# Building Floor Plan



# Facility Overview



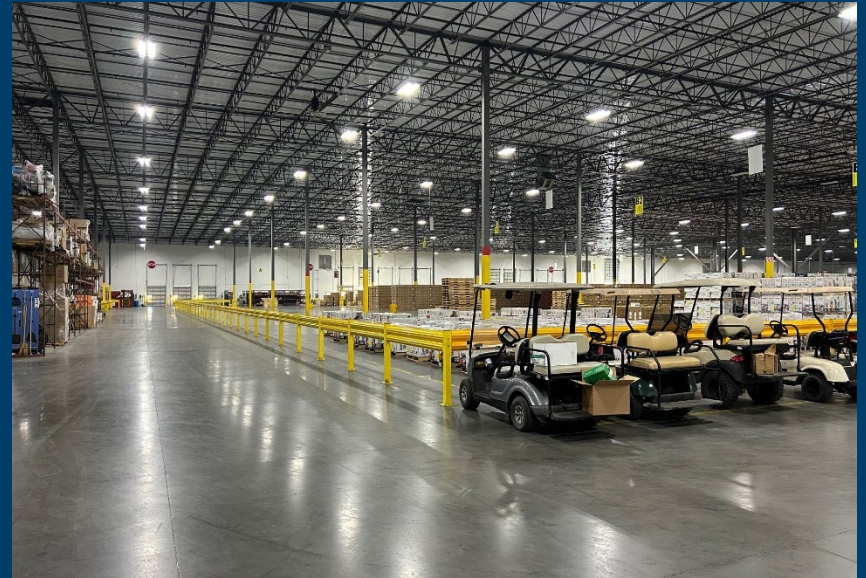


# Facility Overview





# Facility Overview



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At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

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**\$2.8B**  
2024 annual revenues\*

**~8,000**  
professionals

**~170**  
office locations

**~1.1T**  
Transaction volume (2024)

\*Includes Newmark and independently owned offices.

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