



For Sublease

Sublease Rate:

\$11.00/SF

Modified Gross

Contact Us:

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Principal

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Pooler Distribution Complex | Building 6

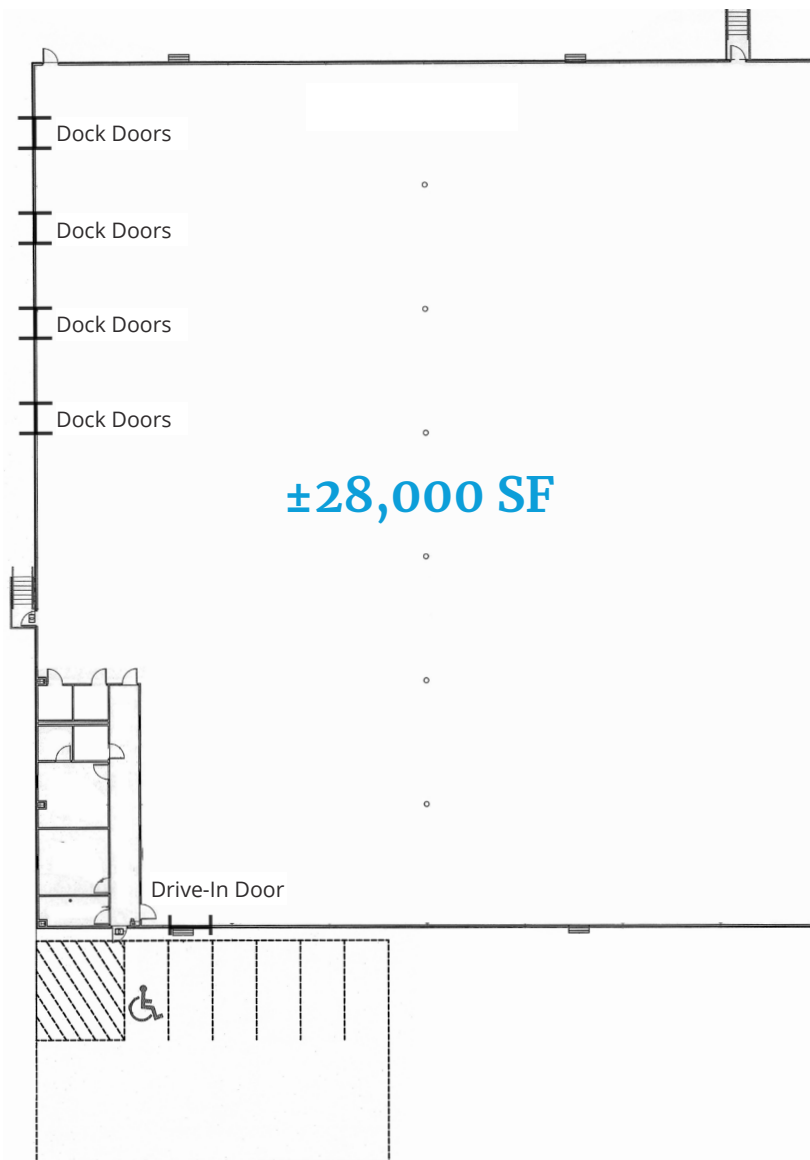
 5250 Old Louisville Road | Pooler, GA 31322

Property Highlights:

- ±28,000 SF warehouse
- Direct access to Highway 80 via signalized intersection at Highway 80 & Pine Barren Road
- Provides convenient access to Interstate 95, Interstate 16 & the Port of Savannah
- Located 6 miles from the Port of Savannah, the fastest-growing & 3rd largest port in the nation & only 1 mile from Interstate 95
- Sublease term through April 30, 2027

Accelerating success.

Site Plan



Specifications

Floor	6" Reinforced Concrete	Ceiling Height	26'
Lighting	LED Fixtures	Dock Doors	4
Ventilation	Exhausted Fans (1/20,000 SF)	Drive-In Doors	1
Sprinkler System	ESFR	Truck Court	8" Concrete, 200' Depth
Insulation	Walls & Ceiling decks fully insulated. R-10 Insulation factor	Dock Equipment	Edge of dock levelers & dock bumpers on all doors

Location Overview



Distances

Highway 80	3 Minutes	0.6 Miles
Interstate 95	6 Minutes	2.1 Miles
Interstate +16	9 Minutes	4.0 Miles
SAV/HH Int'l Airport	10 Minutes	5.3 Miles
Garden City Terminal	15 Minutes	5.9 Miles
Ocean Terminal	22 Minutes	14.7 Miles

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