

Colliers

Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 41 (±61,875 SF) available now | Lease Rate: \$8.95/SF Gross
- Direct access to Highway 80 via signalized intersection at Highway 80 and Pine Barren Road
- Provides convenient access to Interstate 95, Interstate 16 and the Port of Savannah
- Located 6 miles from the Port of Savannah, the fastest-growing and 3rd largest port in the nation and only 1 mile from Interstate 95

Accelerating success.

For Lease

Contact us:

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Colliers | Savannah

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Developed by:

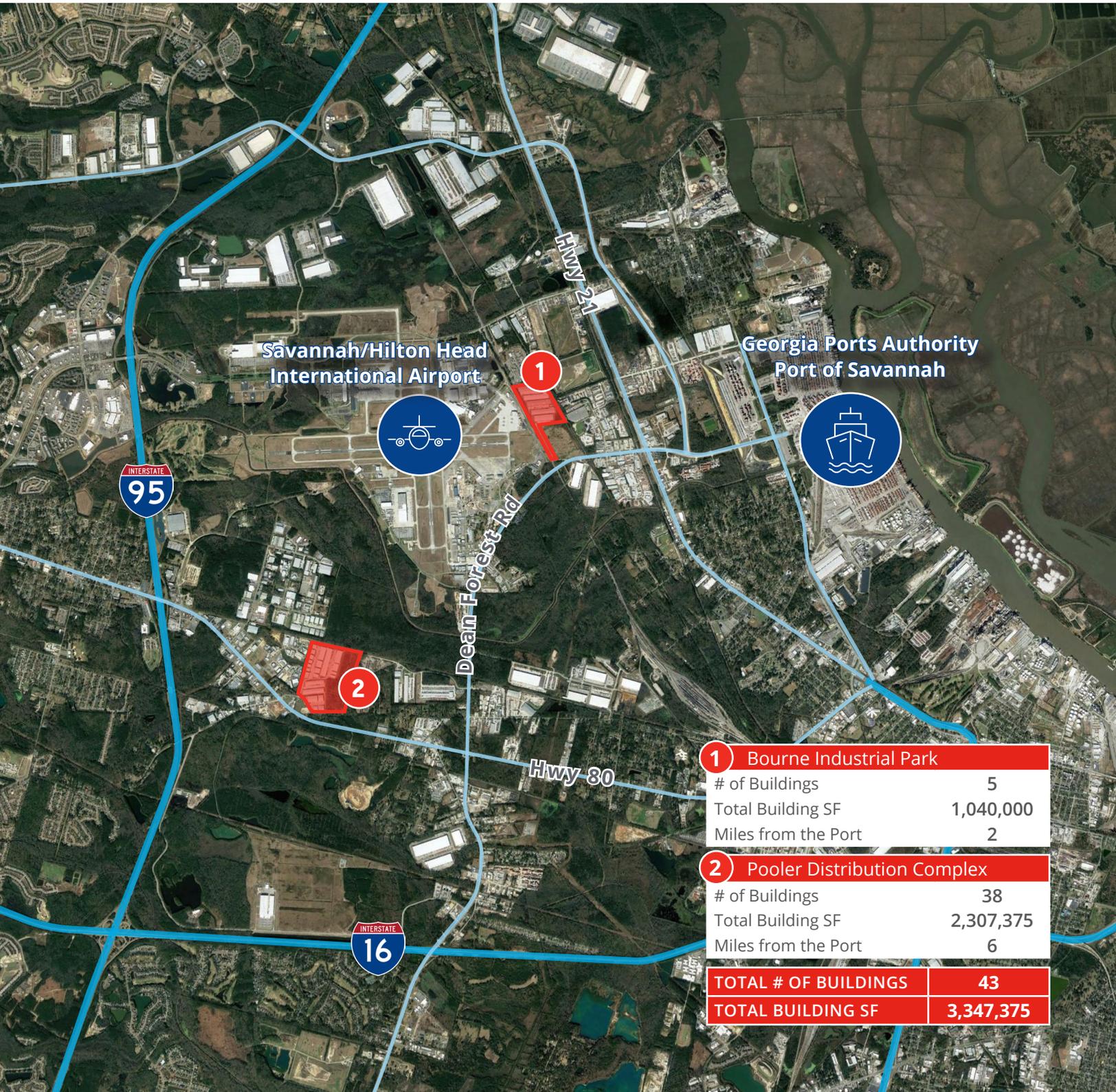




Available Buildings						
Building	Size	Dimensions	Dock Doors	Drive-in Doors	Eave Height	Availability Date
41	±61,875 SF	275' x 225'	8	1	26'	Now

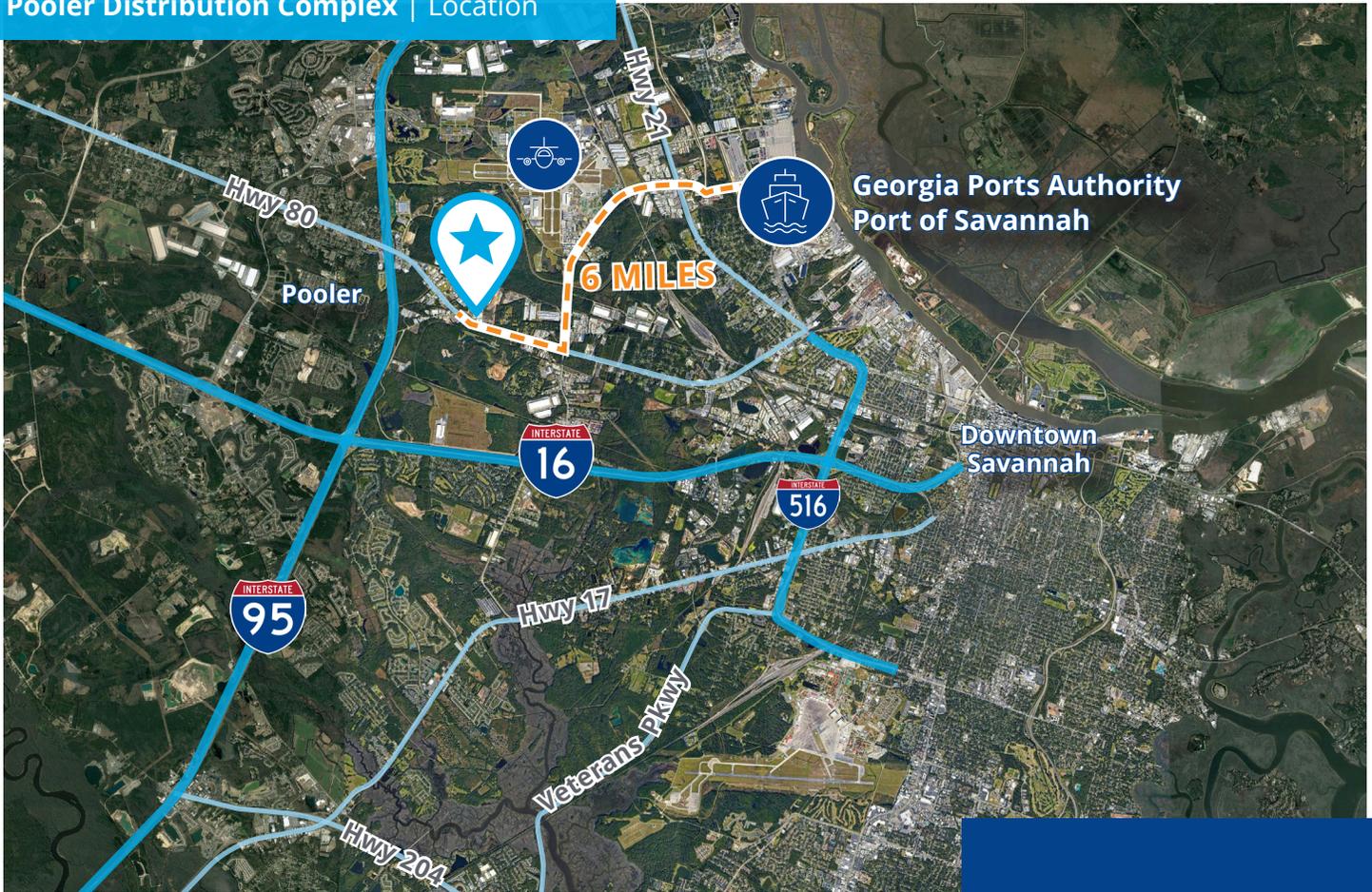
Building Specifications

Warehouse Floor:	6" Reinforced Concrete	Truck Court:	8" Concrete, 200' Depth
Warehouse Lighting:	LED Fixtures	Sprinkler System:	ESFR
Ventilation:	Exhaust Fans (1/20,000 SF)	Dock Equipment:	Edge of dock levelers and dock bumpers on all doors
Building Insulation:	Walls and ceiling decks fully insulated. R-10 Insulation factor		

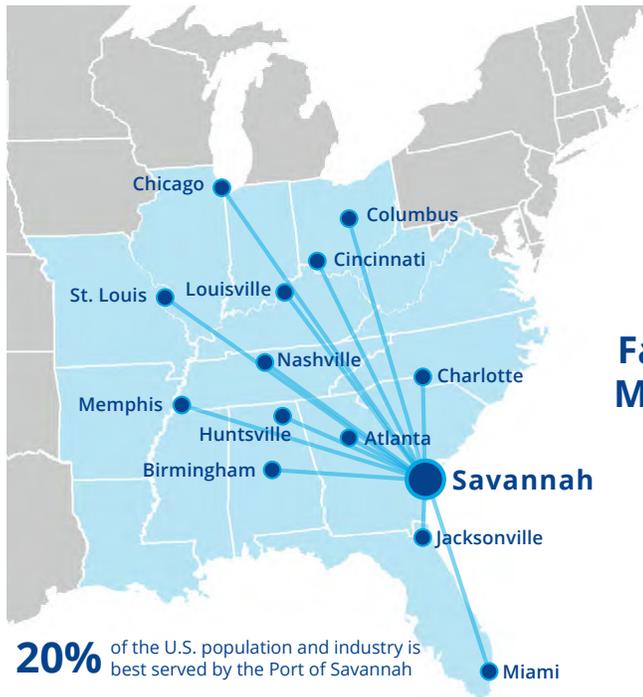


1	Bourne Industrial Park	
	# of Buildings	5
	Total Building SF	1,040,000
	Miles from the Port	2
2	Pooler Distribution Complex	
	# of Buildings	38
	Total Building SF	2,307,375
	Miles from the Port	6
TOTAL # OF BUILDINGS		43
TOTAL BUILDING SF		3,347,375

Pooler Distribution Complex | Location



Savannah: Gateway to American Commerce



**Fastest Growing
Major Container
Port in the
United States**

20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

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