

±11.5-ACRE GRAVEL LOT • OVER 350 TRAILER SPACES • WITHIN 9.5 MILES OF THE GEORGIA PORTS AUTHORITY



FOR LEASE

421 Morgan Lakes

421 MORGAN LAKES INDUSTRIAL BLVD, POOLER, GA 31322



±11.5-acre gravel IOS yard



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

Site Plan



- **±11.5-acre gravel yard**
- **Over 350 trailer spaces**
- **Gated access with lighting**



Unmatched Access

KEY DISTANCES



±6.5 Miles



±9.5 Mile



±6.5 Miles



±4 Miles

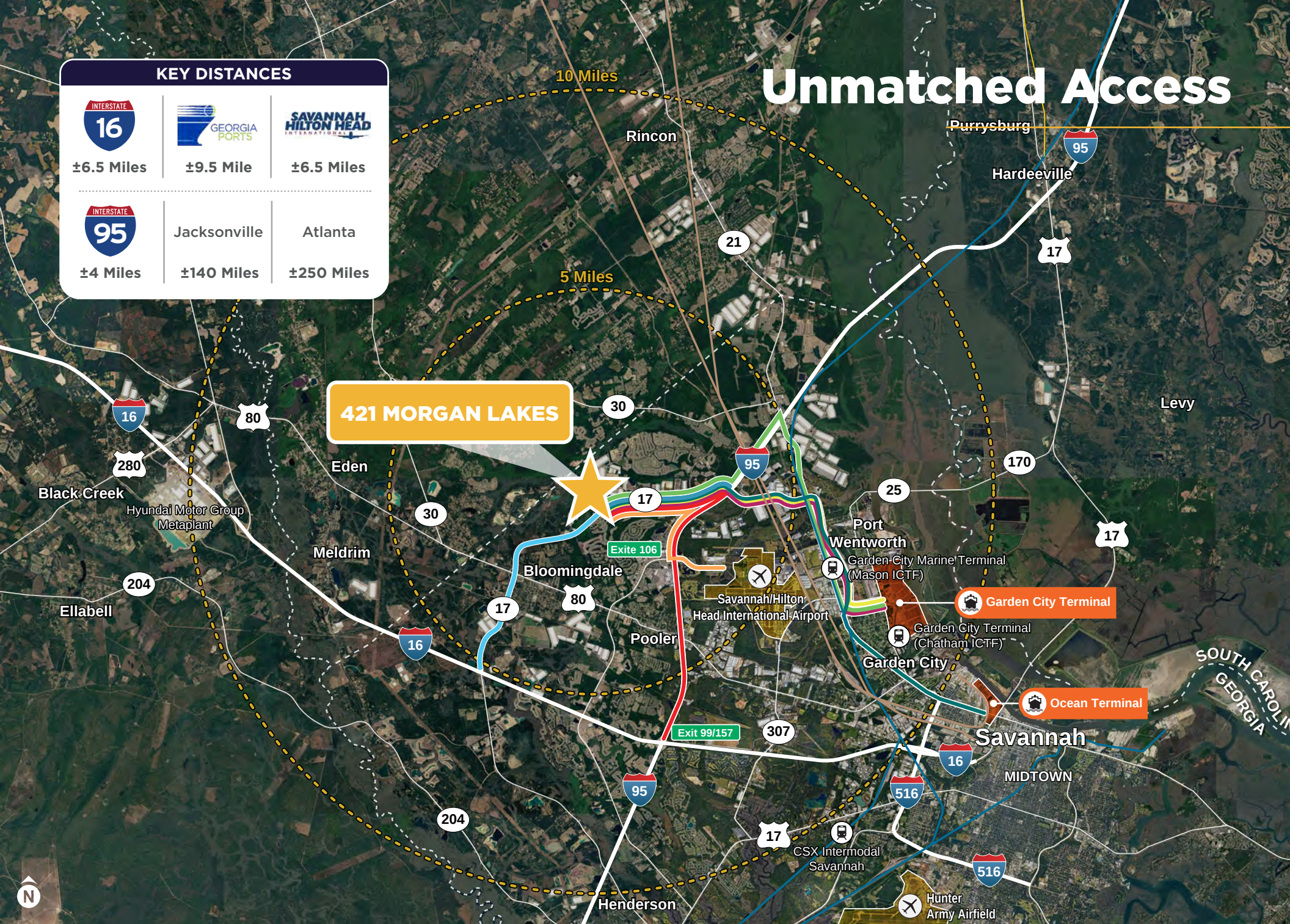
Jacksonville

±140 Miles

Atlanta

±250 Miles

421 MORGAN LAKES



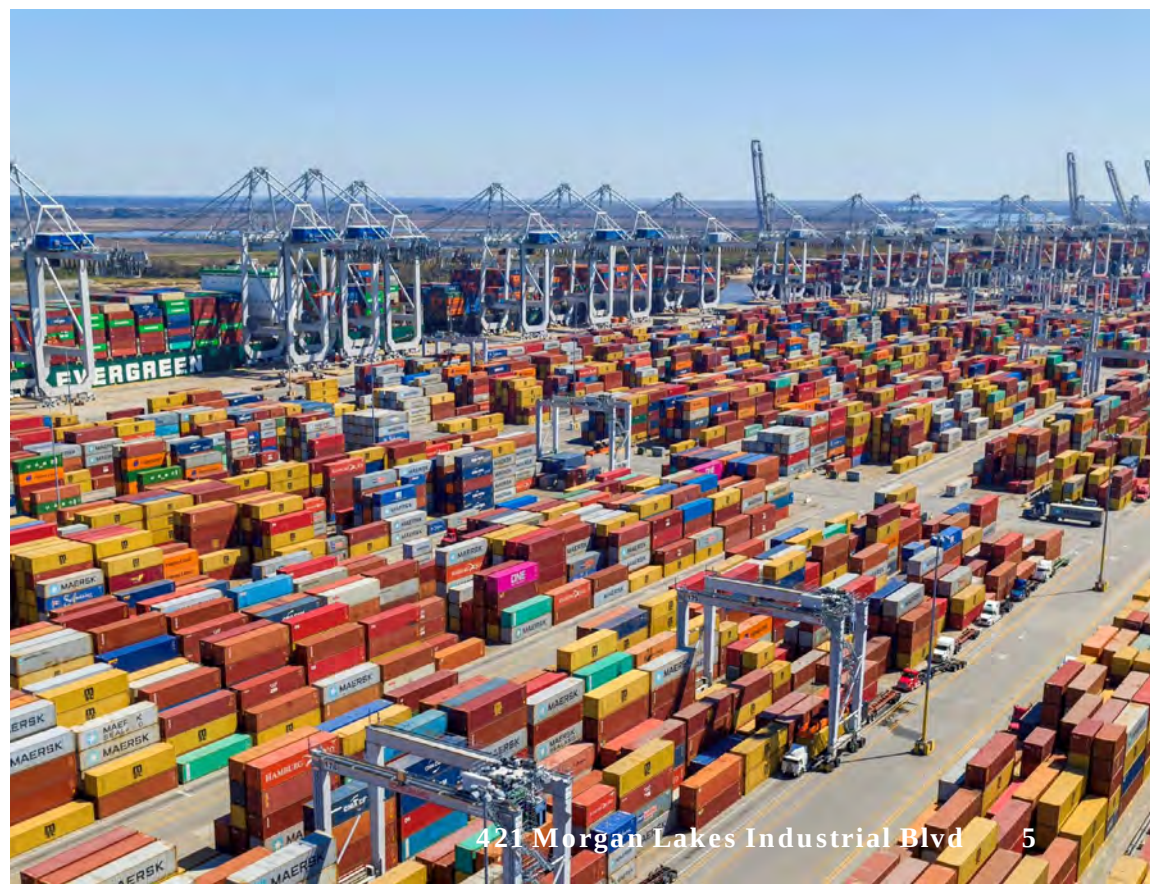
Georgia Ports Authority

Incredible Growth

- #1 fastest growing container port in the U.S.
- #1 largest single-terminal container facility in the US
- #1 largest U.S. on-terminal intermodal facility
- #2 largest East Coast port
- #3 busiest U.S. container gateway

Continued Expansion

- With the renovation of Berth 1 at Garden City Terminal to handle 16,000+ TEU vessels, the 90-acre Garden City Terminal West expansion and the transition of Ocean Terminal to an all-container facility, the Port of Savannah is set to increase annual capacity to 9 million by 2030
- Georgia Port Authority recently commenced construction on the first phase of the \$1.8 billion second container port on Hutchinson Island; with a projected 2026 or 2027 completion, the new 200-acre expansion will add an additional 2.5 million TEUs to Savannah's capacity
- Garden City Terminal received eight additional ship-to-shore cranes in 2023, bringing its fleet to 36, more than any other terminal in North America
- Planned raising of the Talmadge Memorial Bridge to accommodate next-generation container vessels, supporting continued expansion at the Port of Savannah





MORE INFORMATION

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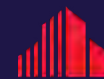
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