

A wide-angle photograph of a large, open, gravel-filled area, likely a trailer yard or construction site. The foreground is covered in light-colored gravel. In the background, there is a dense line of trees and some utility poles with wires. The sky is overcast and grey.

**3.62 ACRE TRAILER YARD FOR SALE
100 DISTRIBUTION DR
SAVANNAH, GA 31322**

Jordan Kim
Principal
jordan.kim@blokkcre.com
912.667.5887

Mason Spivey
Advisor
mason.spivey@blokkcre.com
912.675.7002

PROPERTY SUMMARY

3.62 ACRE TRAILER YARD FOR SALE

100 *Distribution Drive, Savannah, GA*

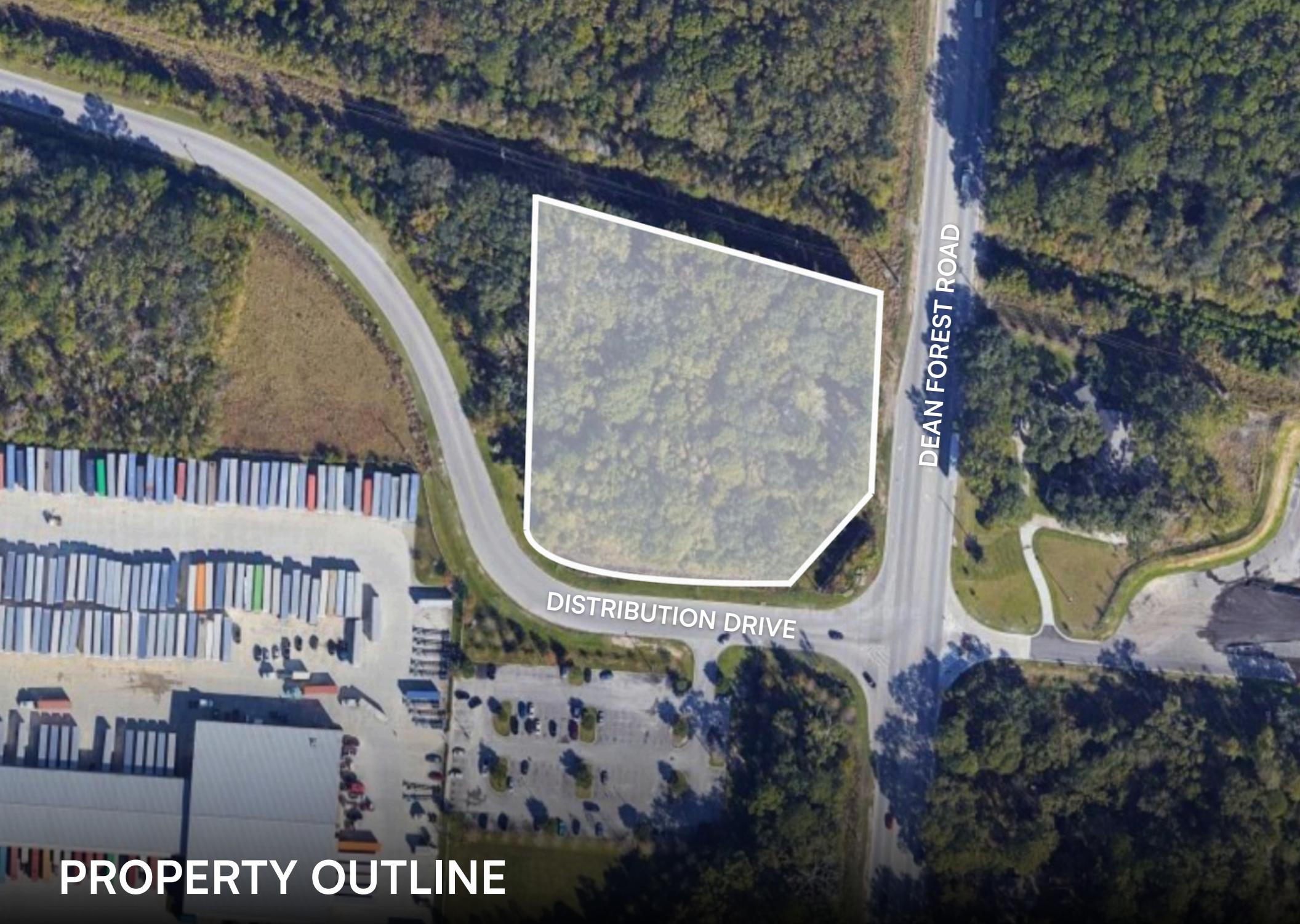
Blokk Commercial Real Estate is pleased to present a prime ± 3.62 acre rocked trailer yard for sale on Distribution Drive in Savannah, GA. Zoned I-1 Industrial, the site is ideal for trailer parking, equipment storage, or logistics operations. Strategically located less than 4 miles from the Port of Savannah and under 2 miles from Savannah/Hilton Head International Airport, the property provides unmatched connectivity to key transportation hubs. Tenants will also benefit from immediate access to major highways, including HWY 21 (2.8 miles), I-16 (3 miles), and I-95 (3.2 miles). This rare yard opportunity offers excellent functionality, secure infrastructure, and unbeatable access to Savannah's thriving industrial and port markets.

The site has permits for a building/office trailer, the septic system is already in place, and the driveway has already been poured. EMC drafted the plans, with substantial delegation and cooperation with the city of Pooler, to develop this lot. This truly is an amazing opportunity to expand or to break into the booming Pooler logistics market.

INVESTMENT HIGHLIGHTS

- Pricing: Please inquire
- Zoning: I-1 Industrial
- Lot Size: 3.62 Acres
- VPD: 20,000 (Dean Forest Road)
- Septic tank system in place
- Permits for Office Trailer/Building
- Easy access to major roadways: HWY 21 (2.8 miles), I-16 (3 miles), and I-95 (3.2 miles)
- Less than 2 miles to the SAV Airport
- Less than 4 miles to the Port of Savannah

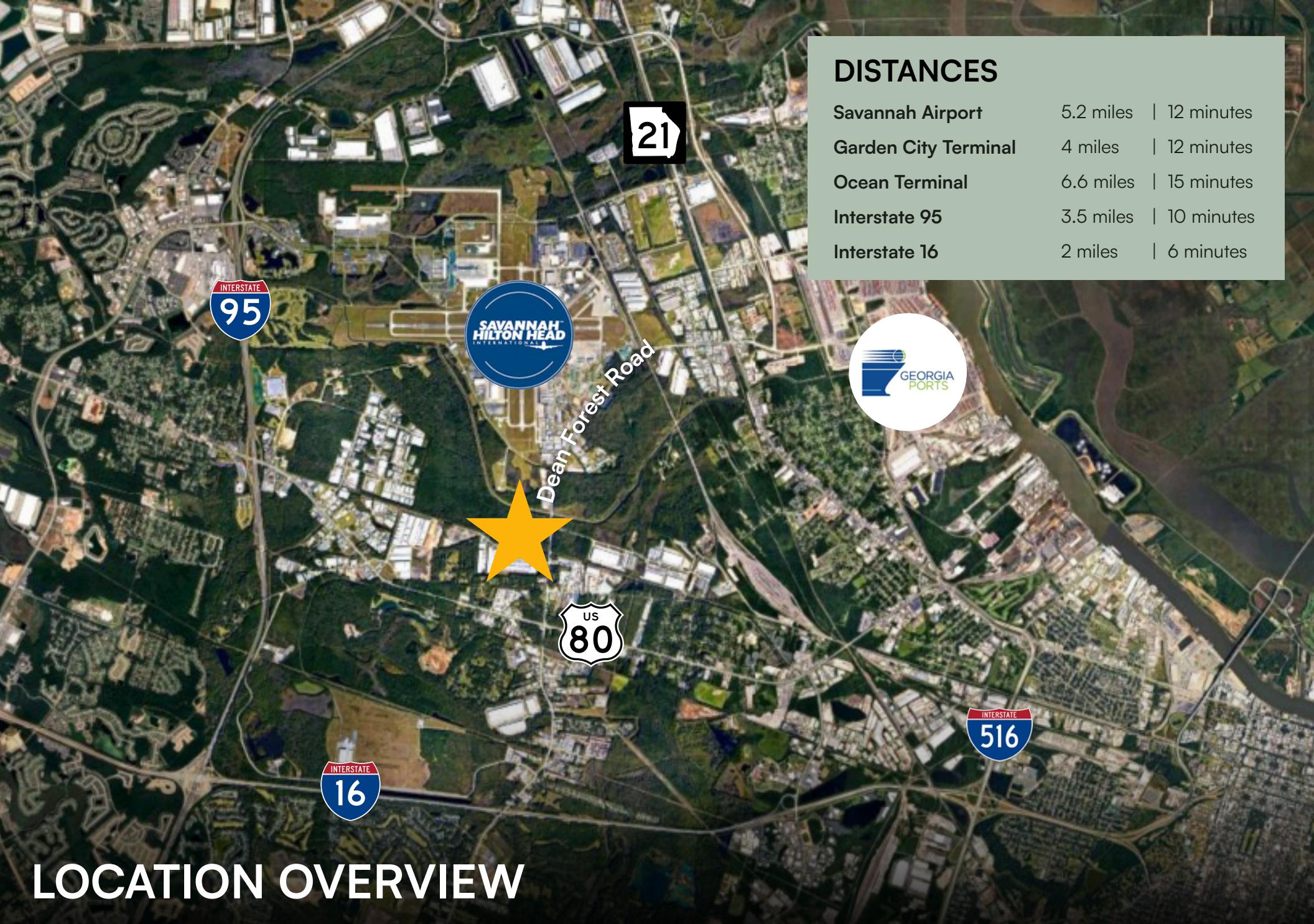




PROPERTY OUTLINE



SITE OVERVIEW



DISTANCES

Savannah Airport	5.2 miles		12 minutes
Garden City Terminal	4 miles		12 minutes
Ocean Terminal	6.6 miles		15 minutes
Interstate 95	3.5 miles		10 minutes
Interstate 16	2 miles		6 minutes

LOCATION OVERVIEW

BIO/CONTACT



JORDAN KIM

Principal

Jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$200M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



MASON SPIVEY

Advisor

mason.spivey@blokkcre.com

912.675.7002

BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia State College & University
BS Financing and BBA Marketing