

95 Logistics @ Pooler Pkwy

Available February 2025

348,022 SF / CLASS A WAREHOUSE FOR LEASE



1240 S H MORGAN PKWY / POOLER / GA 31322

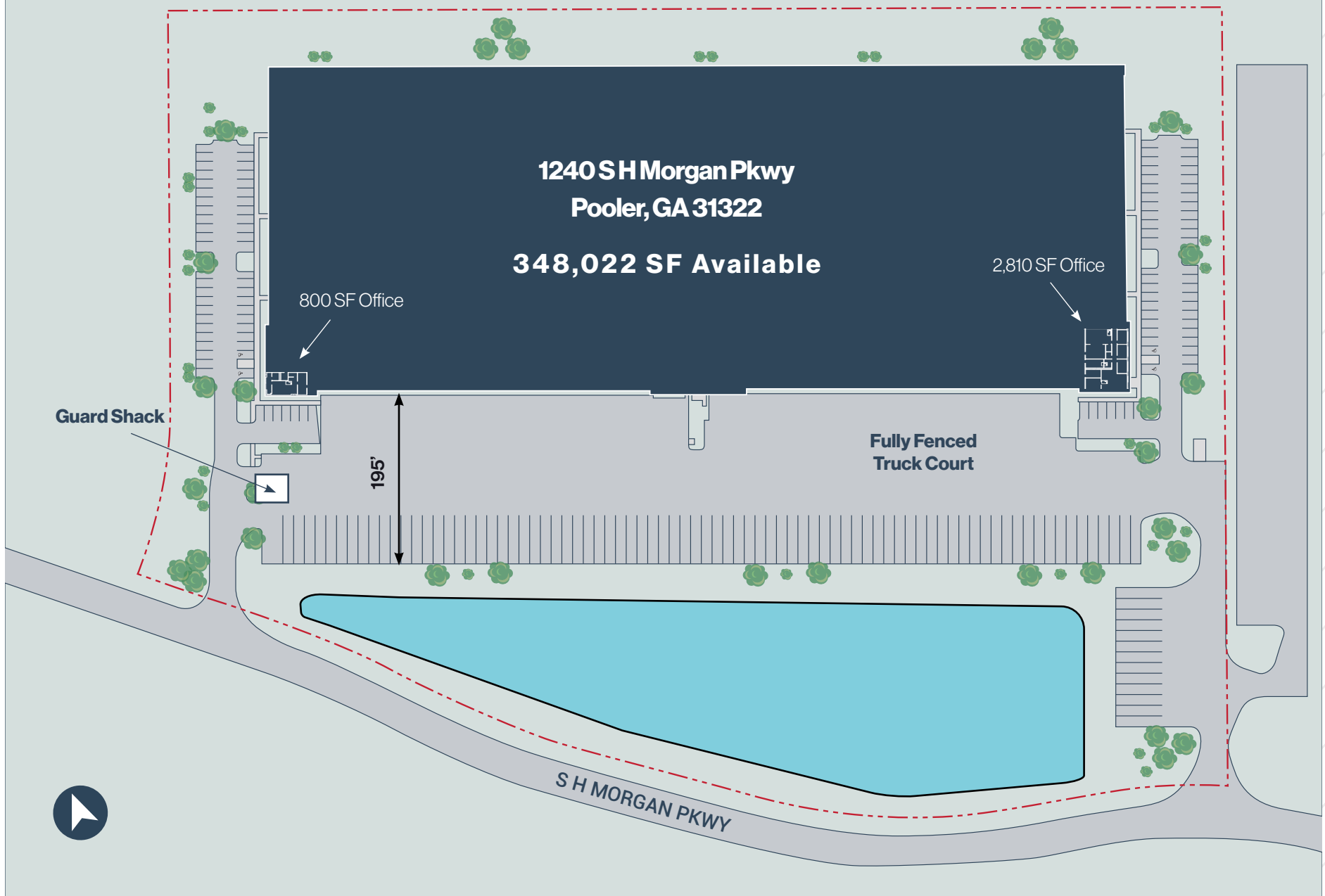
CBRE

Building Specifications

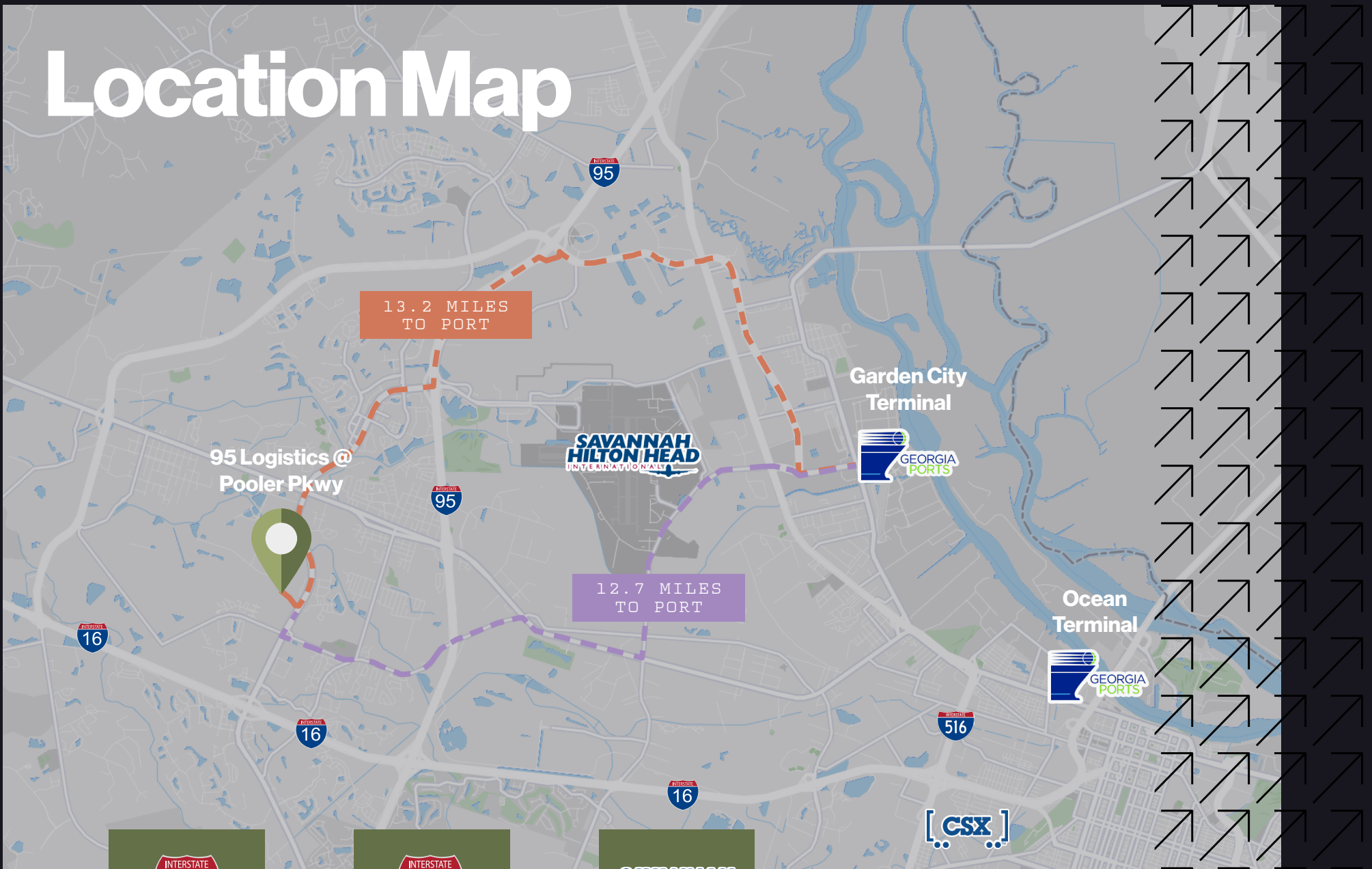
Spec Type	Spec Details	Spec Type	Spec Details
Year Built:	2019	Drive-in Doors:	2 (12' x 14')
Total Building SF:	348,022 SF	Dock Equipment:	12 x 35,000 lbs and 42 x 40,000 lbs mechanical levelers, Z-Guards and bumpers on every door, swing-arm fan/light combos on every other door
Office SF:	2,810 SF Office and 800 SF Shipping/Receiving Office	Auto Parking:	108
Building Depth:	360'	Trailer Parking:	96
Clear Height:	32'	Electrical:	2,400 AMP 480/277 volt 25 MHE Battery Charging Positions in the building
Column Spacing:	53' x 50' with 61' speed bay	Air:	6 HVLS fans / 1 Air Change Per Hour
Loading Type:	Front-load	Slab:	6', 4,000 PSI; caulked warehouse floor joints
Truck Court Depth:	195' all concrete	Sprinkler:	ESFR
Security:	Guard Shack and Fully Fenced Truck Court	Roof:	2019, 15-year warranty; 45 mil TPO





Site Plan



Location Map




1.8 Miles


3.7 Miles


5.5 Miles



Port of Savannah

#1 Port in the U.S.

- + Two Class 1 Railroads: CSX & Norfolk Southern; on-dock rail and line haul services
- + Two Terminals: Ocean & Garden City Terminal; modern & deep water
- + Neopanamax Vessels: 60% of vessels calling on Savannah are Neopanamax
- + Access to Interstates: I-16 E/W & I-95 N/S; Immediate access
- + 20% of U.S. population served by The Port of Savannah
- + Four hour drive to major markets including Atlanta, Orlando, Charleston, and Charlotte
- + Specializes in Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo

***Largest Single
Container
Terminal in North
America***

***Fastest Growing
and 3rd Largest
Port in the Nation***



348,022 SF / CLASS A
WAREHOUSES FOR LEASE



1240 S H MORGAN PKWY
POOLER / GA 31322

William Lattimore, SIOR

Executive Vice President

+1912 596 7019

william.lattimore@cbre.com

CBRE, Inc.

+1912 228 3528

144 Habersham Street

Savannah, GA 31401

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.