

FOR LEASE

20,000 SF
WAREHOUSE/STORAGE
SPACE

5250 Old Louisville Rd, Pooler, GA 31322

Warehouse Sublease



PROPERTY DESCRIPTION

Warehouse sub-leasing opportunity in Pooler, GA. Sub-divided 20,000 SF of warehouse/logistical space located 5.7-miles from the Savannah Ports. Ideal for rack storage, this space is offered at a crucial point in time with the unparalleled economic growth seen in Chatham County. Space offers 26' eave height, with 32' clear in the center.

Negotiable lease terms. All utilities included.

20.9 miles from Hyundai EV Plant in Ellabel, GA up I-16, 1.6 miles from I-95.

- PROPERTY HIGHLIGHTS**
- SUBLEASE OPPORTUNITY**
- FLEXIBLE LEASE TERMS**
- UTILITIES INCLUDED**
- AVAILABLE NOW**

OFFERING SUMMARY

Lease Rate:	Undisclosed
Available SF:	20,000 SF
Building Size:	50,000 SF
Column Spacing:	25' x 62'
Sublet's Dock-High Doors:	3 Exclusive Doors

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	248	19,970	90,950
Total Population	523	47,522	214,176
Average HH Income	\$71,656	\$80,894	\$64,063



ALEX HANSBARGER

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Additional Photos

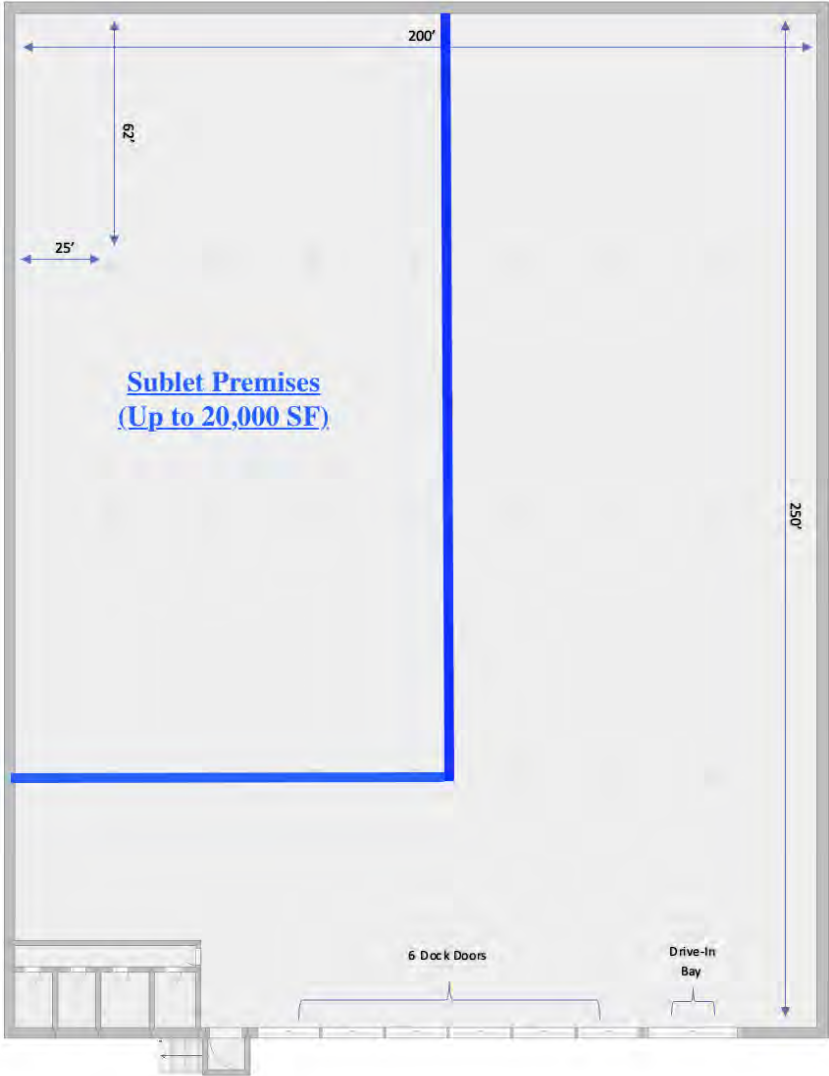


**SHERMAN &
HEMSTREET**
Real Estate Company

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Floor Plan



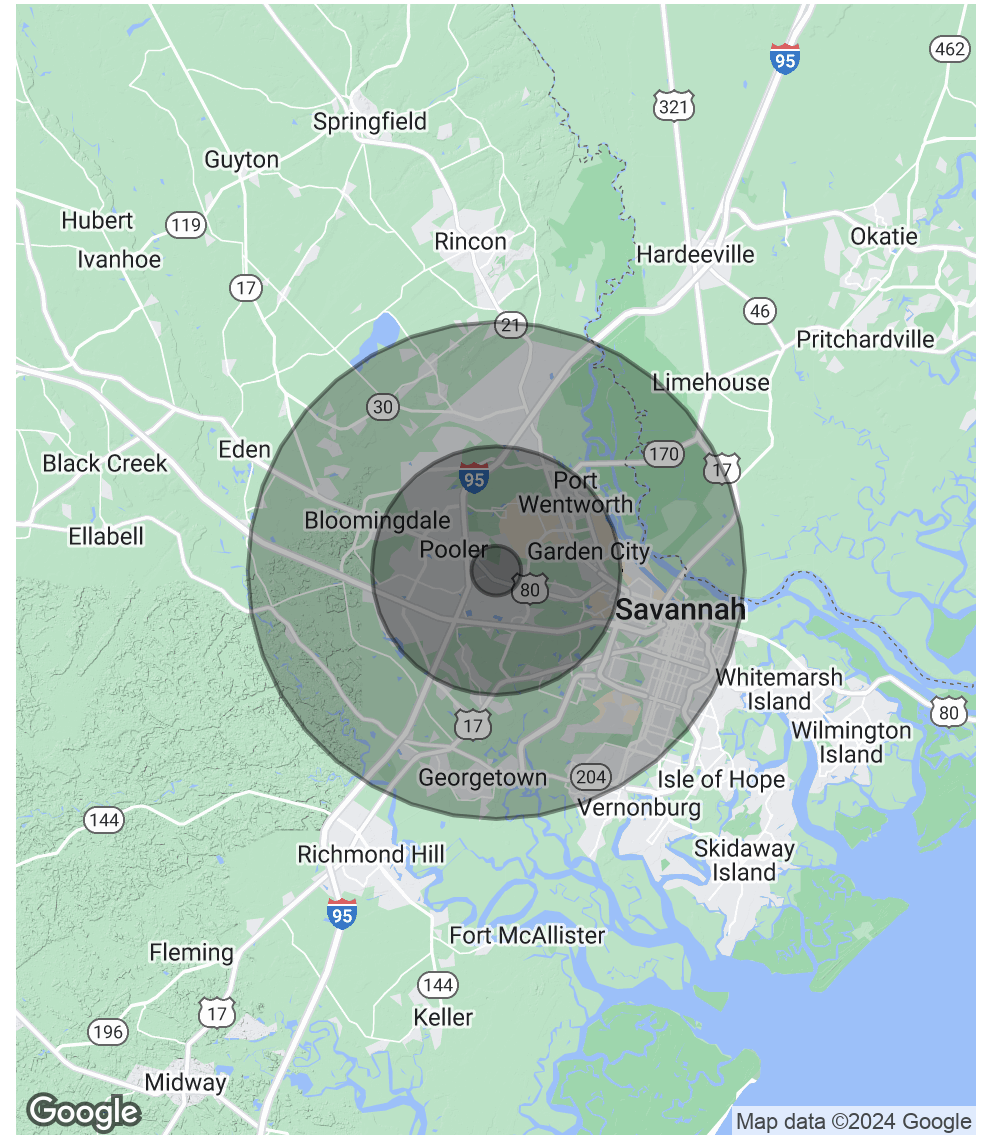
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	523	47,522	214,176
Average Age	38.6	37.6	35.7
Average Age (Male)	38.1	34.4	34.1
Average Age (Female)	47.5	40.4	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	248	19,970	90,950
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$71,656	\$80,894	\$64,063
Average House Value	\$121,318	\$159,239	\$177,216

2020 American Community Survey (ACS)



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Advisor Bio



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PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

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