

BTS Opportunity with Industrial Outdoor Storage Yard For Lease

50 Clyde Alexander Lane, Pooler, GA 31322

- ±6,600 SF BTS showroom/warehouse (expandable) with ±5.71 AC laydown yard off Dean Forest Road (SR 307)
- Fully concrete and fenced
- 22 12' x 30' trailer spaces, 80 12' x 55' trailer spaces
- ±707 SF existing office with 3 employee parking spaces
- Less than a mile from Interstate 16
- ±5 Miles to GPA's Garden City Terminal
- ±7 Miles to GPA's Ocean Terminal
- Zoned Light Industrial, I-1, City of Pooler
- Excellent centralized location for servicing the surrounding Savannah area
- Frontage along Dean Forest Road (SR 307) with 20,000 vehicles per day
- Parcel No. 5098804036
- Additional overflow opportunities available allowing for flexible growth

Lease Rate:

Please Inquire

Ashley W. Smith, SIOR, CCIM
Principal
+1 912 662 8011
ashley.smith@colliers.com



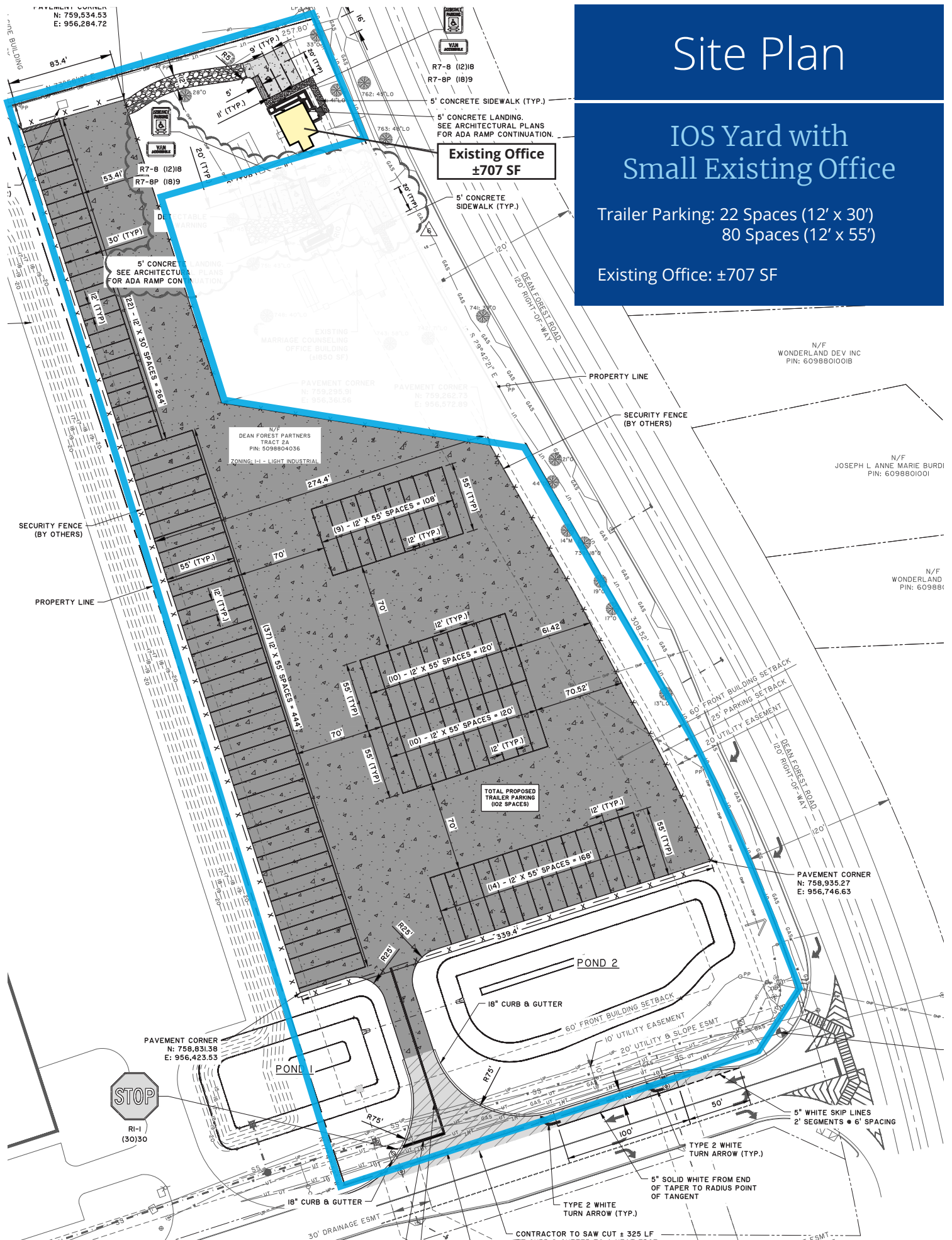
Colliers | Savannah
545 E York Street
Savannah, GA 31401
Main: +1 912 233 7111
colliers.com/savannah

Site Plan

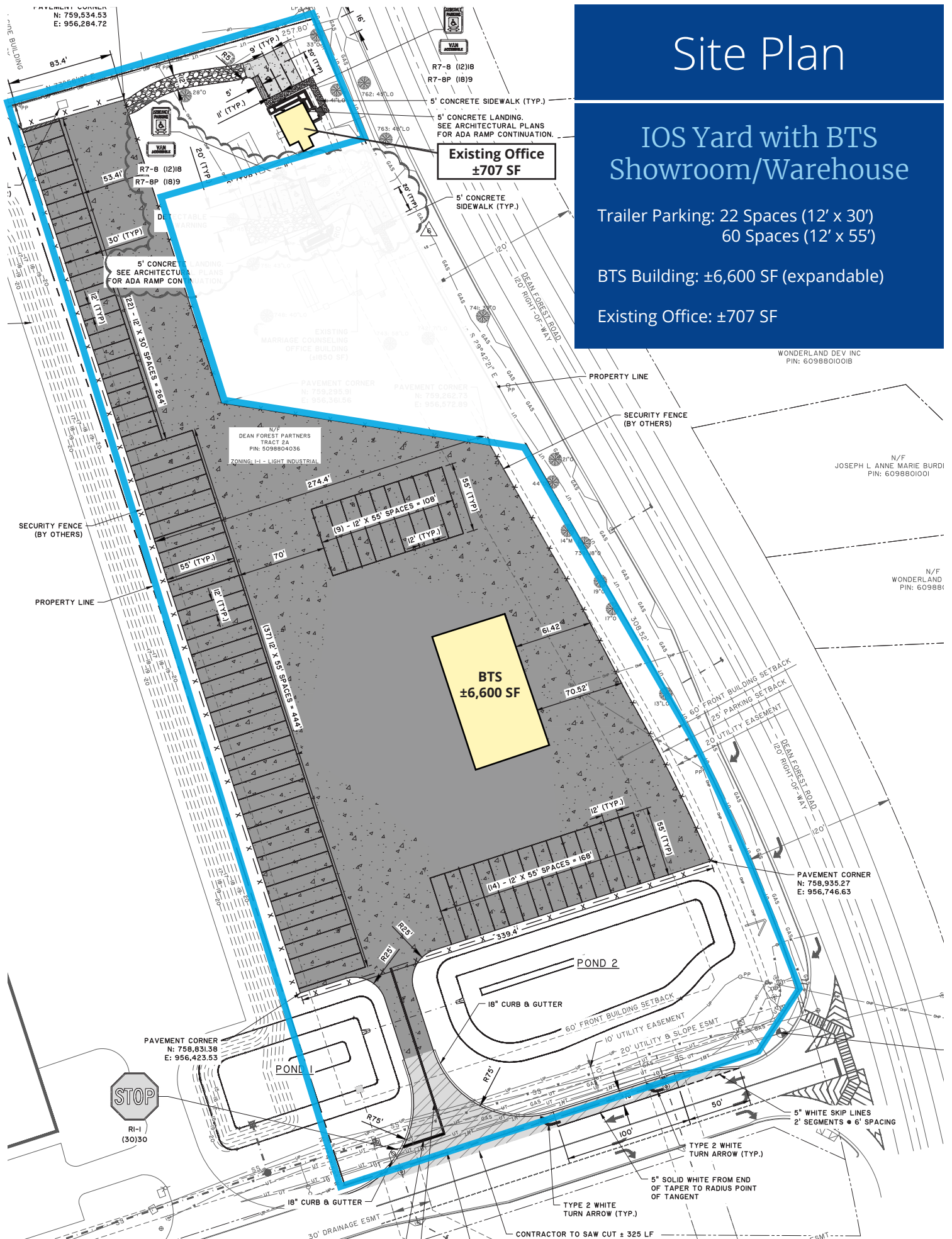
IOS Yard with Small Existing Office

Trailer Parking: 22 Spaces (12' x 30')
80 Spaces (12' x 55')

Existing Office: ±707 SF



Existing Office: ±707 SF



Surrounding Area



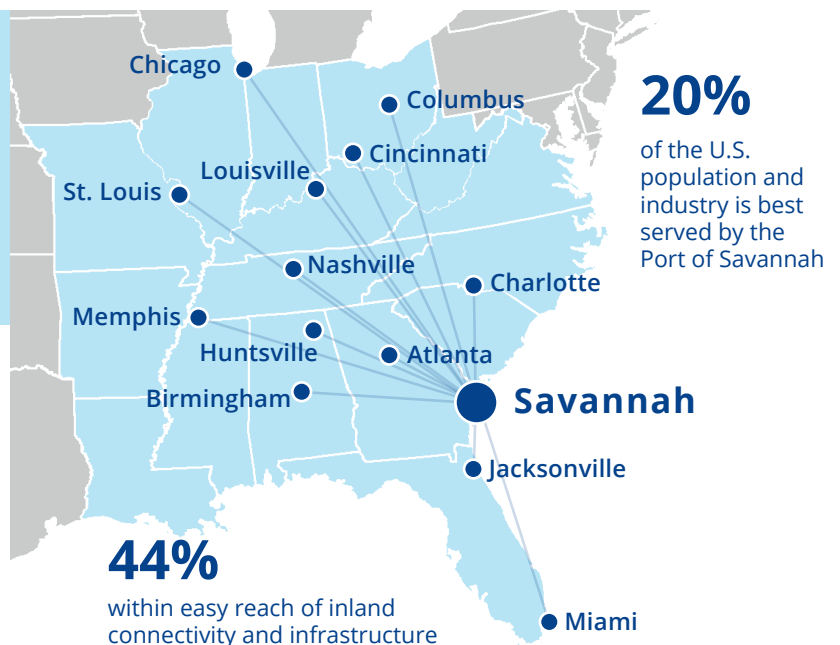
I-16 Interchange Improved with New Traffic Flow

Savannah: The Gateway to American Commerce

- Fastest growing port in the nation over the past 10 years
- 4-hour drive to major markets: Atlanta, Orlando & Charlotte

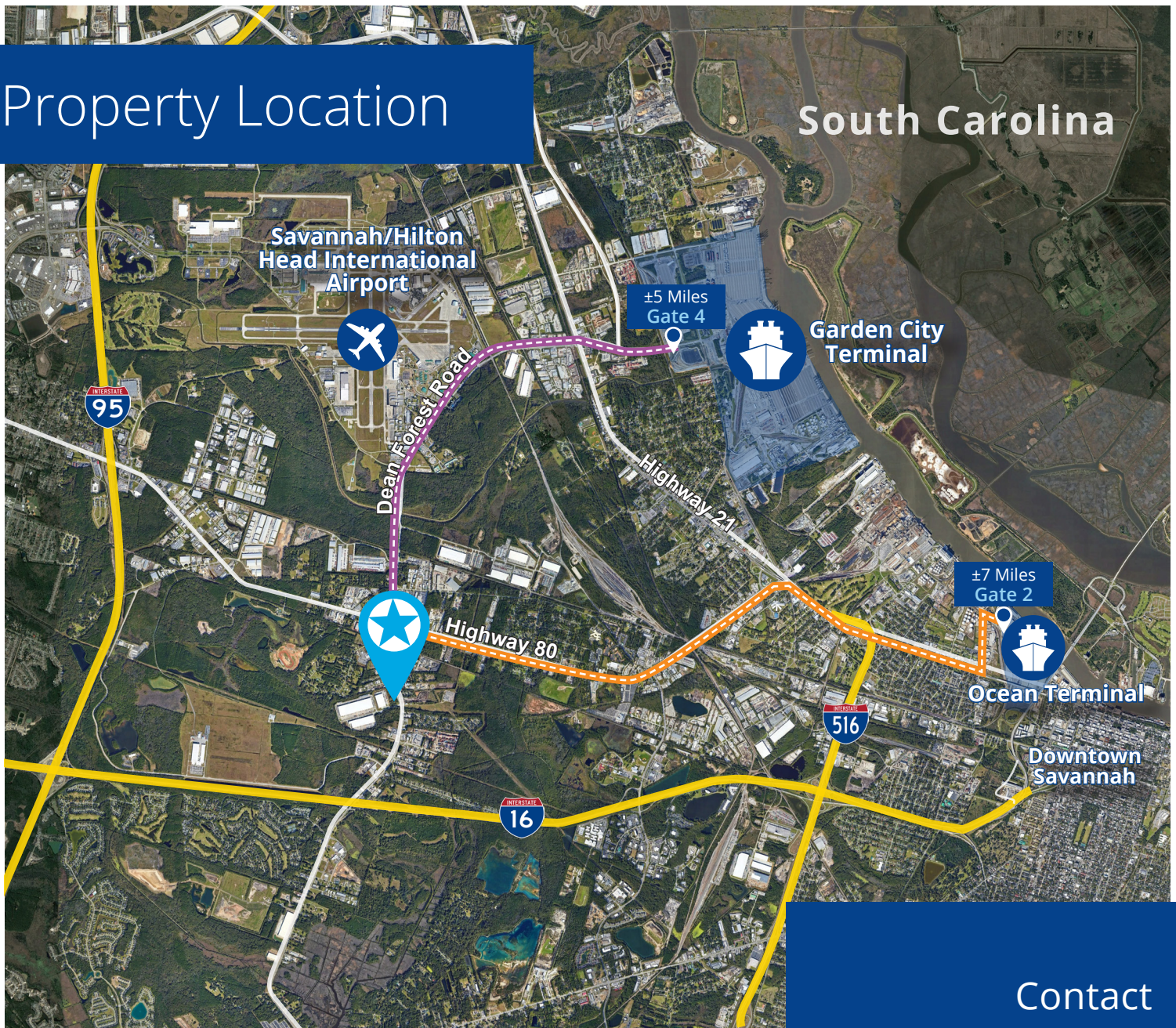
2023 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach	16,648,349 TEUs
2. NY/New Jersey	7,810,005 TEUs
3. Savannah	4,927,654 TEUs
4. Houston	3,824,600 TEUs
5. Virginia	3,287,546 TEUs



Property Location

South Carolina



Distances

Interstate 16	0.9 Miles
Interstate 95	3.5 Miles
Interstate 516	4.3 Miles
GPA's Garden City Terminal	5.0 Miles
Savannah/HH International Airport	6.5 Miles
GPA's Ocean Terminal	7.0 Miles

Contact

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