

BTS Opportunity with Industrial Outdoor Storage Yard For Lease

50 Clyde Alexander Lane, Pooler, GA 31322

- $\pm 6,600$ 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



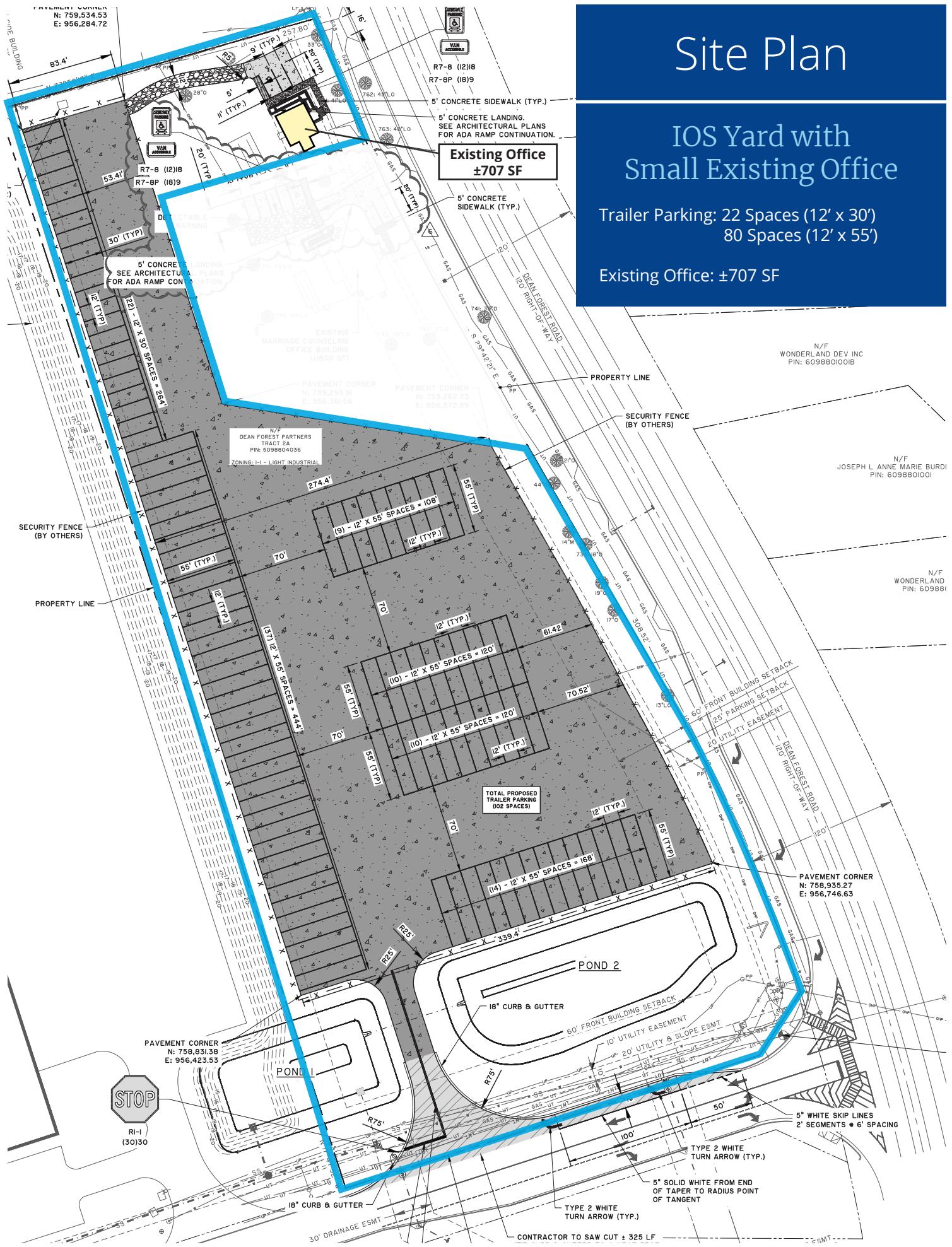
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545 E York Street

Savannah, GA 31401

Main: +1 912 233 7111

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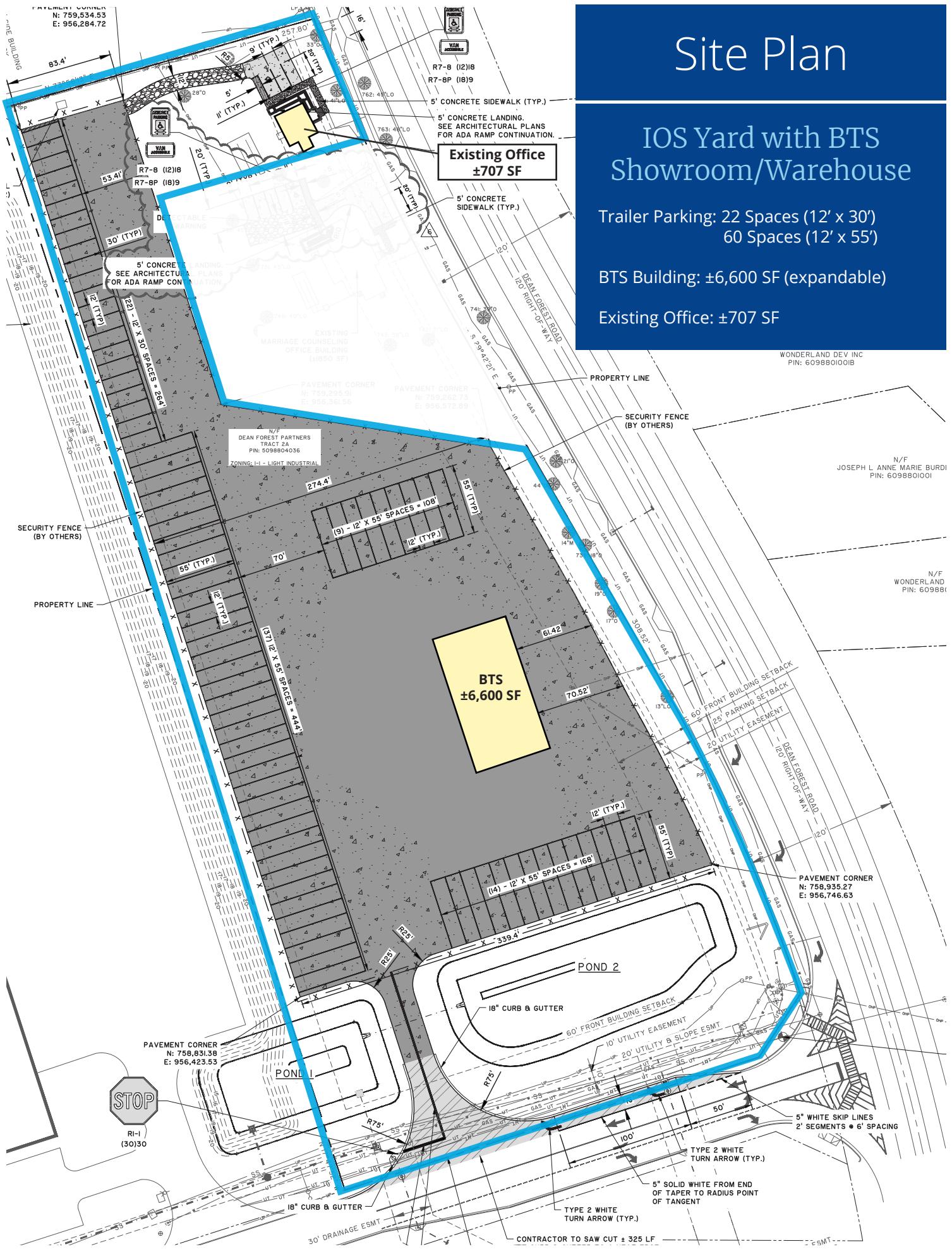


Site Plan

IOS Yard with Small Existing Office

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

Existing Office: ±707 SF



Site Plan

IOS Yard with BTS Showroom/Warehouse

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

BTS Building: ±6,600 SF (expandable)

Existing Office: ±707 SF

Surrounding Area

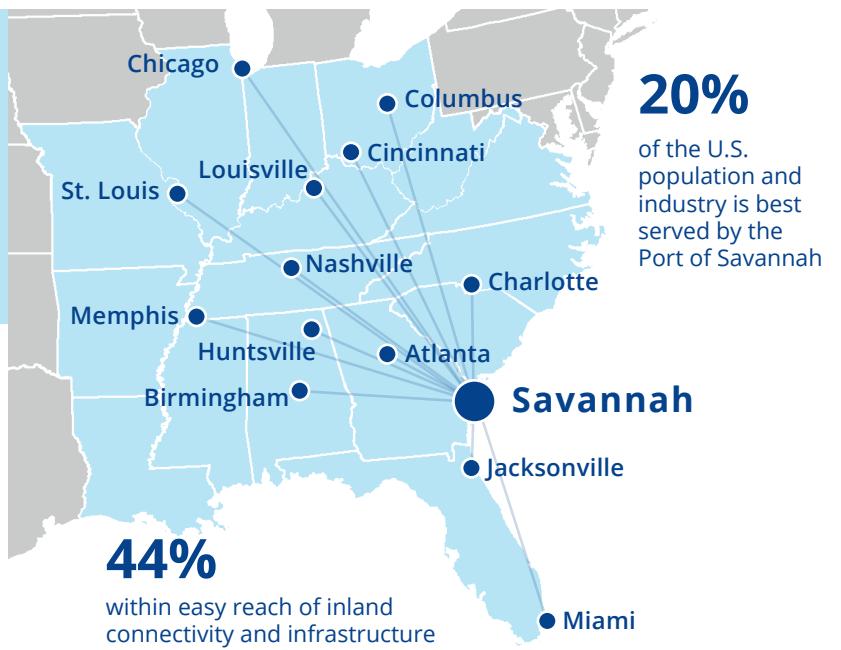


Savannah: The Gateway to American Commerce

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

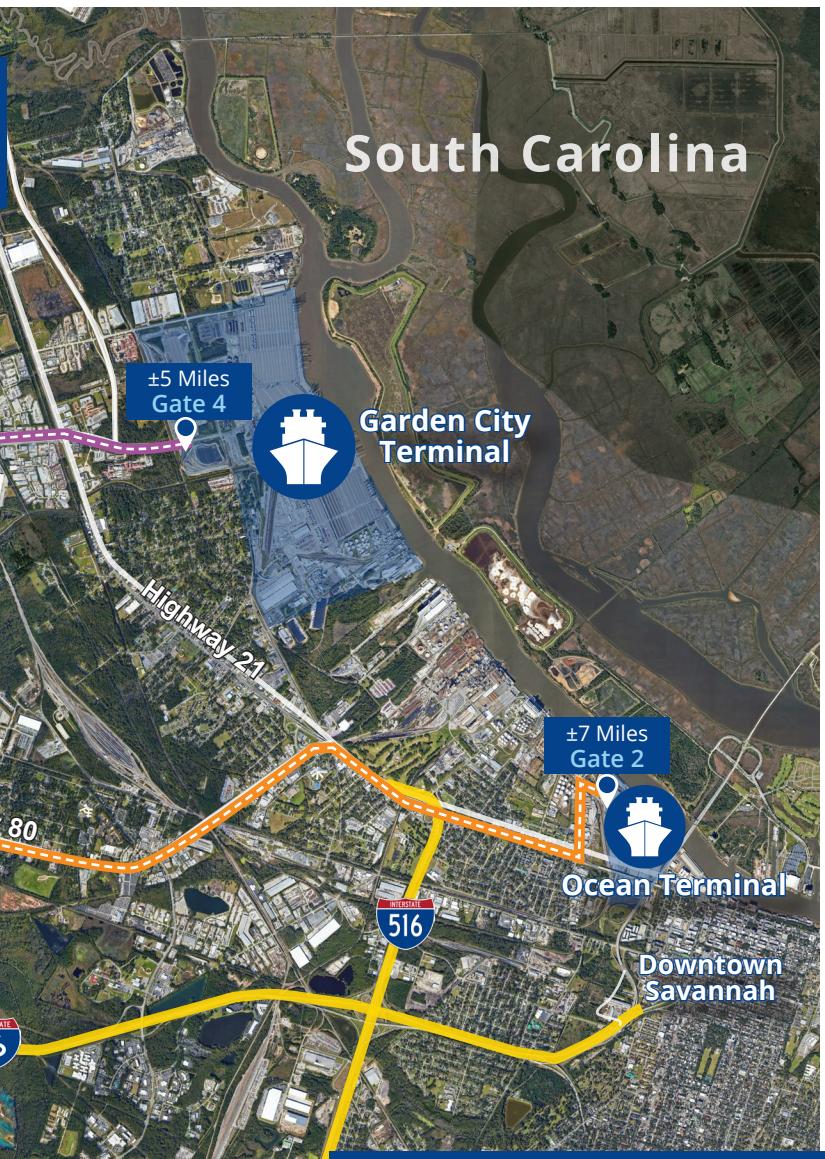
2023 TOP 5 U.S. PORT GATEWAYS

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

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Distances

Interstate 16
Interstate 95
Interstate 516
GPA's Garden City Terminal
Savannah/HH International Airport
GPA's Ocean Terminal

0.9 Miles
3.5 Miles
4.3 Miles
5.0 Miles
6.5 Miles
7.0 Miles



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