



**195 NORDIC WAY**  
POOLER, GA 31322

AVAILABLE **195 NORDIC WAY**  
**230,400 SF LOGISTICS FACILITY**





# 195 NORDIC WAY PROJECT HIGHLIGHTS

1.5 MILES  
FROM  
I-95

JIMMY DELOACH PARKWAY

195 NORDIC WAY  
POOLER, GA 31322

7 MILES  
FROM  
I-16

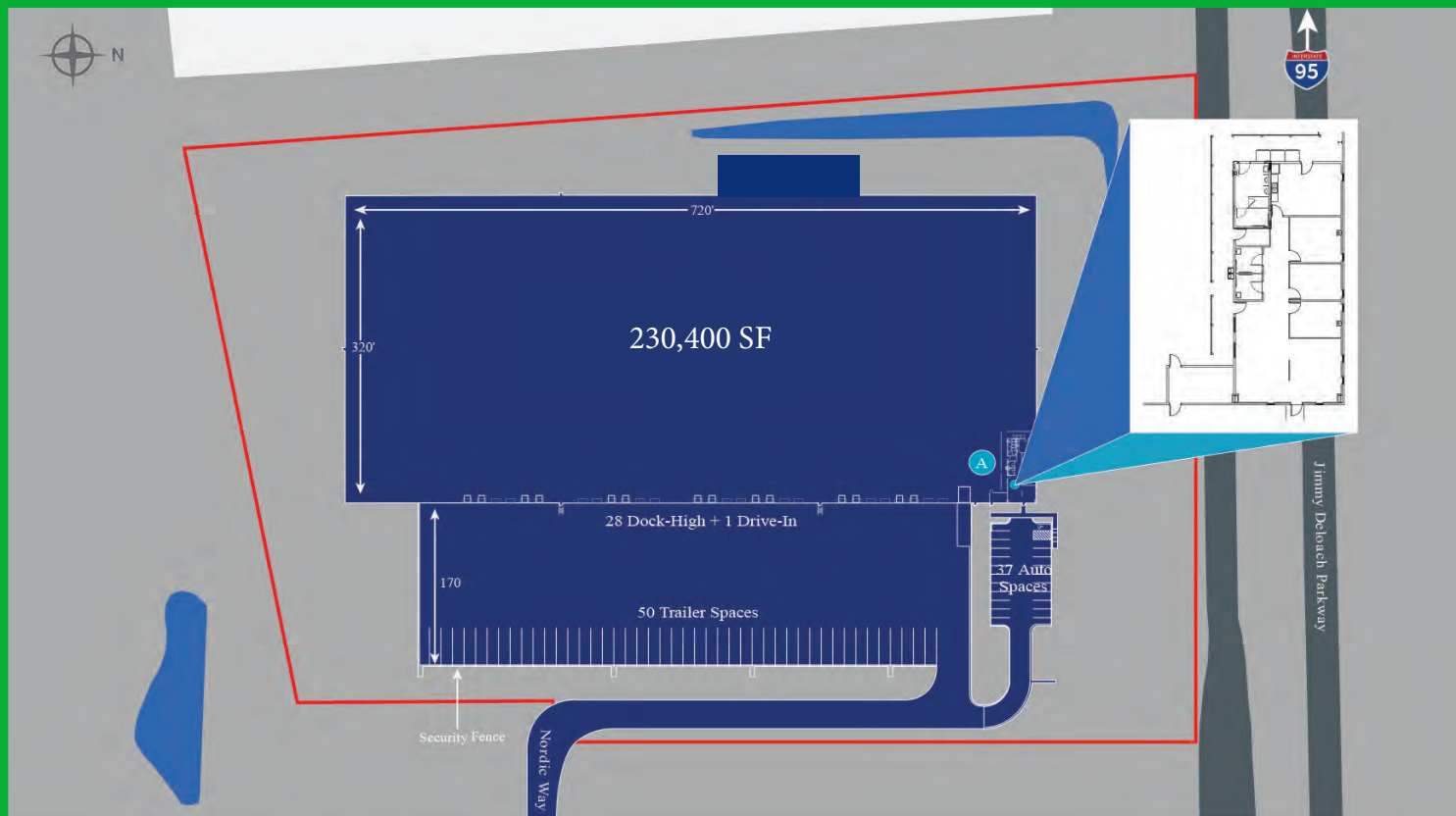
230,400 SF  
LOGISTICS FACILITY

7 MILES FROM  
GEORGIA PORTS  
AUTHORITY

FRONTAGE AND  
VISIBILITY ALONG  
JIMMY DELOACH PARKWAY



# 195 NORDIC WAY SITE PLAN





# 195 NORDIC WAY

## PROPERTY SPECIFICATIONS

22' CLEAR HEIGHT AT EAVES; 30' AT CENTER	ALL CONCRETE 170' TRUCK COURT AND DRIVEWAY SURFACES	2,000 SF OFFICE
FULLY FENCED SITE FEATURING SEPARATE AUTO AND TRUCK INGRESS/EGRESS	BUILDING IS A REGISTERED FOOD GRADE FACILITY AND CUSTOMS BONDED WAREHOUSE	

Construction	Concrete Tilt-Wall w/ Metal Panel
Floors 6"	Reinforced Slab
Loading	Front-Load
Column Spacing	30' W x 64' D
Building Depth	320'
Dock High Doors	28 (9' x 10') 14 equipped with Pit-Style Levelers and 14 equipped with Edge-of-Dock Levelers. All 28 equipped with seals
Ramped Drive-In Doors	1 (12' x 18')
Trailer Parking Spaces	50
Auto Parking Spaces	37
Fire Protection	ESFR
Warehouse Lighting	LED
Building Power	800 AMP 3-Phase
Roof Type	Metal

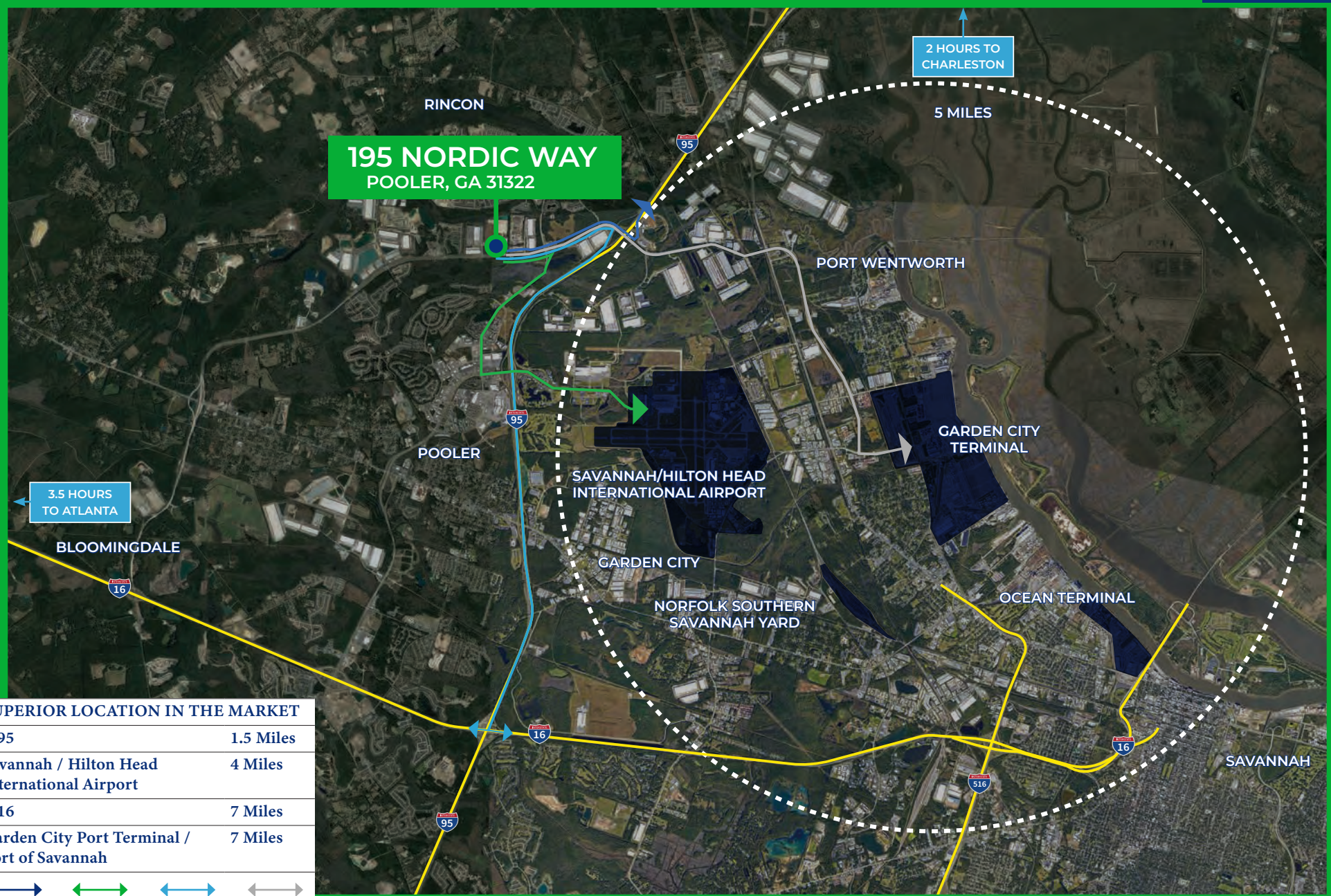






# 195 NORDIC WAY

## LOCATION HIGHLIGHTS



SUPERIOR LOCATION IN THE MARKET	
I-95	1.5 Miles
Savannah / Hilton Head International Airport	4 Miles
I-16	7 Miles
Garden City Port Terminal / Port of Savannah	7 Miles

1.5 Miles

4 Miles

7 Miles

7 Miles



PORT OF SAVANNAH  
GARDEN CITY & OCEAN TERMINALS

DOWNTOWN SAVANNAH

SAVANNAH / HILTON HEAD  
INTERNATIONAL AIRPORT

IKEA DISTRIBUTION CENTER

HOME DEPOT DISTRIBUTION

INTERNATIONAL PAPER -  
PORT WENTWORTH MILL

PORT CITY LOGISTICS

TARGET DISTRIBUTION CENTER

HOME DEPOT DISTRIBUTION

LOWES DISTRIBUTION CENTER

GULFSTREAM AEROSPACE

NOBLE HOUSE HOME  
FURNISHINGS LLC

OUTSOURCE LOGISTICS

PORT CITY LOGISTICS

HUFFY BICYCLES

FAMILY DOLLAR DISTRIBUTION CENTER

PORT CITY LOGISTICS

PORT CITY LOGISTICS

SAFAVIEH CARPETS

KEEN TRANSPORT INC

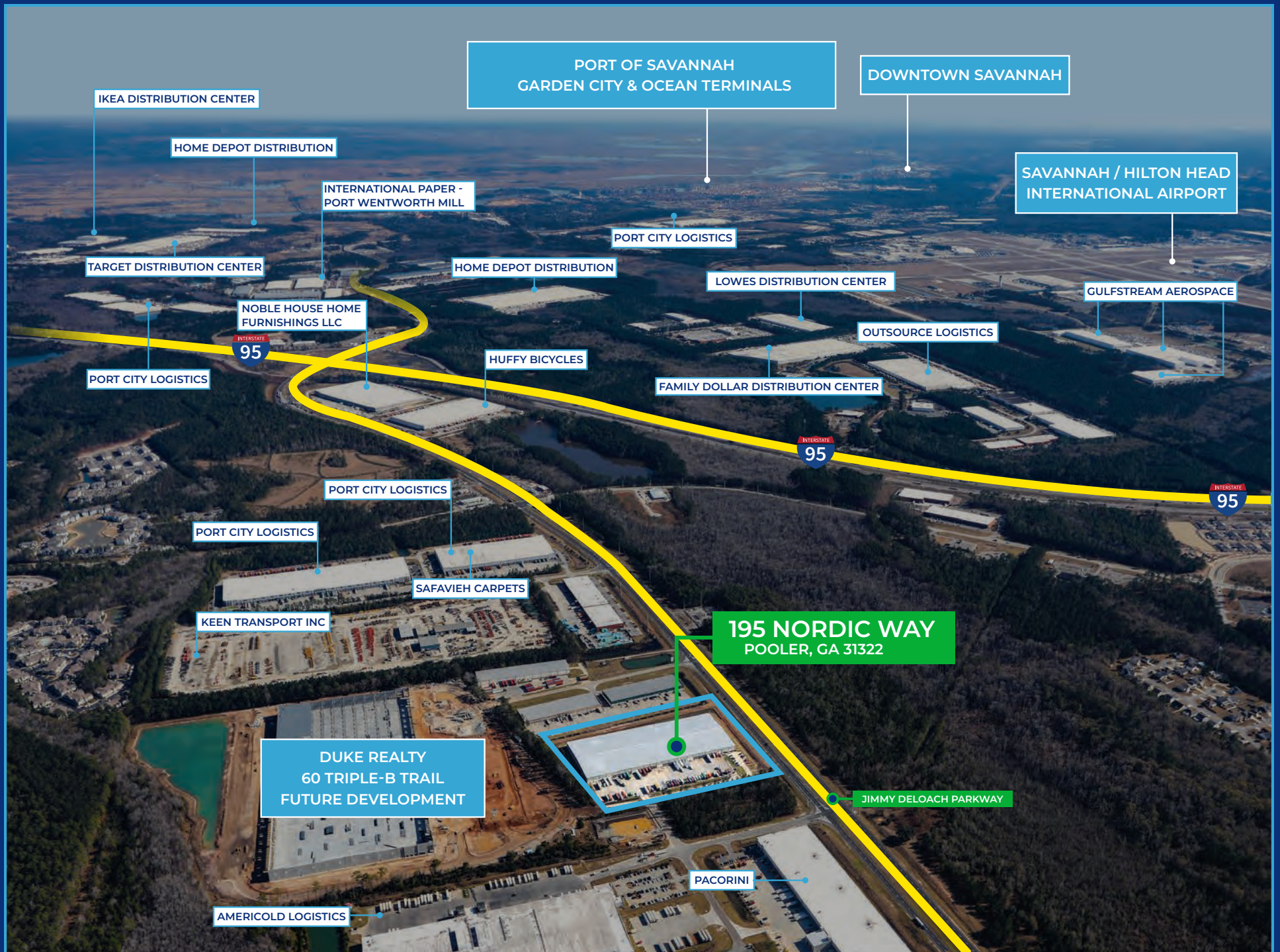
**195 NORDIC WAY**  
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DUKE REALTY  
60 TRIPLE-B TRAIL  
FUTURE DEVELOPMENT

JIMMY DELOACH PARKWAY

PACORINI

AMERICOLD LOGISTICS







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