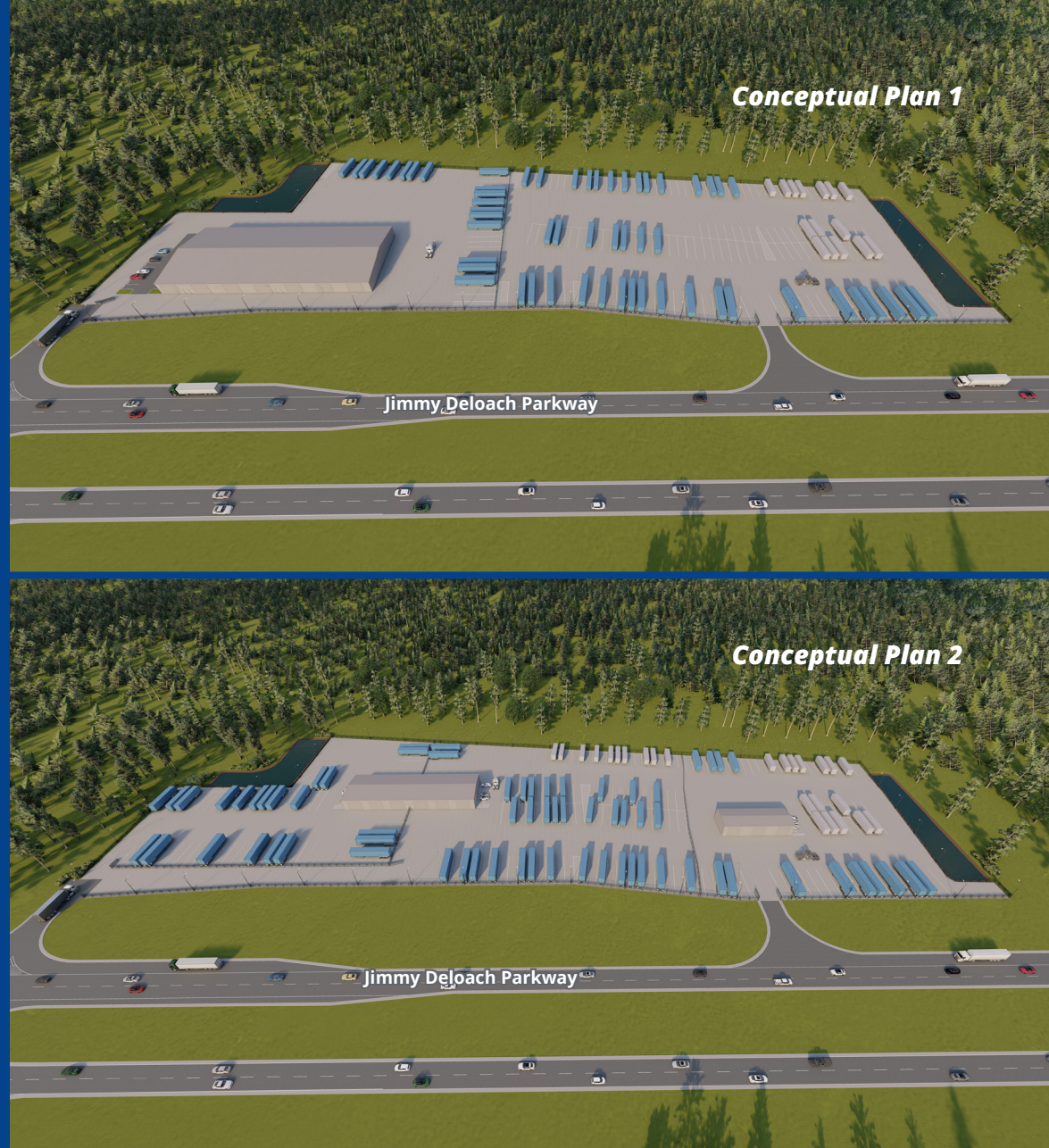


Industrial Development Land **For Sale**

701 Jimmy Deloach Parkway, Pooler, GA 31322

- Industrial land for sale on Jimmy Deloach Parkway
- Zoned Light Industrial - City of Pooler
- Approved for industrial outdoor storage and low coverage industrial development
- ±28.16 acre parcel
- Ability to develop approximately ±11.3 acres of the parcel
- ±11.3 acres consists of ±6.3 Upland Acres and ±5.0 Wetland Acres to be impacted
- Wetlands have been delineated, and Seller has already purchased the Wetland Credits allowing for the ±5.0 acre impact
- Access is via an existing stop light on Jimmy Deloach Parkway. A secondary access may be possible

Please inquire for pricing.



Sebastian Findlay, SIOR

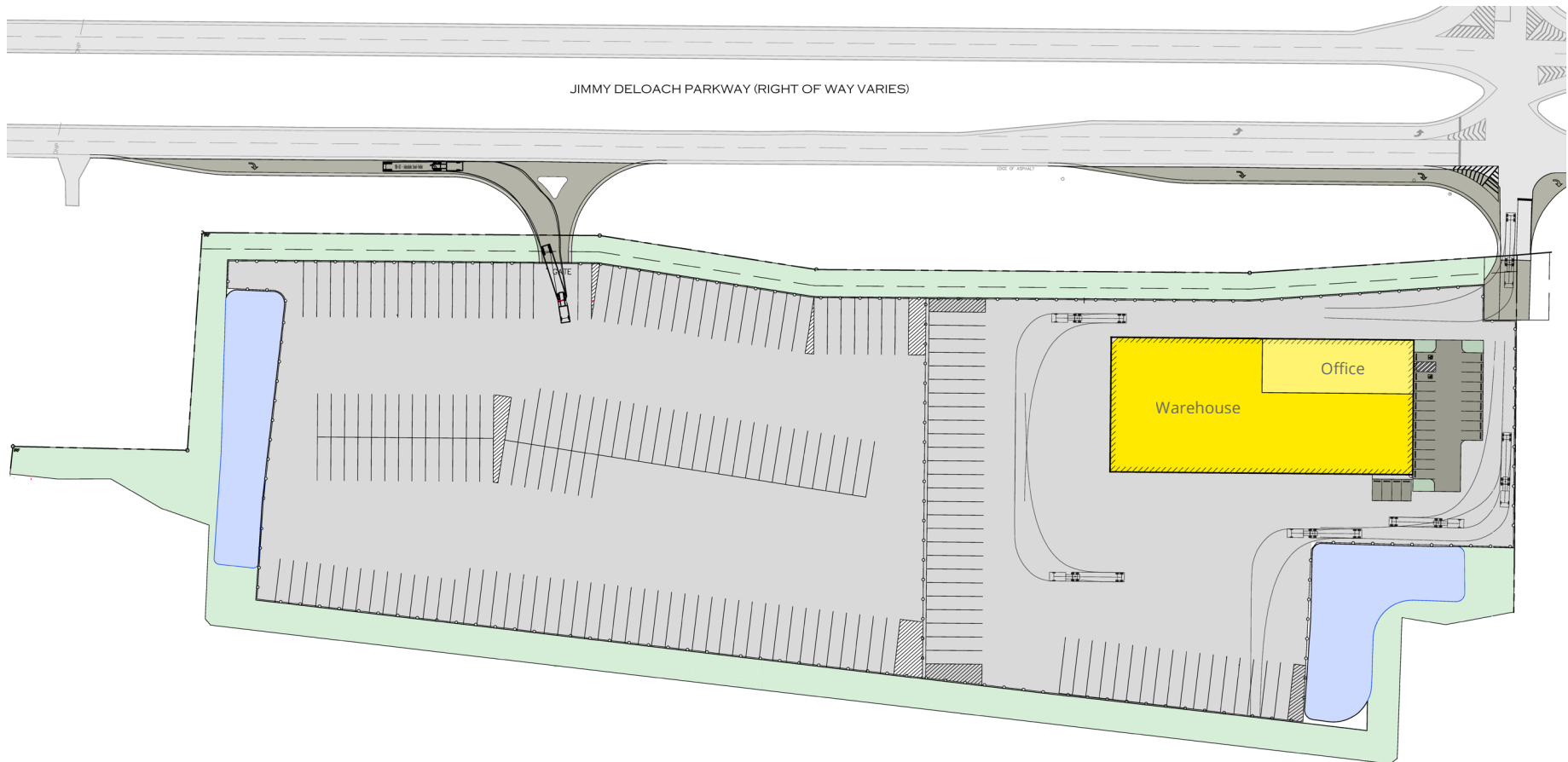
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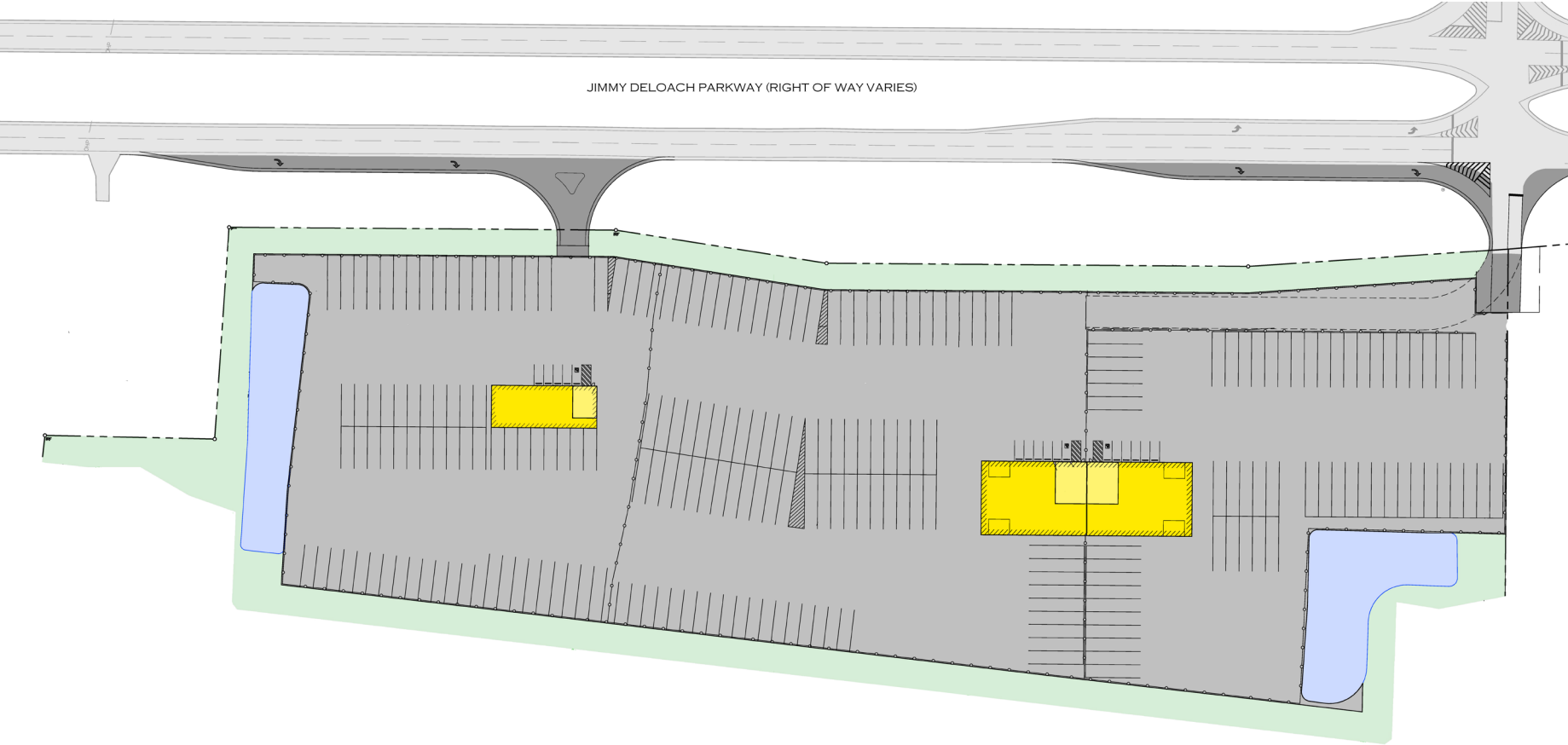
545 E. York Street, Savannah, GA
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Conceptual Plan 1

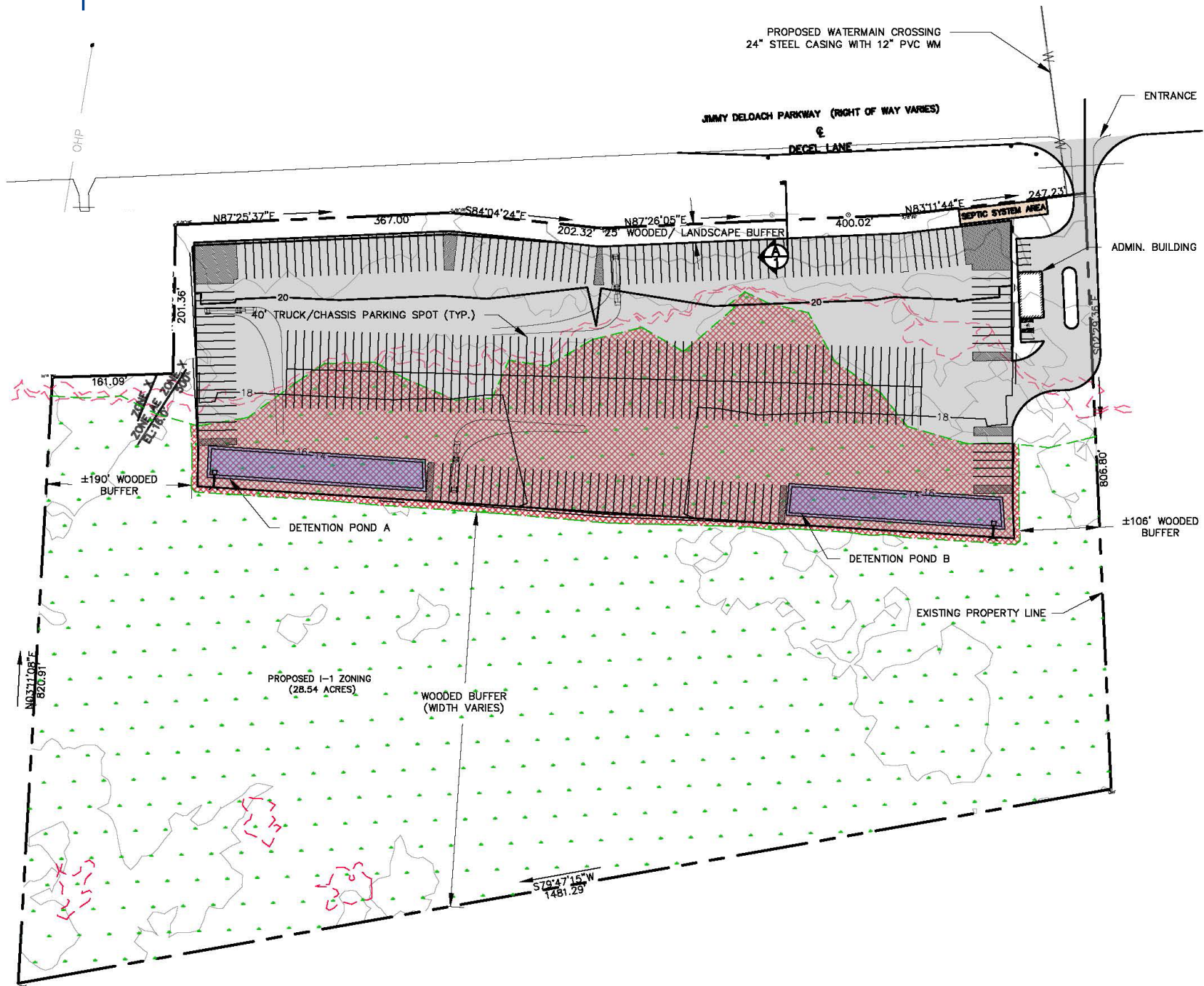


Trailer Parking	190 Spaces
Employee Parking	22 Spaces
Warehouse	±35,000 SF
Office	±7,000 SF

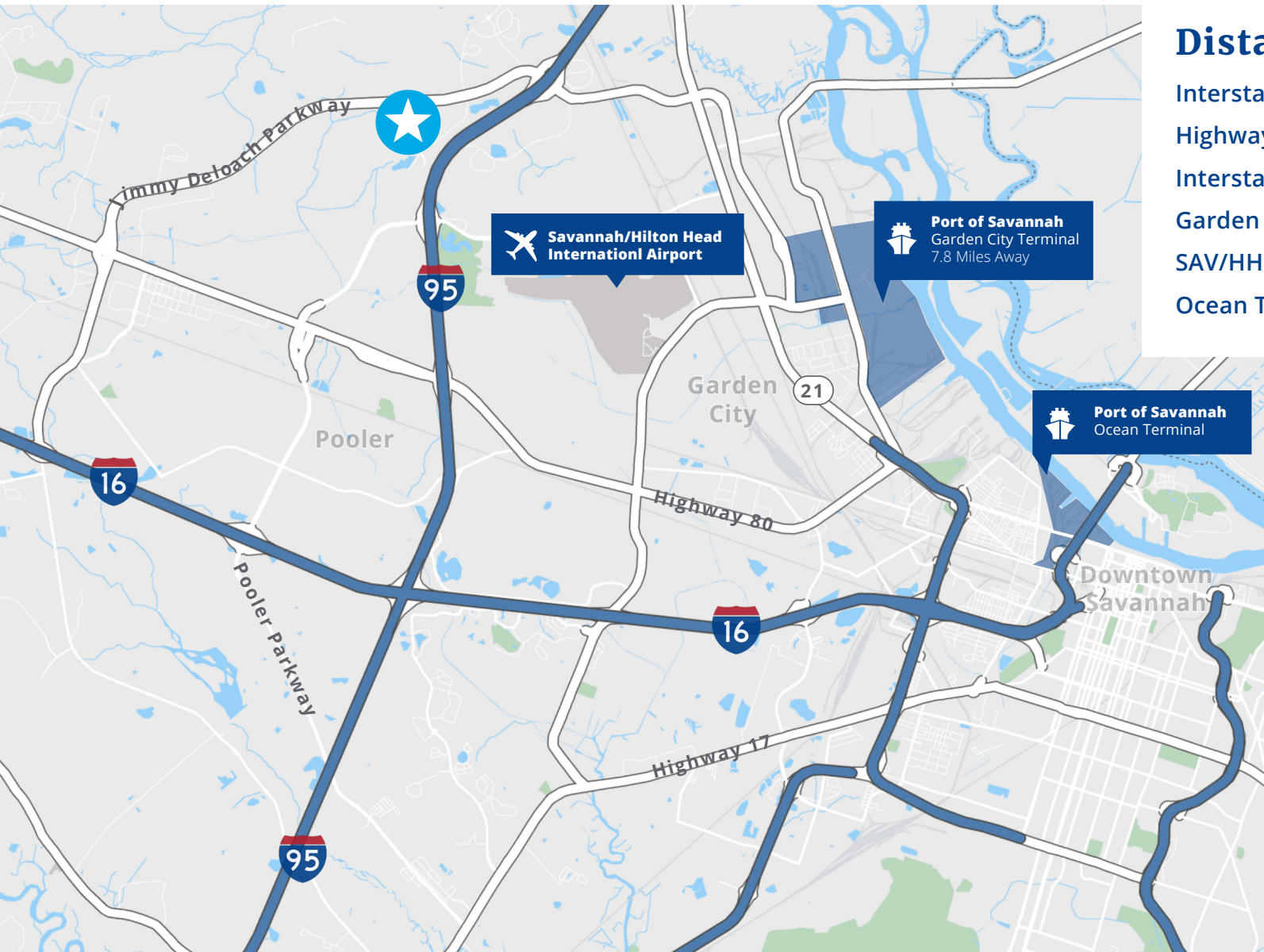
Conceptual Plan 2



Trailer Parking	243 Spaces
Employee Parking	14 Spaces
Warehouse Space	±18,000 SF
Office Space	±3,100 SF



Property **Location**



Distances

Interstate 95	4.1 Miles
Highway 21	6.2 Miles
Interstate 16	7.0 Miles
Garden City Terminal	9.1 Miles
SAV/HH Airport	10.1 Miles
Ocean Terminal	15.0 Miles

Contact

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