



Sublease Rate:

Please Inquire

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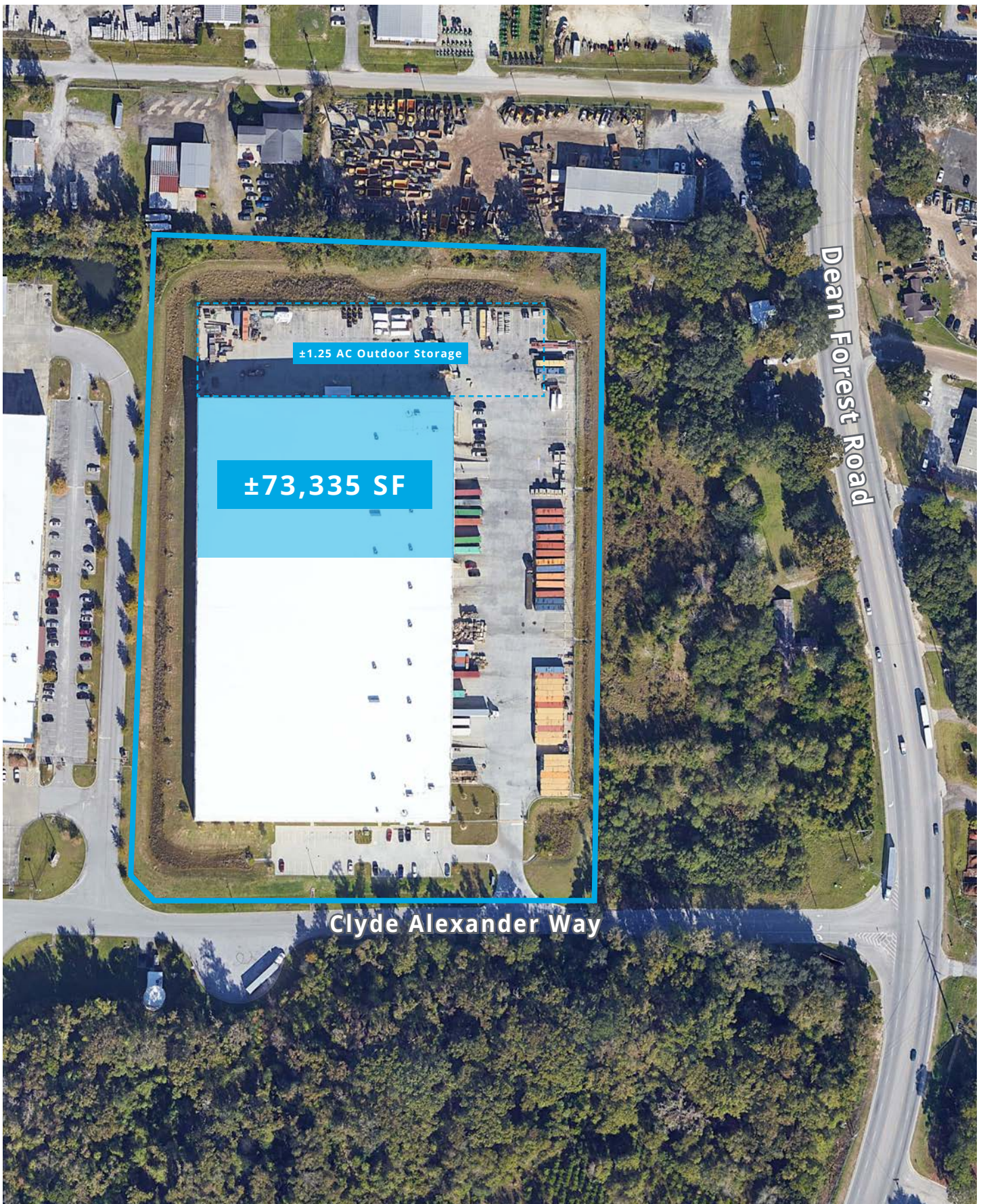
**FOR SUBLEASE**

# Class A Warehouse

88 Clyde Alexander Way, Pooler, GA 31322

- ±73,335 SF class A warehouse available for sublease
- 30' clear height
- 8 dock doors (9' x 10'), 1 drive-in door
- ±4,000 SF office
- 52' x 48' column spacing
- ±1.25 AC outdoor storage in addition to the truck court
- Space demised by a chain link metal fence
- ESFR sprinkler system
- Built in 2017
- Zoned I-1, Light Industrial
- Situated just off Dean Forrest Road providing easy access to Highway 80 and Interstate 16
- Located 5.5 miles from Georgia Ports Authority's Garden City Terminal
- Available now - sublease term expires 4/30/25

# Property Aerial

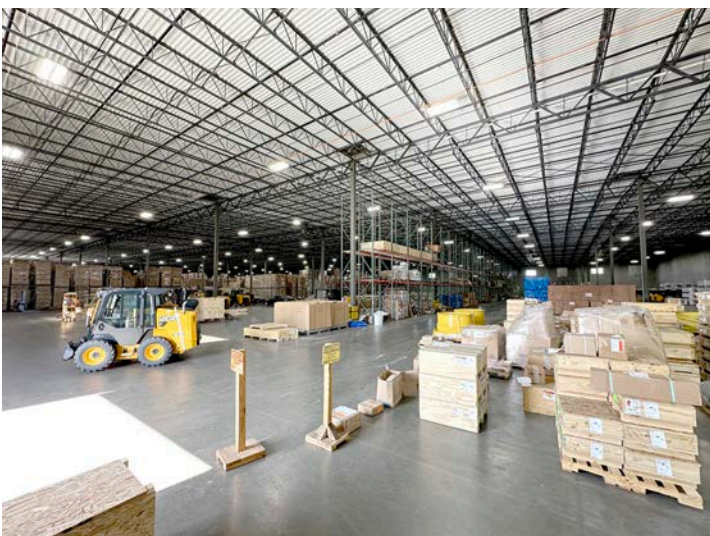


±1.25 AC Outdoor Storage

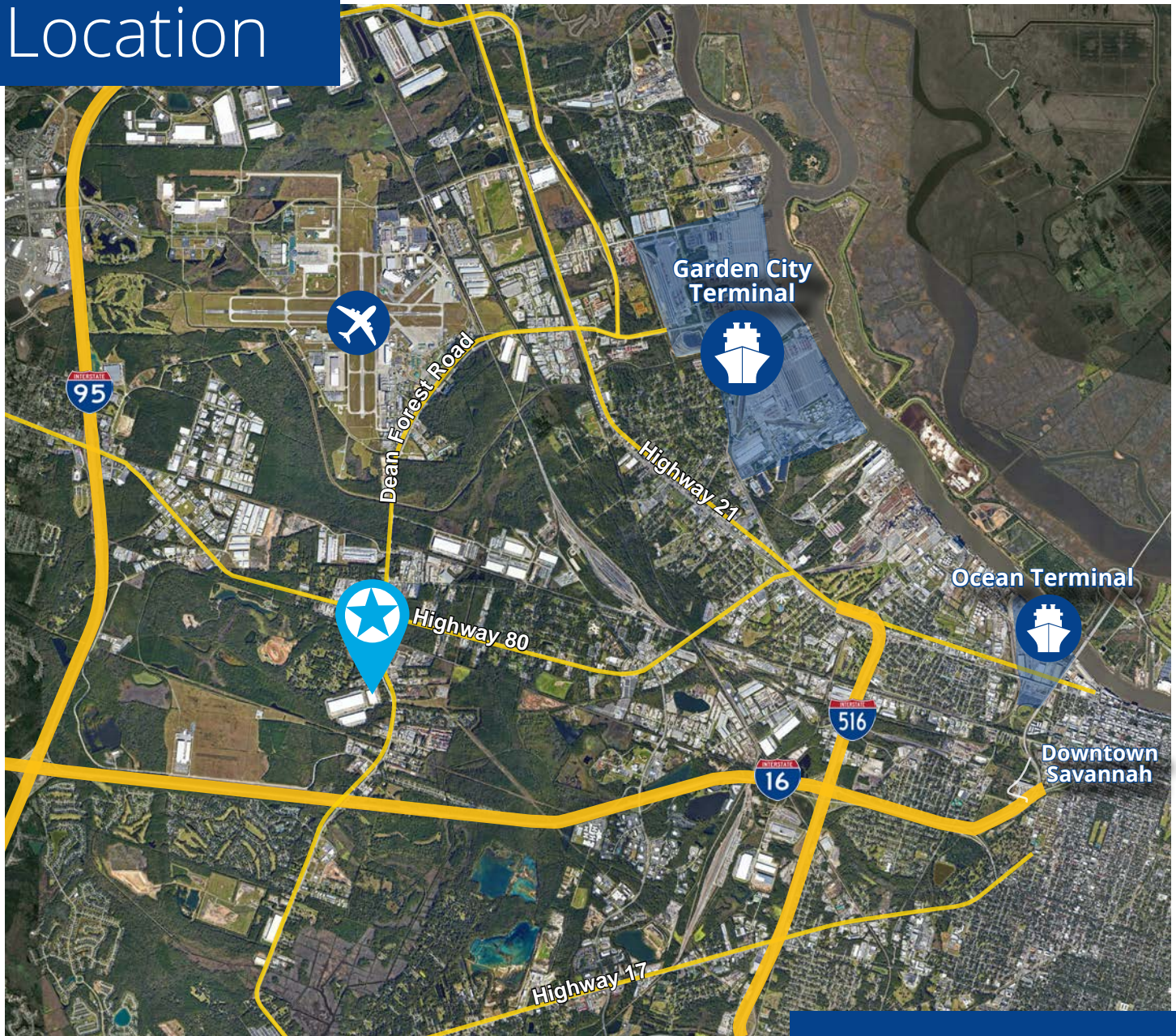
±73,335 SF

Clyde Alexander Way

# Photos



# Location



## Distances

Highway 80	0.9 Miles
Interstate-16	1.2 Miles
Interstate-95	3.8 Miles
Garden City Terminal	5.5 Miles
Savannah/Hilton Head Airport	7.0 Miles
Ocean Terminal	7.5 Miles

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