

# Industrial Yard

**1757 Old Dean Forest Road  
Pooler, GA 31322**

A 0.9 acre industrial yard available for rent in the high-demand, fast-growing market of Pooler. Located along Highway 80, the site is easily accessible throughout the greater Savannah market.



## Property Features

The property is situated along Highway 80 in the growing area of Pooler. The 0.9 acre property is easily accessible to the Georgia Ports Authority Port of Savannah, airport and the greater market via access to multiple interstate exchanges. The site is immediately surrounded by other industrial users.

Highlights of the property include:

- Ideally located on Highway 80
- Close proximity to several million square feet of industrial product
- Nearby access to I-95 and I-16
- Zoned I-1 permitting a variety of light industrial uses
- Lot to be graded, graveled, and re-fenced upon occupancy
- Adjacent 7,500 SF warehouse with office available for lease

## Property Details

<b>Lot Size</b>	0.9 acres
<b>Rent:</b>	Please Inquire
<b>Service Type</b>	Triple Net
<b>Zoning</b>	I1 - Light Industrial
<b>Traffic Counts</b>	
Highway 80	25,800 VPD
I-95	90,300 VPD
I-16	62,000 VPD

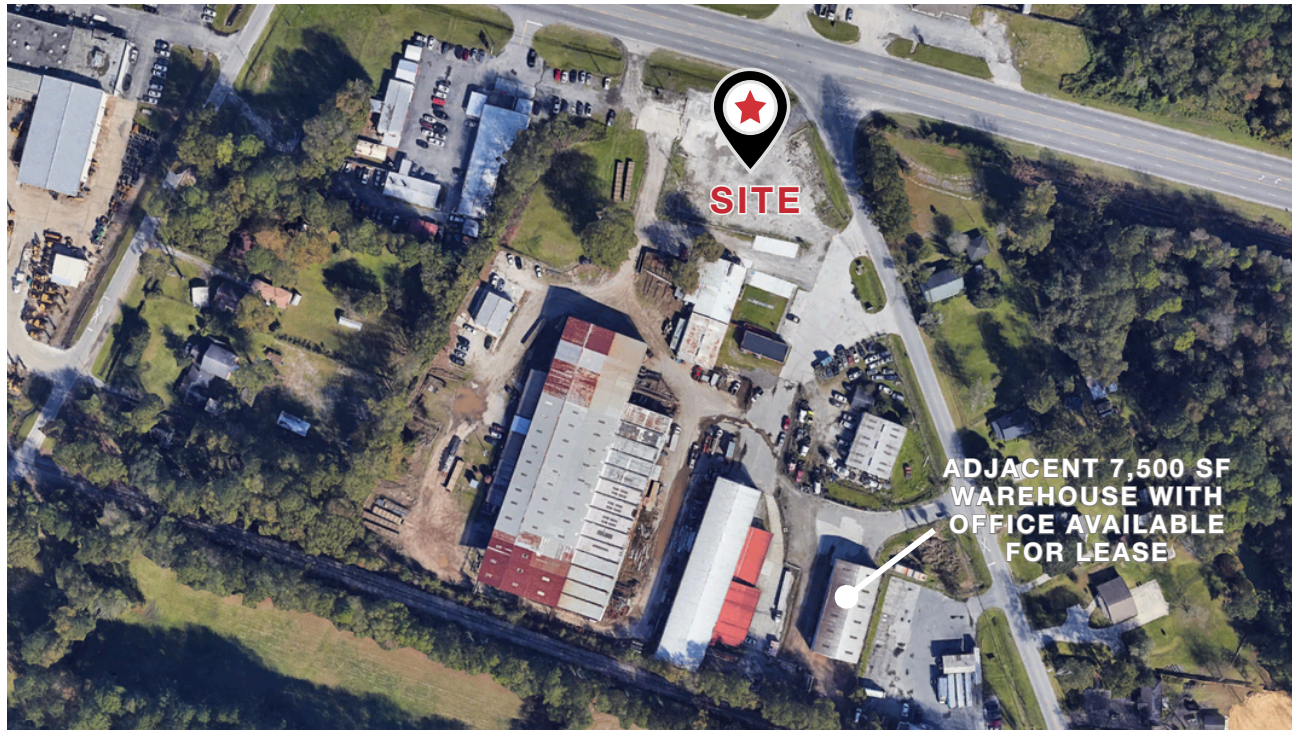
**For more information,  
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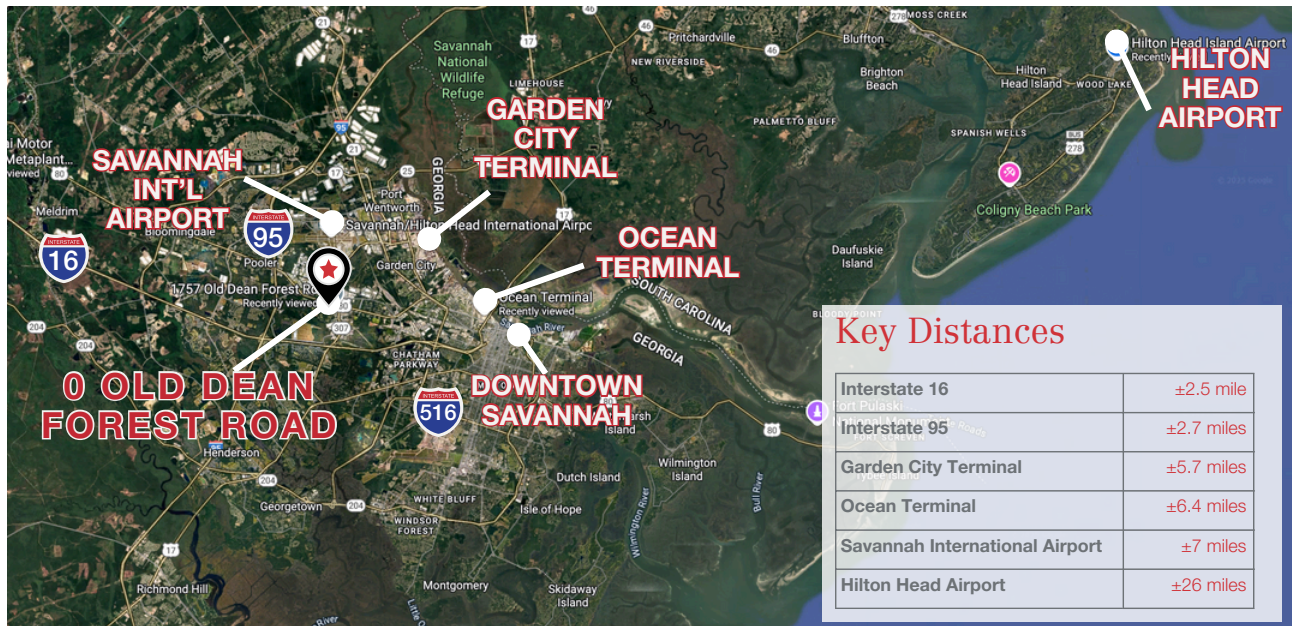
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## Site Location



## Key Distances



For more information,  
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