



Colliers

Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 5 (28,000 SF) available 12/1/24 - **\$12.50/SF MG**
- Building 23 (166,500 SF) available now - **\$5.95/SF MG**
- Building 35 (100,000 SF) available now - **\$6.85/SF MG**
- Direct access to Highway 80 via signalized intersection at Highway 80 and Pine Barren Road
- Provides convenient access to Interstate 95, Interstate 16 and the Port of Savannah
- Located 6 miles from the Port of Savannah, the fastest-growing and 3rd largest port in the nation and only 1 mile from Interstate 95

Accelerating success.

For Lease

Contact us:

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Developed by:



Pooler Distribution Complex | For Lease



Available Buildings							
Building	Size	Dimensions	Dock Doors	Drive-in Doors	Eave Height	Availability Date	Lease Rate
5	28,000 SF	160 x 175	4	1	24'	12/1/2024	\$12.50/SF MG
23	166,500 SF	185 x 900	22	1	24'	Now	\$5.95/SF MG
35	100,000 SF	250 x 400	11	1	26'	Now	\$6.85/SF MG

Building Specifications

Warehouse Floor: 6" Reinforced Concrete

Warehouse Lighting: LED Fixtures

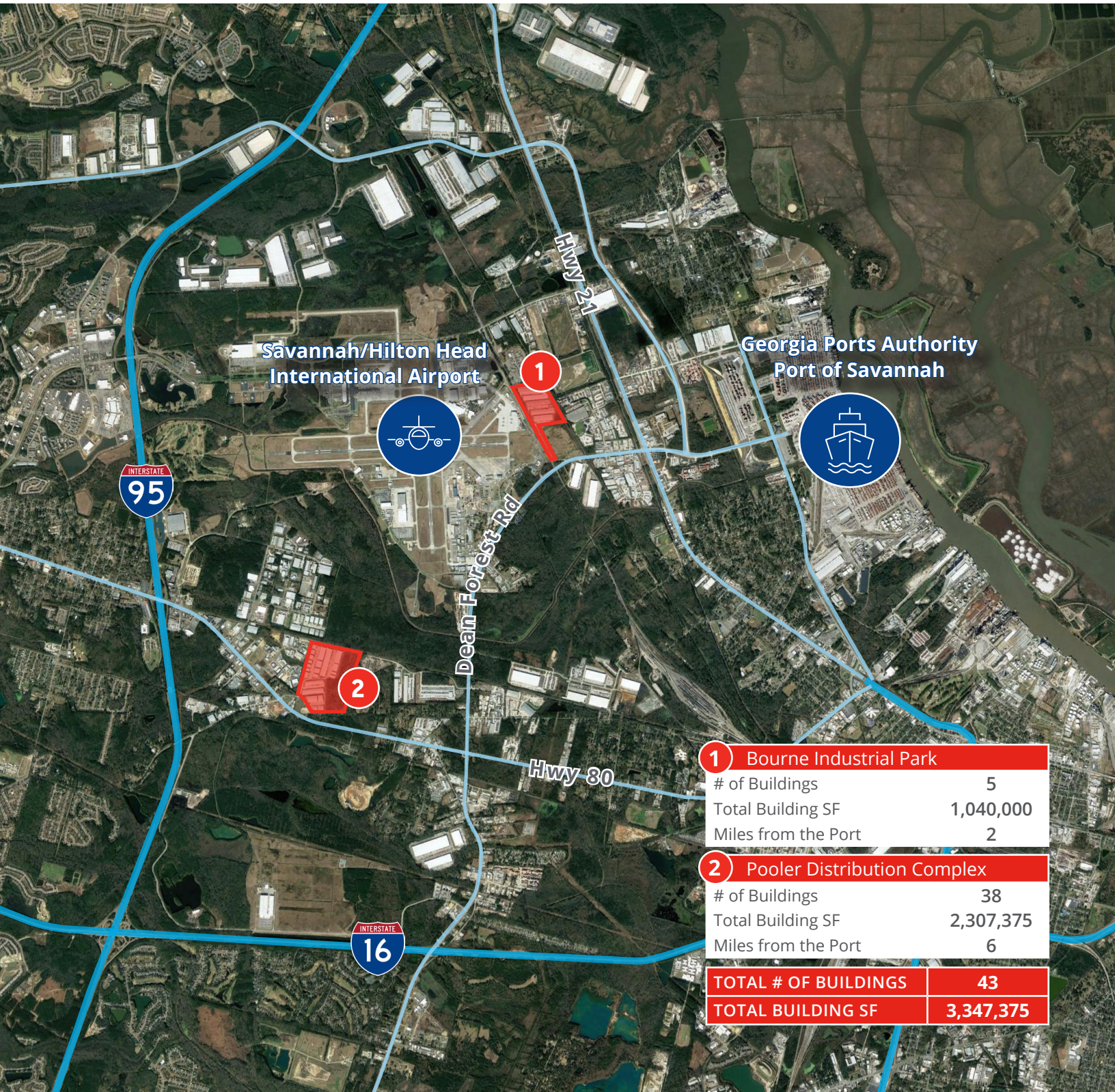
Ventilation: Exhaust Fans (1/20,000 SF)

Building Insulation: Walls and ceiling decks fully insulated. R-10 Insulation factor

Truck Court: 8" Concrete, 200' Depth

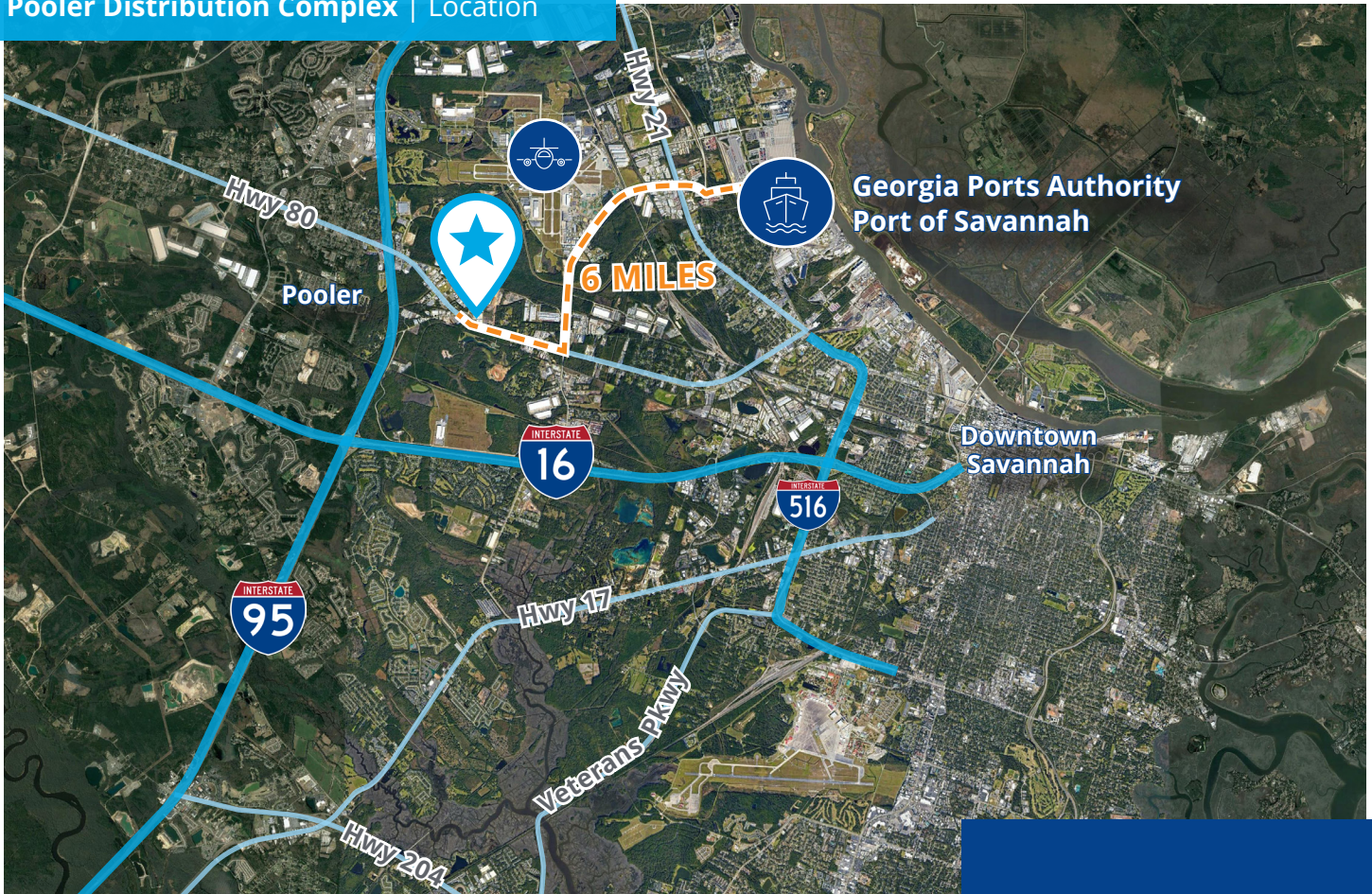
Sprinkler System: ESFR

Dock Equipment: Edge of dock levelers and dock bumpers on all doors

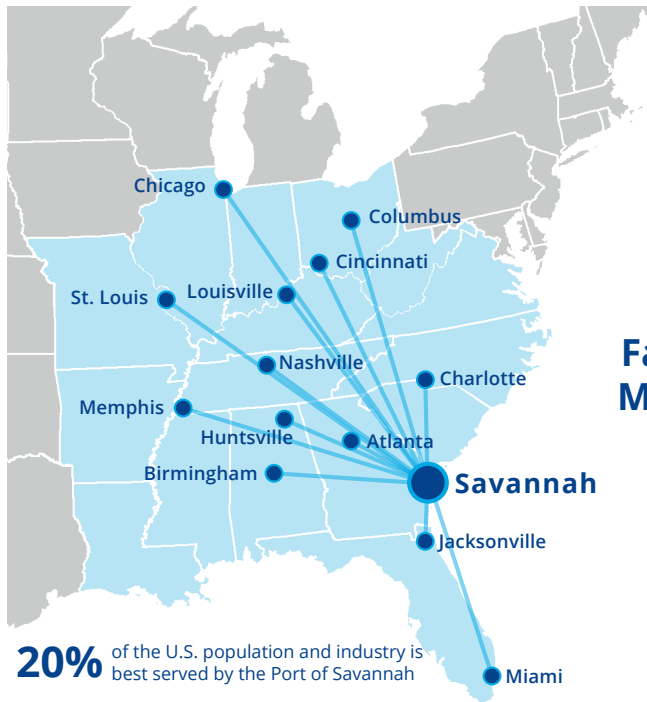


1	Bourne Industrial Park	
	# of Buildings	5
	Total Building SF	1,040,000
	Miles from the Port	2
2	Pooler Distribution Complex	
	# of Buildings	38
	Total Building SF	2,307,375
	Miles from the Port	6
TOTAL # OF BUILDINGS		43
TOTAL BUILDING SF		3,347,375

Pooler Distribution Complex | Location



Savannah: Gateway to American Commerce



**Fastest Growing
Major Container
Port in the
United States**

20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

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