

UP TO ±60,000 SF FLEX WAREHOUSE SPACE FOR BUILD TO SUIT LEASE

1485 PINE BARREN ROAD
POOLER, GA 31322

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Pine Barren Rd

±60,000 SF Proposed
Commercial Flex Building

SITE

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1 PROPERTY INFORMATION

1485 Pine Barren Road
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Available SF:	6,000 min - 60,000 max
Lot Size:	10.42 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	51023 01013

PROPERTY OVERVIEW

SVN is pleased to offer up to ±60,000 square feet (400'W x 150'D) of flex warehouse space available for lease as a build to suit. The interior improvements may include a combination of office and/or warehouse areas and can be tailored to tenant's needs. The warehouse portion will offer 22' feet ceiling height and roll-up doors at grade level with 120' service court. Building will be situated on a ±10.42-acre site with 1,082' of Pine Barren Road frontage and abundant parking for employees and visitors. Present zoning is C-2, which allows for a variety of commercial uses.

LOCATION OVERVIEW

The site is located on Pine Barren Road, approximately 1.5 miles west of Pooler Parkway and less than 2 miles east of Jimmy Deloach Parkway, which connects I-16 directly to the Georgia Ports Authority. The site is only 3 miles from the I-16 and Jimmy Deloach Parkway interchange at exit 152. Additionally, the site is less than 5 miles to the I-16 and I-95 interchange at exit 157, which provides direct access in all directions. The site is surrounded by dense warehouse development stemming from the needed infrastructure that is in place to support truck traffic as well as additional amenities for employees such as retailers and restaurants.

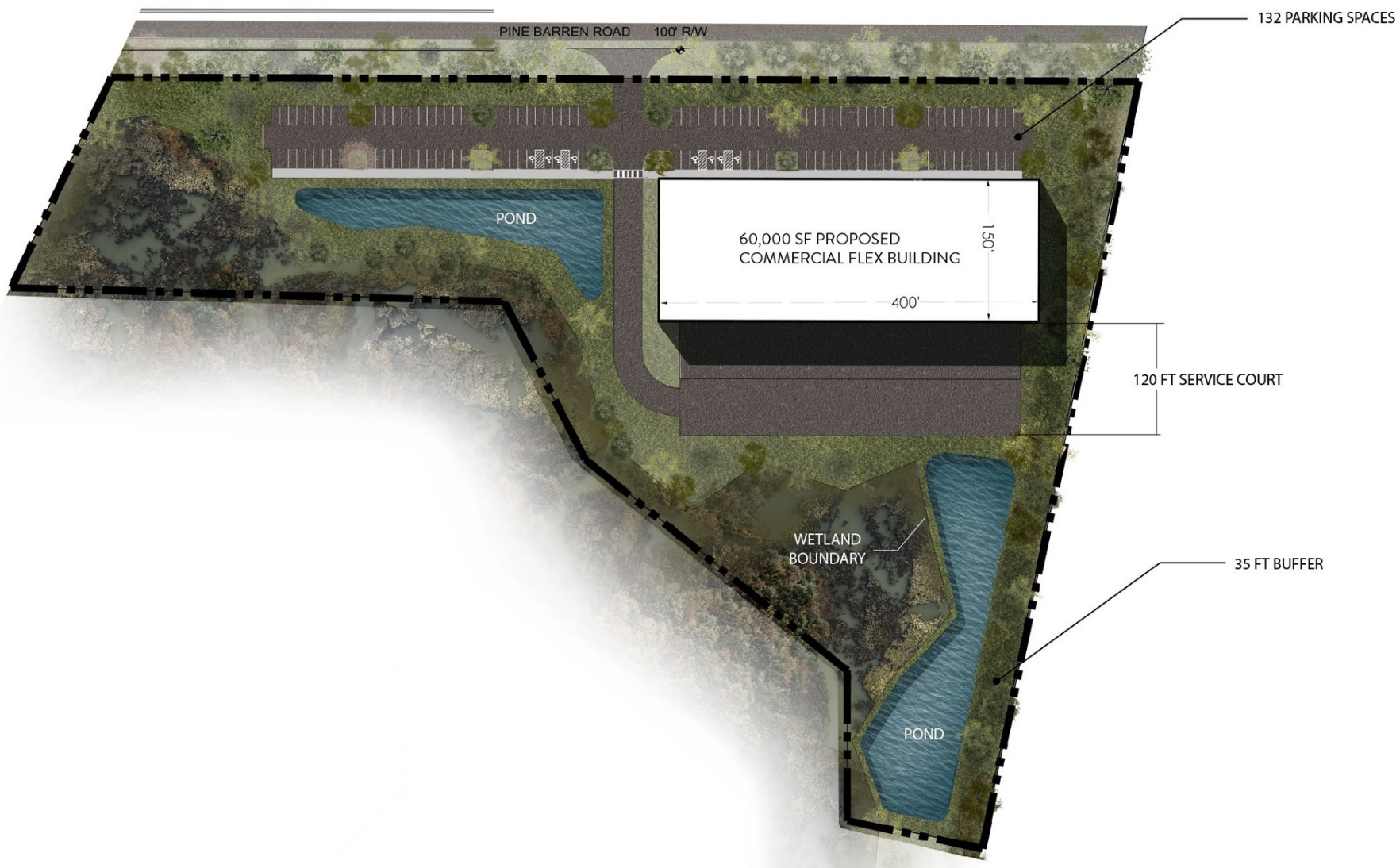
Complete Highlights



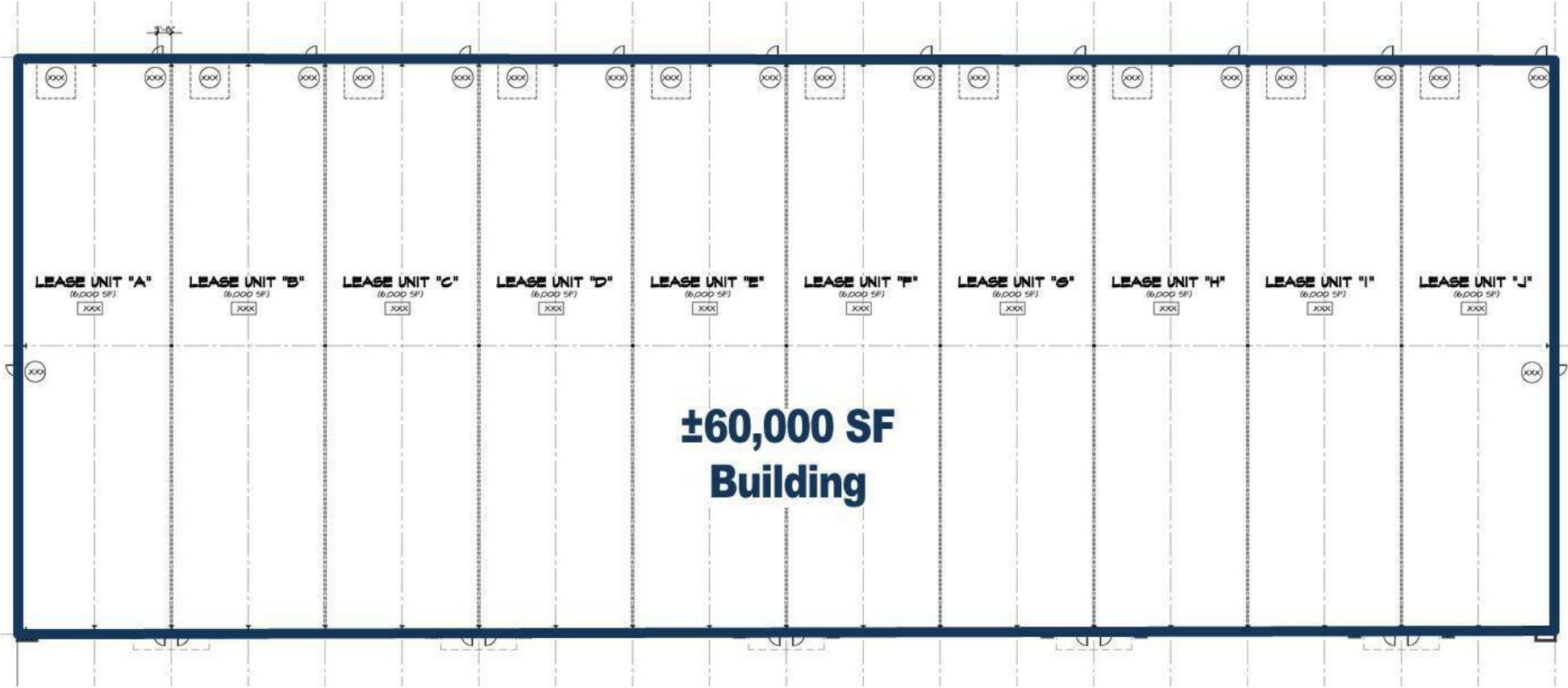
PROPERTY HIGHLIGHTS

- Up to ±60,000 SF Flex Warehouse Space | Build to Suit Lease
- Interior May Include Combination of Office and/or Warehouse Tailored to Tenant's Needs
- WH: 22' Ceiling Height; Roll-Up Doors at Grade Level Height; 120' Service Court
- On ±10.42-Acre Site with 1,082' Pine Barren Road Frontage; Abundant Parking
- C-2 Zoning Allows for a Variety of Commercial Uses
- Located in Pooler w/Quick Access to Jimmy DeLoach Pkwy; I-16, I-95, Airport

Site Concept Plan

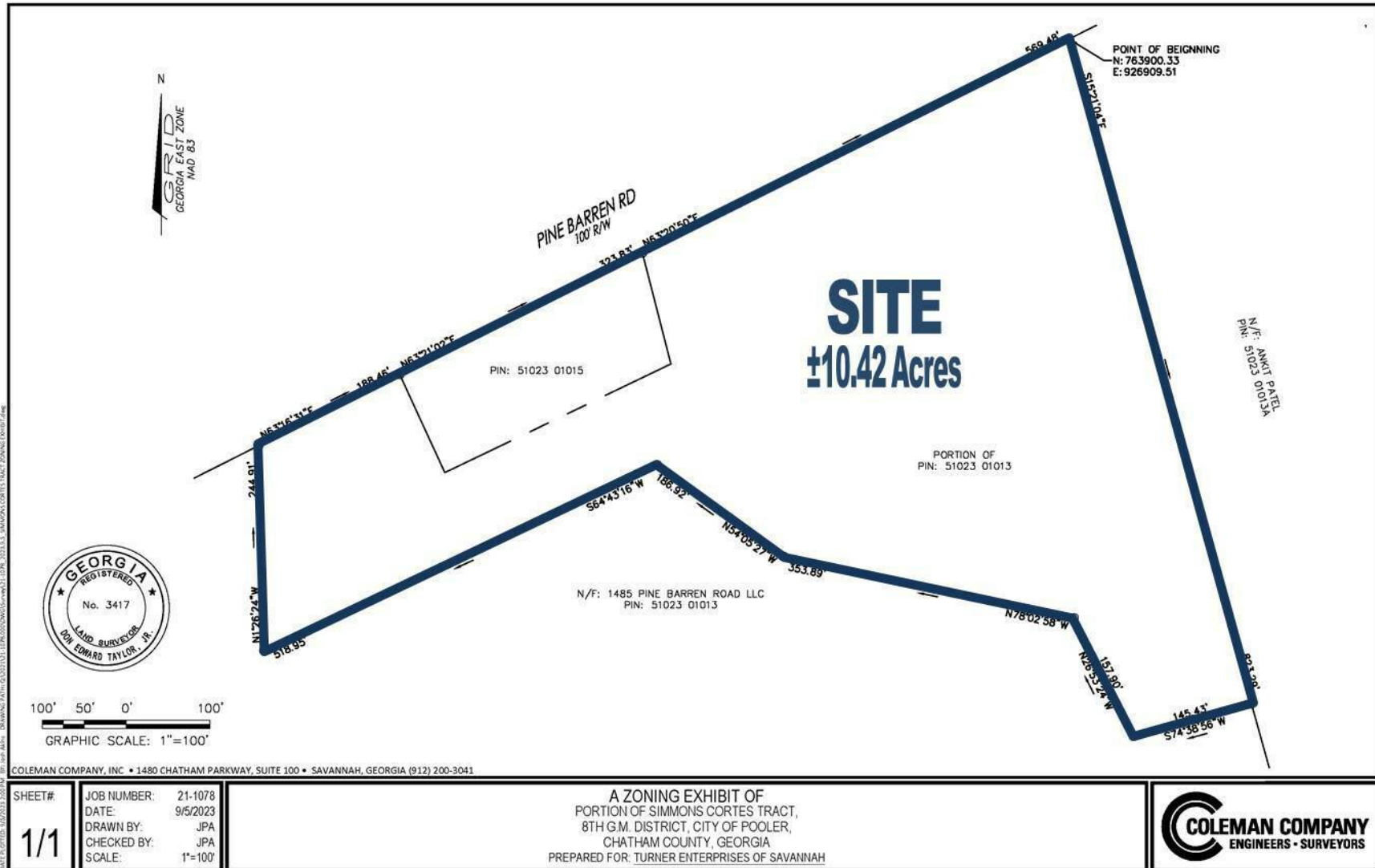


Building Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Plat



Directional Views



East View towards I-16, I-95 & Downtown



Northeast View towards I-95, Downtown, GPA & Airport



West View towards Jimmy Deloach Pkwy



southwest View towards I-16 & Jimmy Deloach Pkwy

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1485 Pine Barren Road
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Aerial | Site With Concept Plan



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Aerial | I-16 & Pooler Pkwy



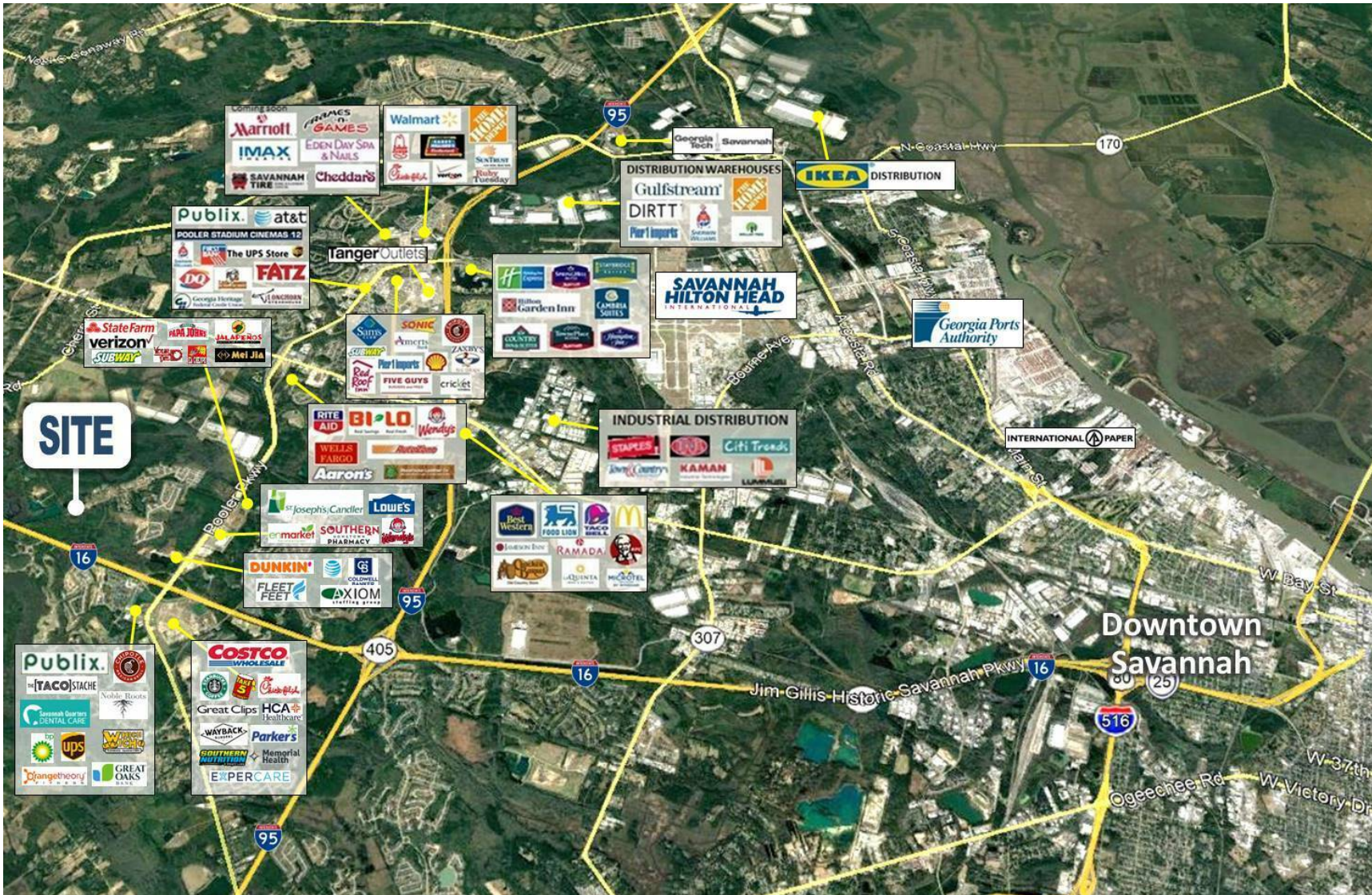
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Aerial | I-16 & I-95



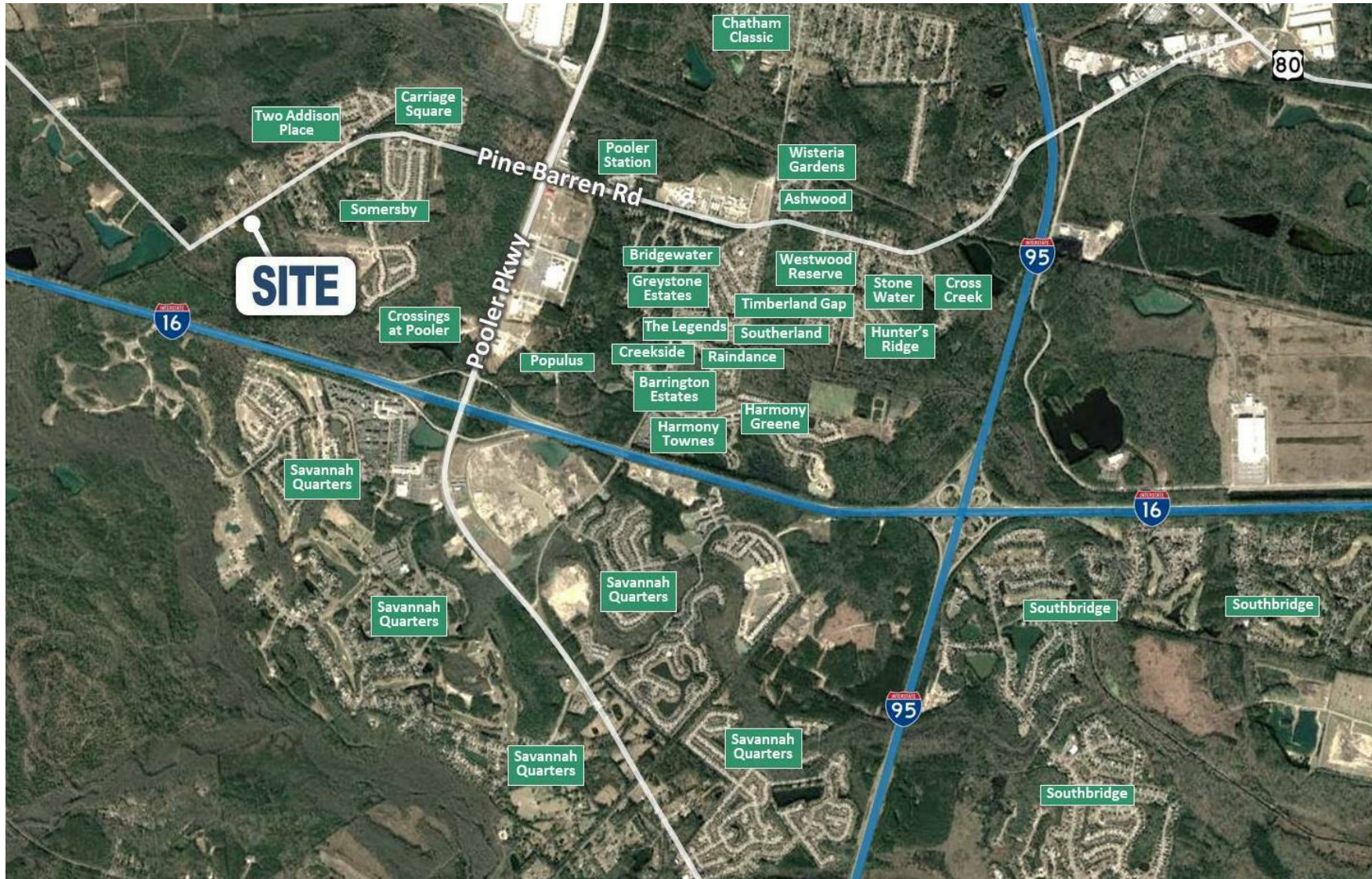
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Aerial | Savannah Business



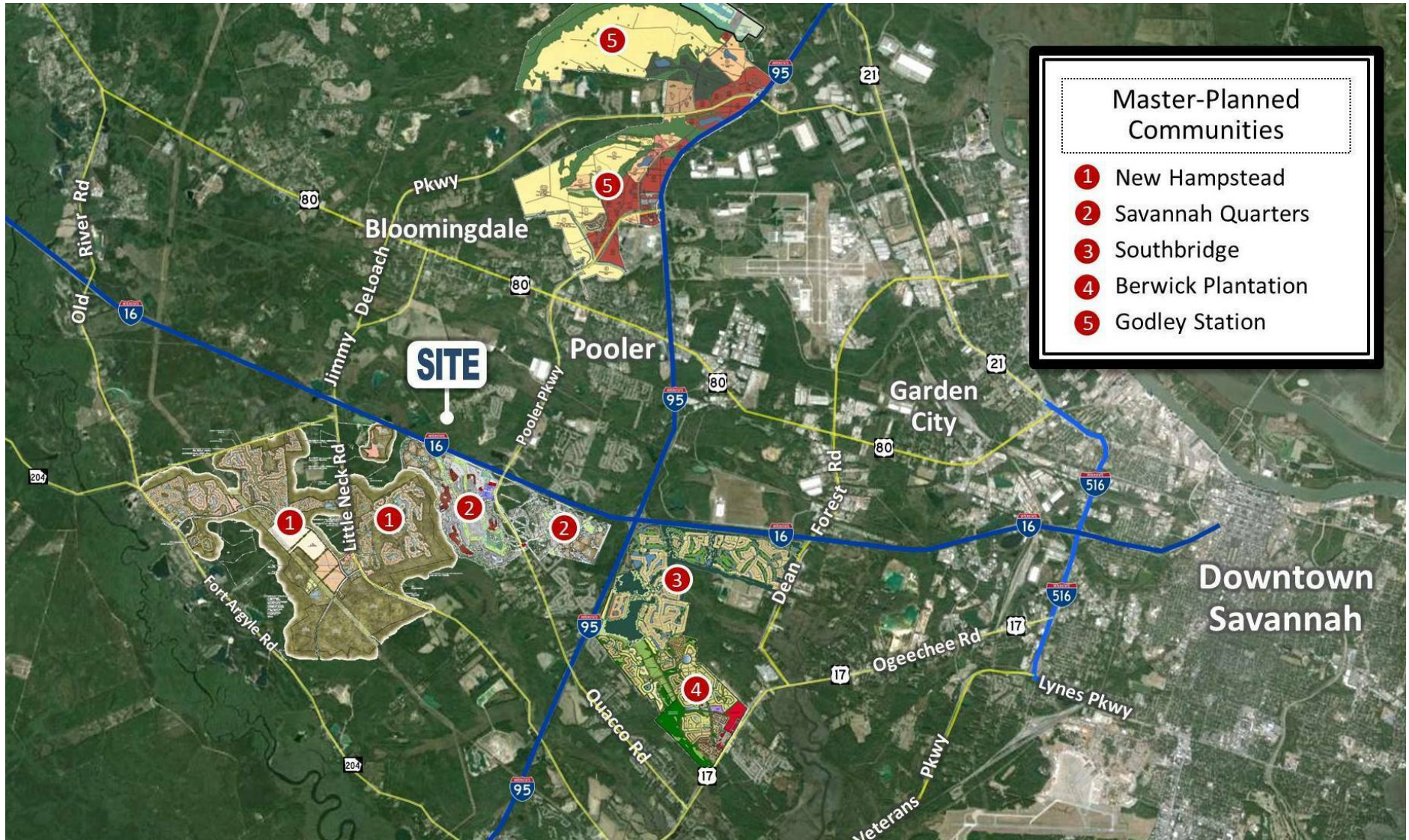
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Aerial | Pooler Communities

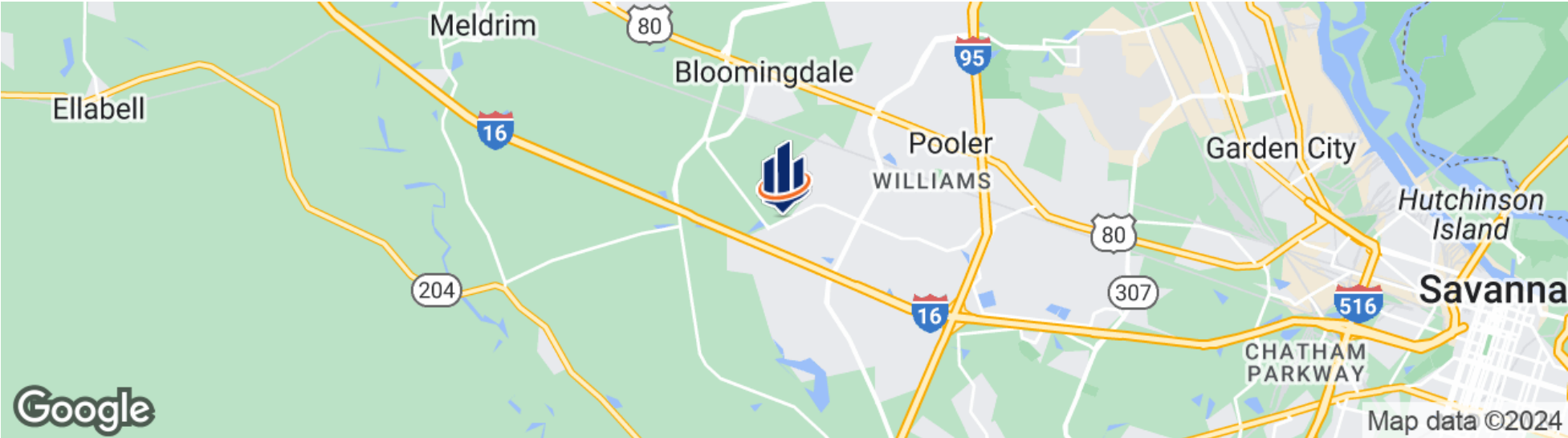
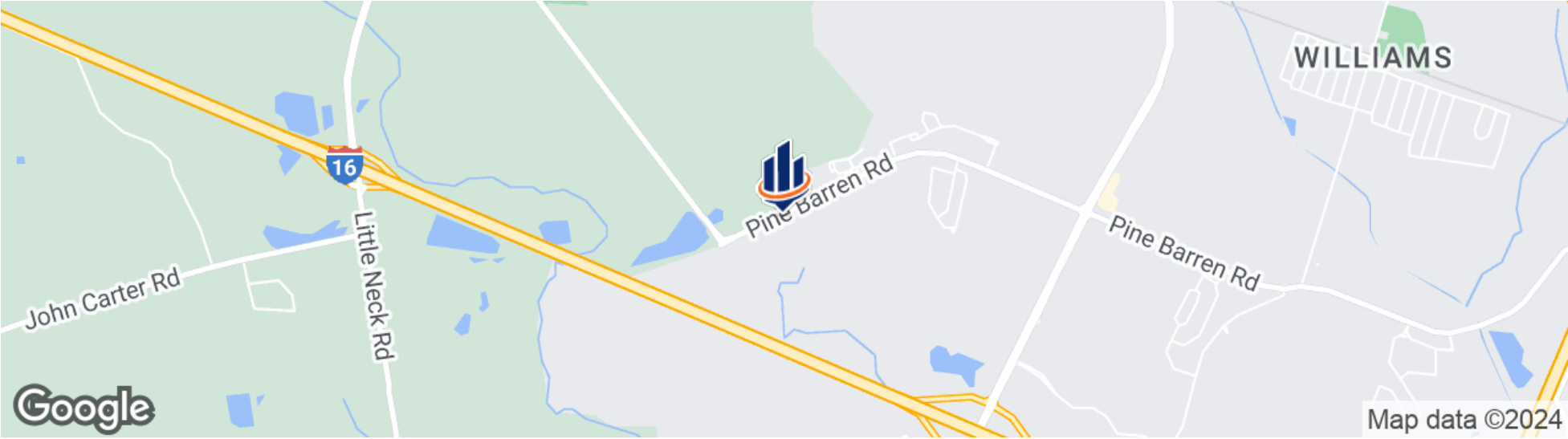


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Aerial | Savannah Communities



Location Maps



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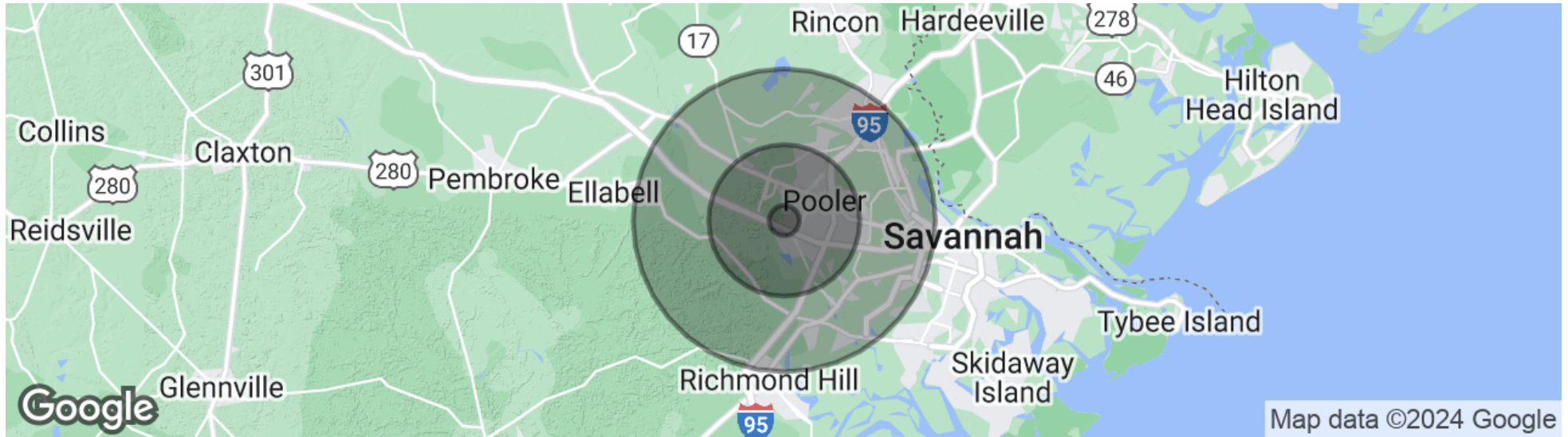
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DEMOGRAPHICS

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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,671	35,501	121,647
Average Age	35.4	38.3	36.2
Average Age (Male)	39.7	35.0	34.1
Average Age (Female)	33.7	41.2	38.0

HOUSEHOLDS & INCOME

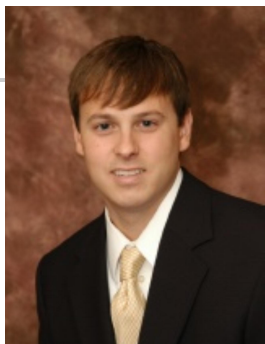
	1 MILE	5 MILES	10 MILES
Total Households	821	14,895	49,064
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$82,925	\$85,449	\$75,379
Average House Value	\$103,319	\$191,707	\$167,073

2020 American Community Survey (ACS)

4 ADVISOR BIO & CONTACT

1485 Pine Barren Road
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Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]