



FOR LEASE

421 Morgan Lakes

421 MORGAN LAKES INDUSTRIAL BLVD, POOLER, GA 31322

115,500 SF Transload Building + 11.5-acre IOS yard



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE

Building Specs

BUILDING SIZE:	115,500 SF
OFFICE SF:	2,500 SF
TOTAL ACREAGE:	101.20 AC (66 useable)
YEAR BUILT:	2024
CLEAR HEIGHT:	24'
CONSTRUCTION TYPE:	Concrete Tilt Up
CONFIGURATION:	Cross-dock
ROOF:	Standing seam metal roof, 20 year warranty
FENCE:	6' chain link fence with 30' manual entrance gate
DOCK-HIGH DOORS:	120 (9'x10') with mechanical pit levelers (35k)
DRIVE IN DOORS:	1 ramped drive in door - 14' x 16'
FINGER DOCKS:	1 (4,000 SF)
BUILDING DEPTH:	100'x 840' x 24' eave/ 150' x 210' x 24' eave
TRUCK COURT DEPTH:	185'
TRAILER PARKING:	335 concrete trailer spaces 371 additional gravel trailer spaces available 706 total spaces
TRAILER PARKING PER DOCK DOOR:	5.88 / 1
AUTO PARKING:	102 spaces
SLAB:	6" reinforced concrete slab
ELECTRICAL:	800 Amp/480 volt/3 Phase
FIRE PREVENTION:	ESFR
LIGHTING:	LED
ZONING:	Light Industrial



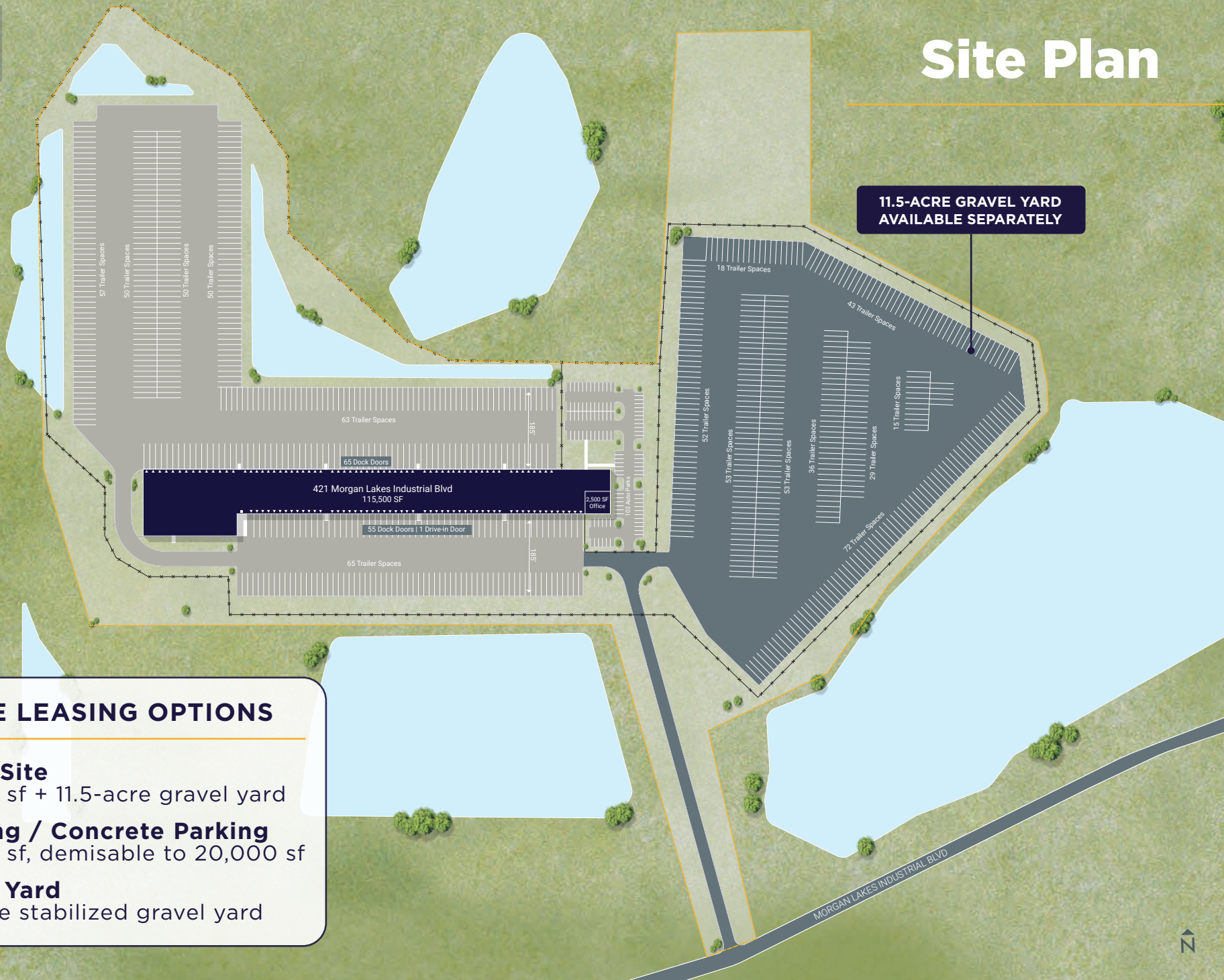
- ▲ DOCK DOOR
- DRIVE-IN DOOR

Site Plan

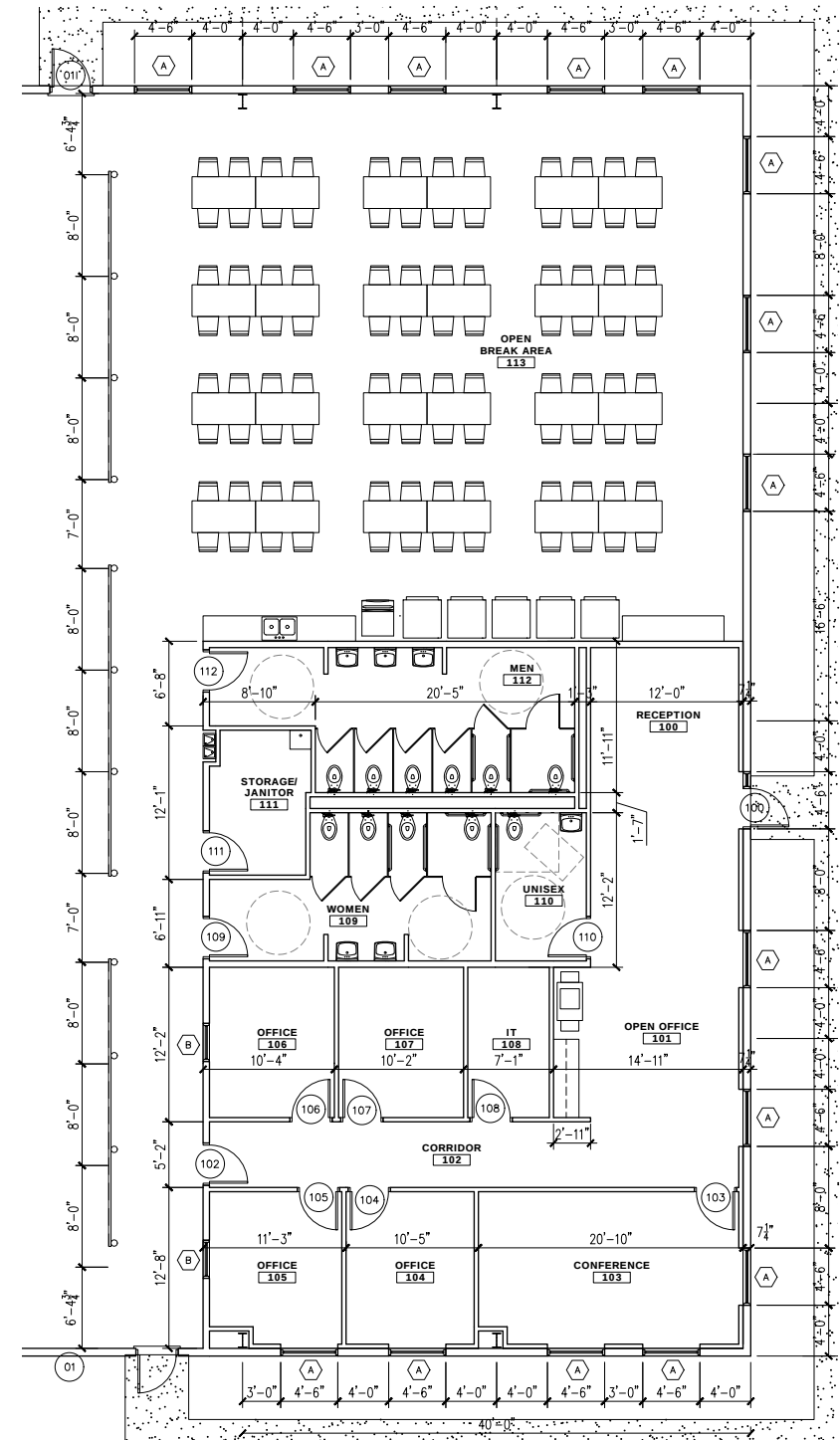
11.5-ACRE GRAVEL YARD
AVAILABLE SEPARATELY

FLEXIBLE LEASING OPTIONS

- A Entire Site**
115,500 sf + 11.5-acre gravel yard
- B Building / Concrete Parking**
115,500 sf, demisable to 20,000 sf
- C Gravel Yard**
11.5-acre stabilized gravel yard



2,500 SF Spec Office







Unmatched Access

KEY DISTANCES



±6.5 Miles



±9.5 Mile



±6.5 Miles



±4 Miles

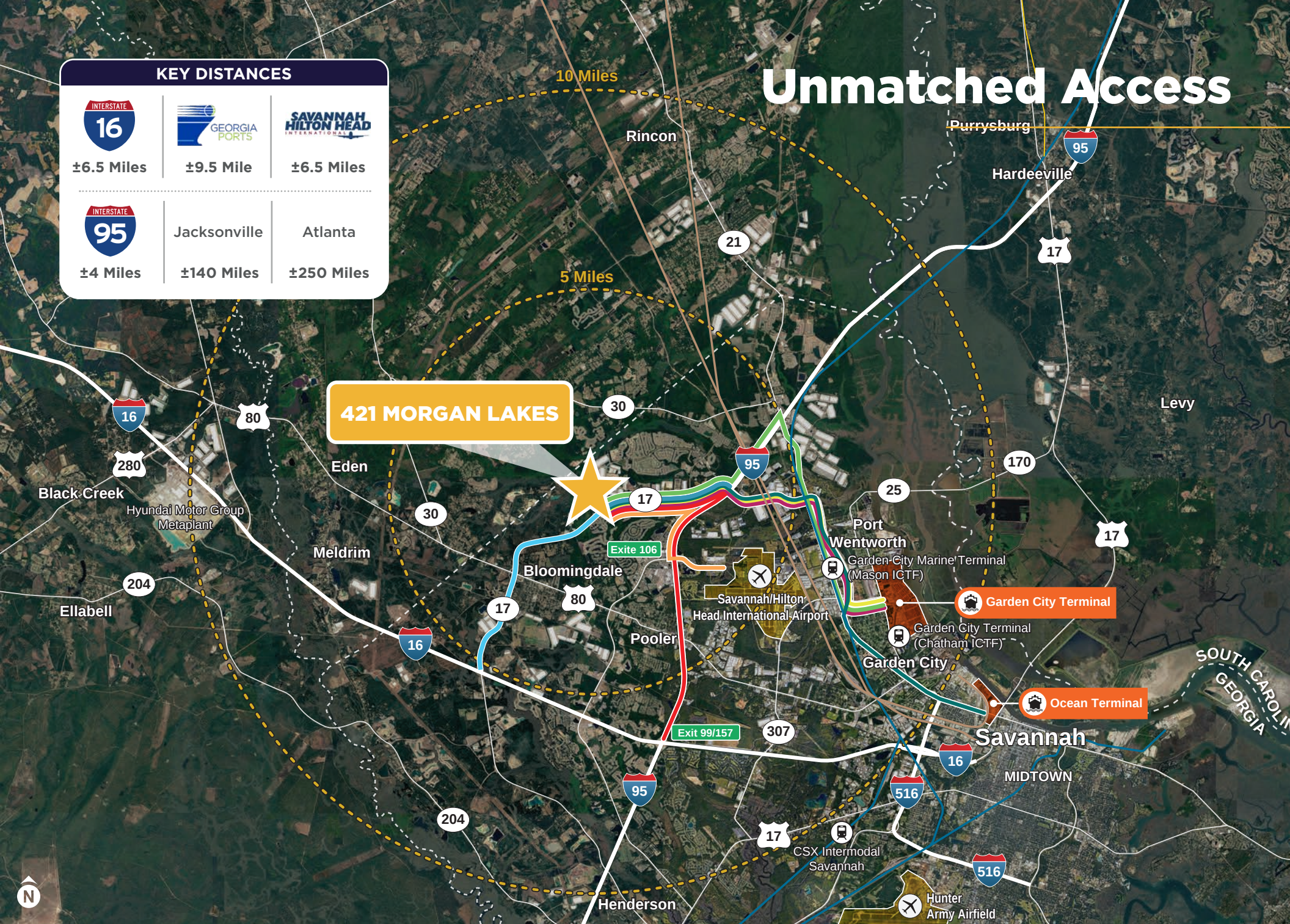
Jacksonville

±140 Miles

Atlanta

±250 Miles

421 MORGAN LAKES



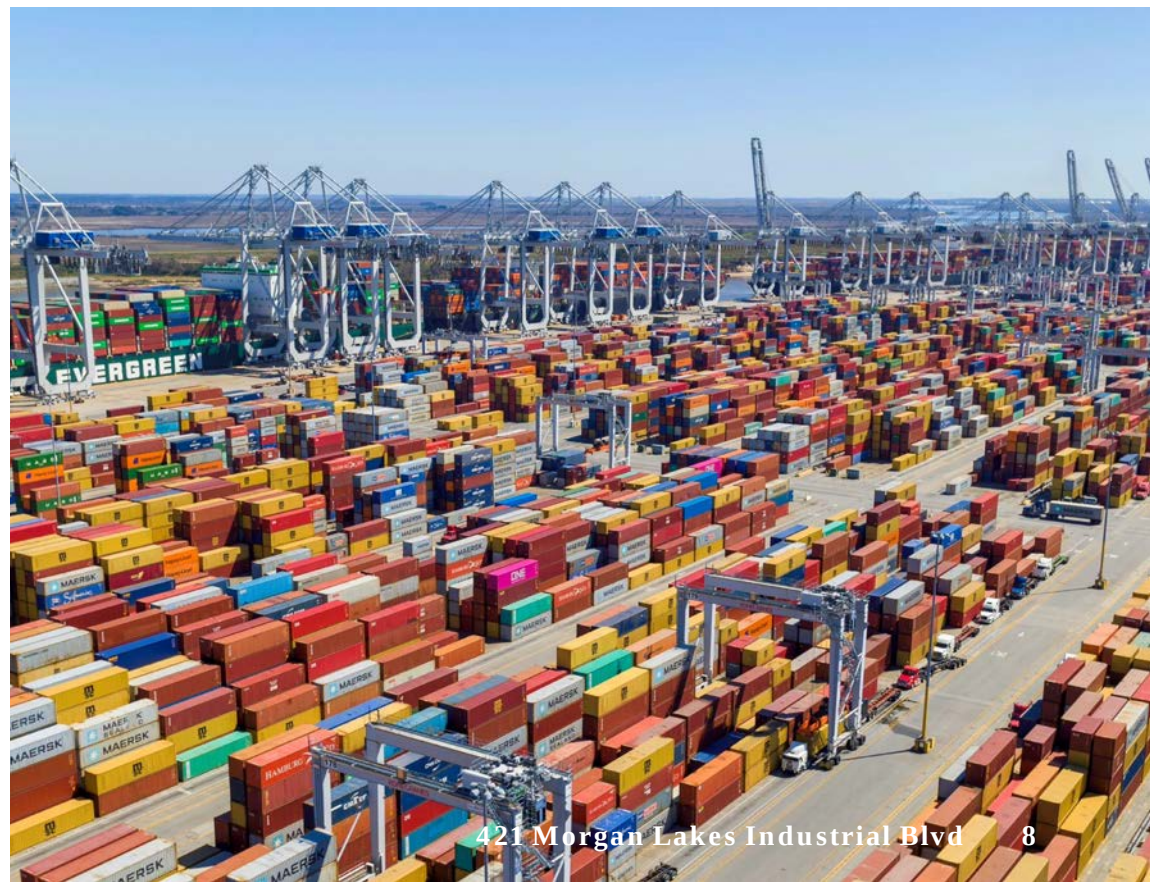
Georgia Ports Authority

Incredible Growth

- #1 fastest growing container port in the U.S.
- #1 largest single-terminal container facility in the US
- #1 largest U.S. on-terminal intermodal facility
- #2 largest East Coast port
- #3 busiest U.S. container gateway

Continued Expansion

- With the renovation of Berth 1 at Garden City Terminal to handle 16,000+ TEU vessels, the 90-acre Garden City Terminal West expansion and the transition of Ocean Terminal to an all-container facility, the Port of Savannah is set to increase annual capacity to 9 million by 2030
- Georgia Port Authority recently commenced construction on the first phase of the \$1.8 billion second container port on Hutchinson Island; with a projected 2026 or 2027 completion, the new 200-acre expansion will add an additional 2.5 million TEUs to Savannah's capacity
- Garden City Terminal received eight additional ship-to-shore cranes in 2023, bringing its fleet to 36, more than any other terminal in North America
- Planned raising of the Talmadge Memorial Bridge to accommodate next-generation container vessels, supporting continued expansion at the Port of Savannah





MORE INFORMATION

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