

95 Logistics @ Pooler Pkwy

100,214 SF / CLASS A WAREHOUSE FOR LEASE



1030 S H MORGAN PKWY / POOLER / GA 31322

CBRE

Building Specifications

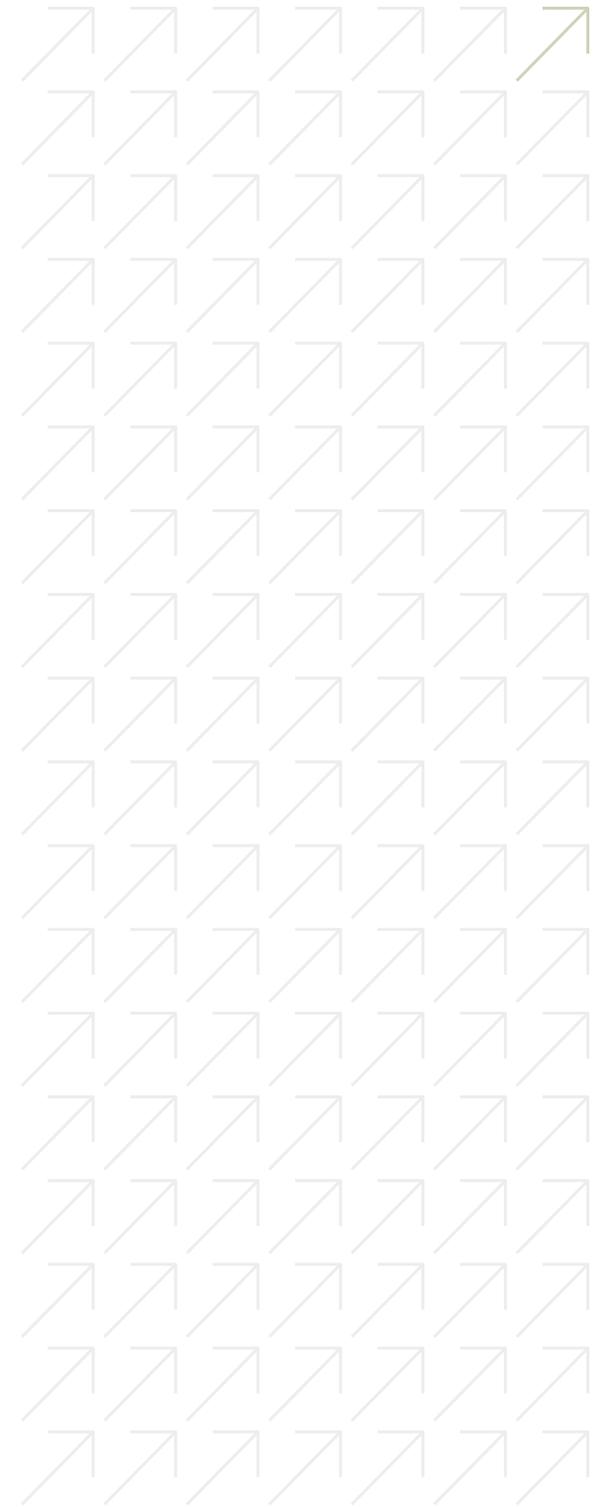
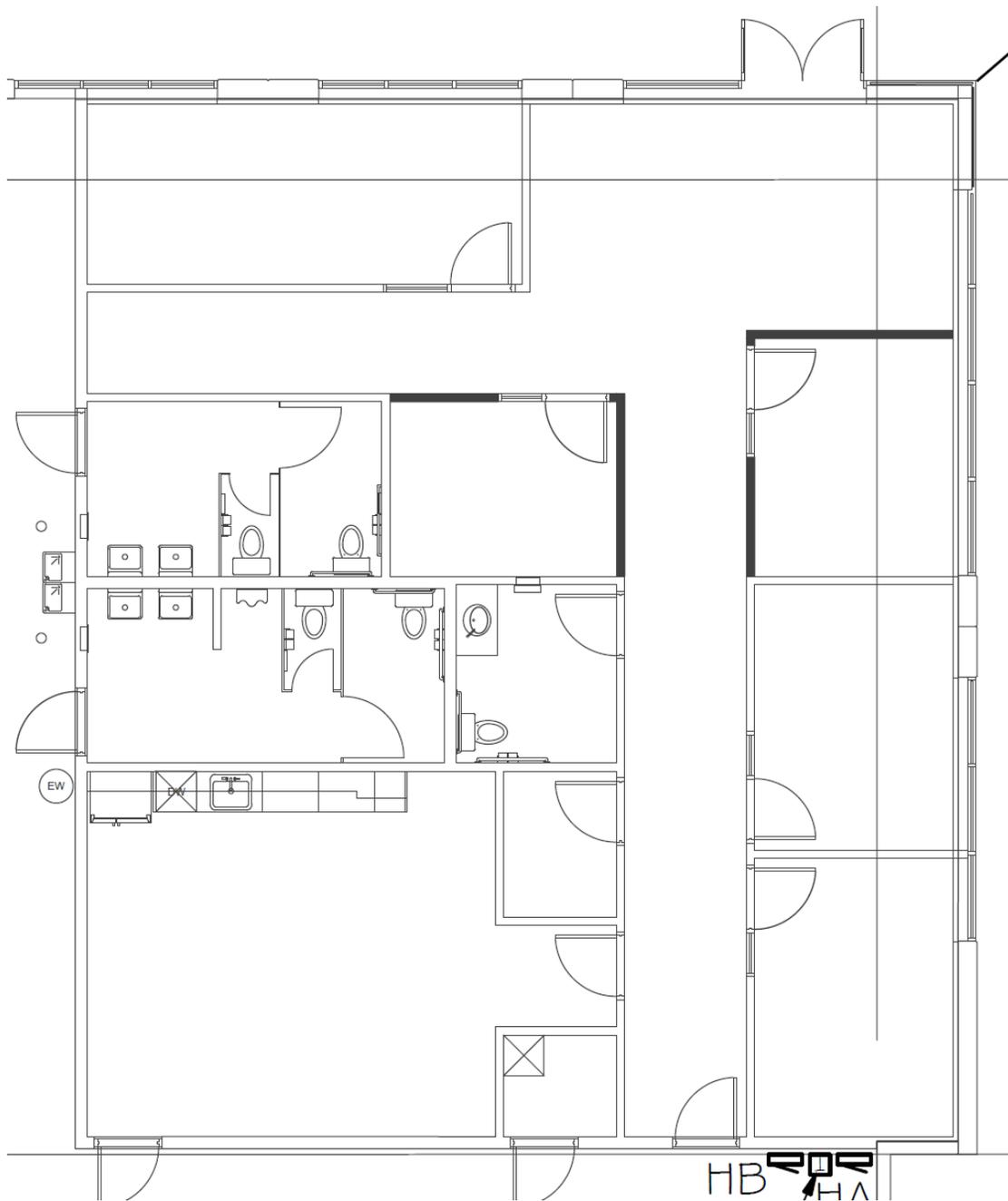
Spec Type	Spec Details	Spec Type	Spec Details
Available On:	3/1/2025	Dock Doors:	19 (10 with 35k lb mechanical levelers, 9 with Edge of Docks)
Year Built:	2019	Auto Parking:	187
Total Building SF:	100,214 SF	Trailer Parking:	20
Office SF:	2,247 SF	Electrical:	1200 AMP 480/277 volt
Building Depth:	305'	Lighting:	LED
Clear Height:	32'	Interior:	Painted White
Column Spacing:	53' 4" x 48' with 65' Speed Bay	Floor:	6," 4,000 PSI
Truck Court Depth:	185' all concrete	Sprinkler:	ESFR
Drive-in Doors:	1 (12' x 14')	Roof:	45 mil TPO (2019 with warranty expiring 2034)



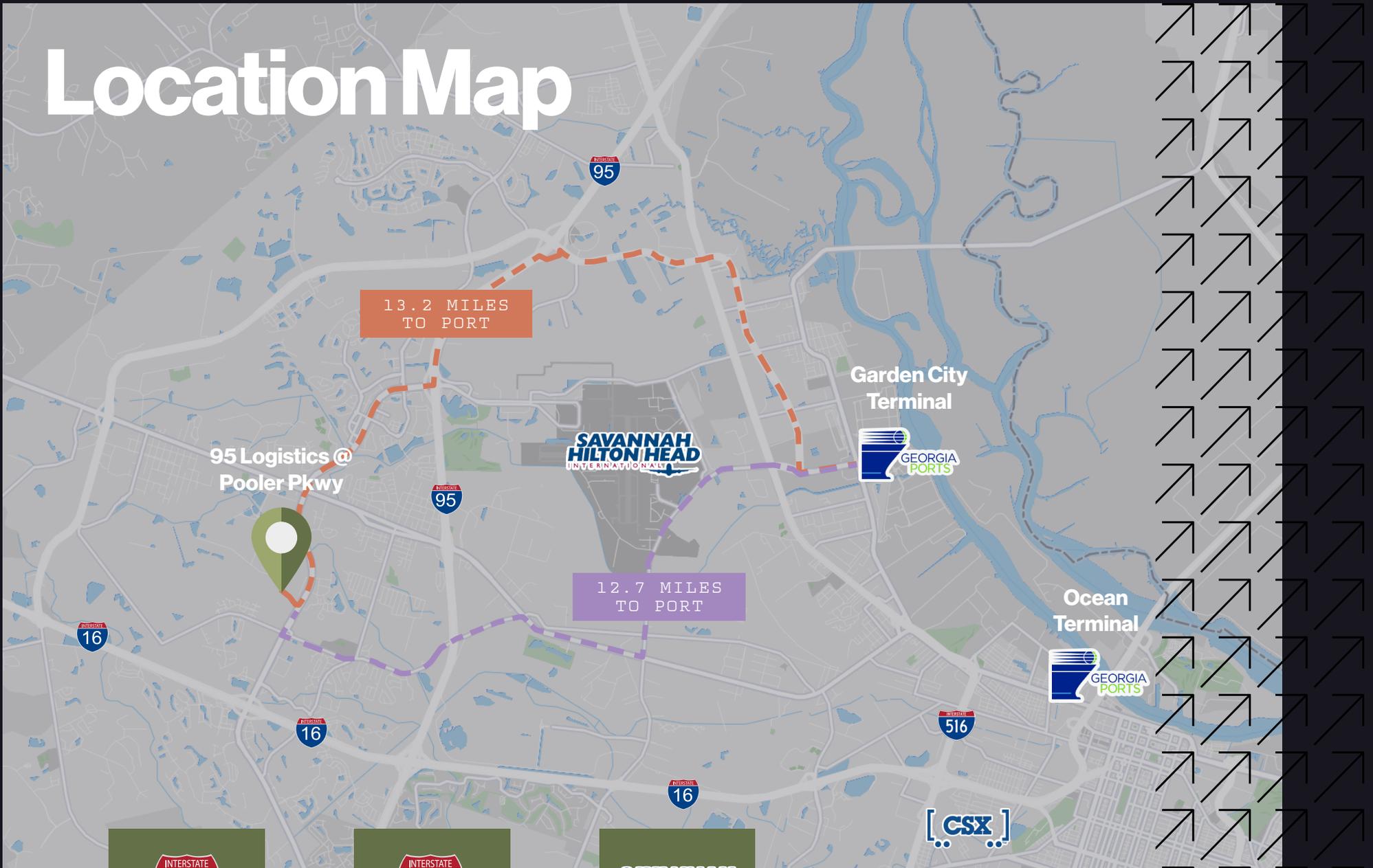
Site Plan



Office Plan | 2,247 SF



Location Map




1.8 Miles


3.7 Miles


5.5 Miles



Port of Savannah

#1 Port in the U.S.

- + Two Class 1 Railroads: CSX & Norfolk Southern; on-dock rail and line haul services
- + Two Terminals: Ocean & Garden City Terminal; modern & deep water
- + Neopanamax Vessels: 60% of vessels calling on Savannah are Neopanamax
- + Access to Interstates: I-16 E/W & I-95 N/S; Immediate access
- + 20% of U.S. population served by The Port of Savannah
- + Four hour drive to major markets including Atlanta, Orlando, Charleston, and Charlotte
- + Specializes in Break Bulk, Containers, RoRo, Heavy Lifting, Project Cargo

***Largest Single
Container
Terminal in North
America***

***Fastest Growing
and 3rd Largest
Port in the Nation***



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WAREHOUSES FOR LEASE



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