



Colliers

OLD LOUISVILLE RD

HIGHWAY 80

For Lease

# Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 22 (120,000 SF) available 7/1/2025
- Building 35 (100,000 SF) available now
- 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

## Contact us:

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## Developed by:



Accelerating success.





Available Buildings						
Building	Size	Dimensions	Dock Doors	Drive-in Doors	Eave Height	Availability Date
22	120,000 SF	150 x 800	18	2	24'	7/1/25
35	100,000 SF	250 x 400	11	1	26'	Now

Building Specifications

Warehouse Floor: 6" Reinforced Concrete

Warehouse Lighting: LED Fixtures

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

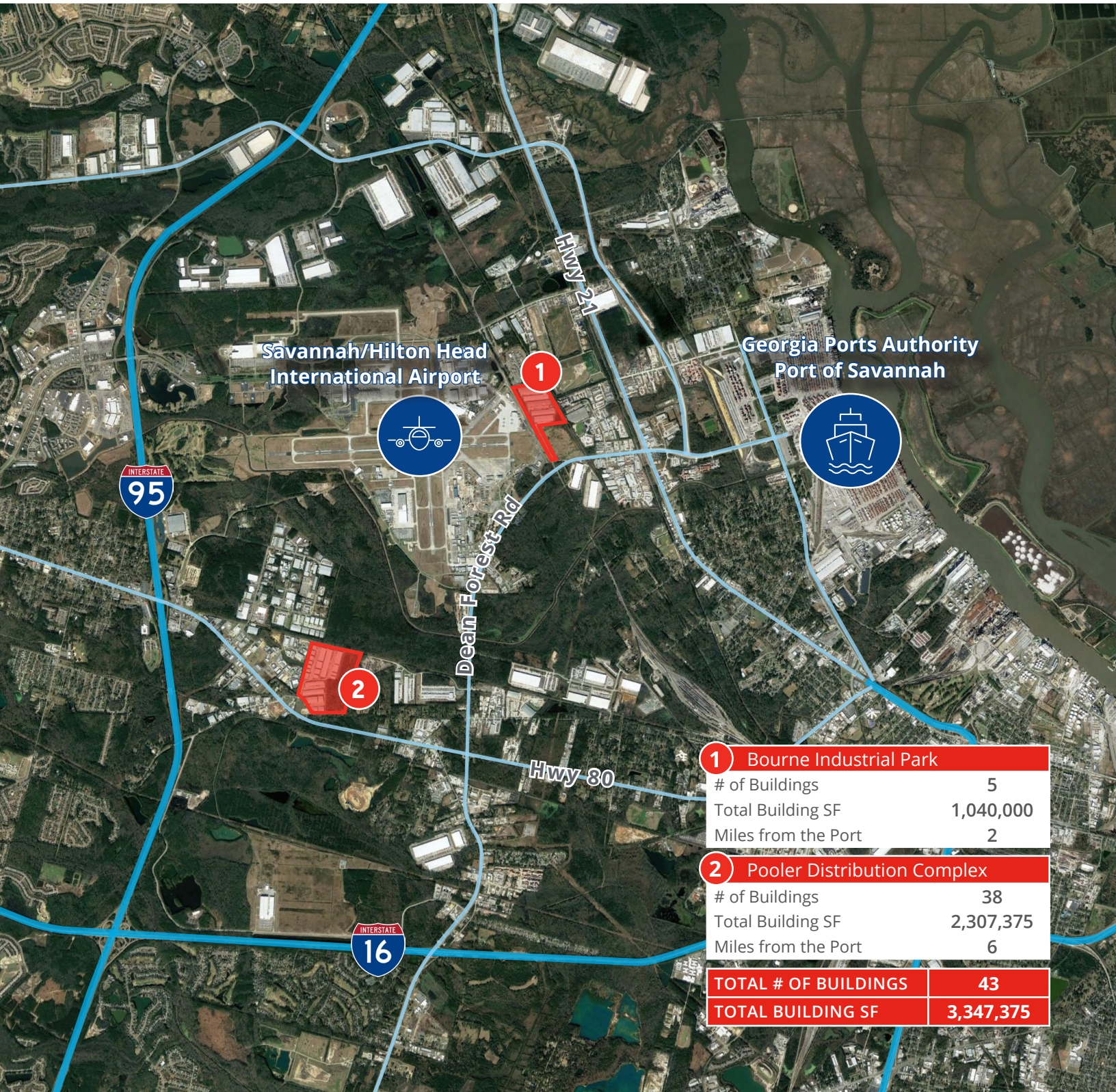
Building Insulation: Walls and ceiling decks fully insulated.  
R-10 Insulation factor

Truck Court: 8" Concrete, 200' Depth

Sprinkler System: ESFR

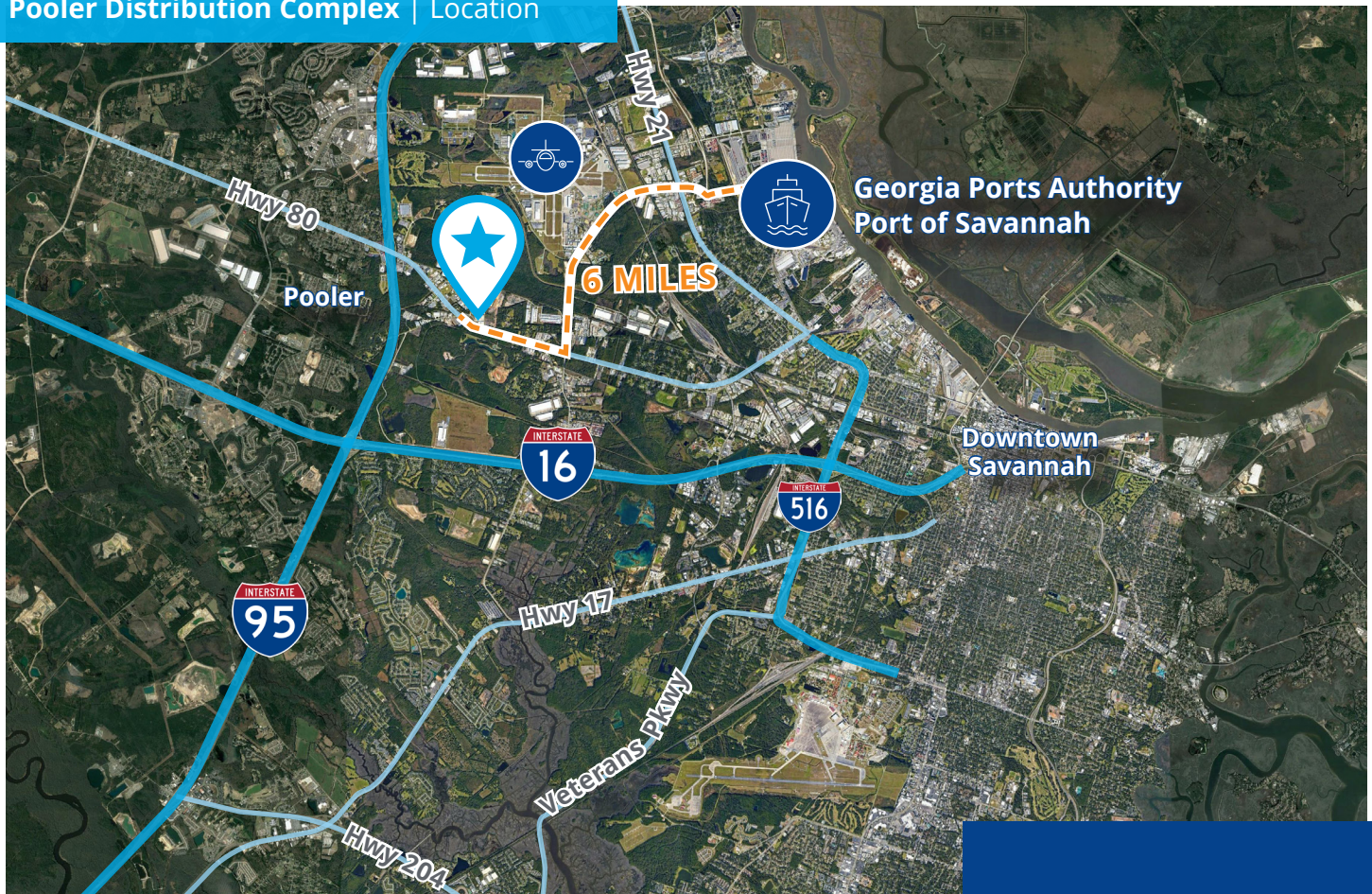
Dock Equipment: Edge of dock levelers and dock bumpers on all doors



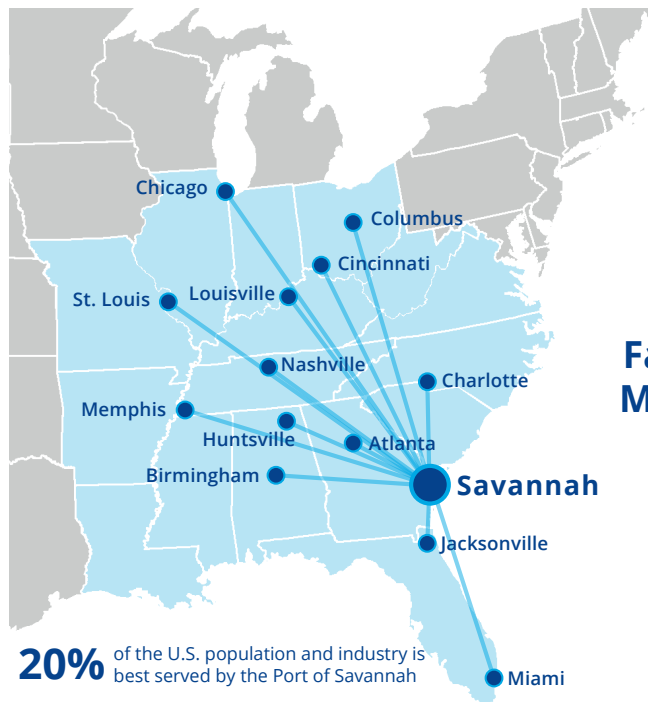




## Pooler Distribution Complex | Location



## 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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