

FOR SALE

115 Priya Circle
Pooler GA 31322

PROPERTY OVERVIEW

115 Priya Circle is centrally located in Pooler Business Park off Highway 80 in thriving Pooler, GA. This high-traffic location is zoned I-2—Heavy Industrial and is just over six miles from Georgia Ports Authority terminals. The location is close to I-95 and I-16, providing easy connectivity to regional and national transportation routes. Covenant restrictions may apply, which restrict storage yards and heavy manufacturing.



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PROPERTY HIGHLIGHTS



\$675,000



1.82 ACRES



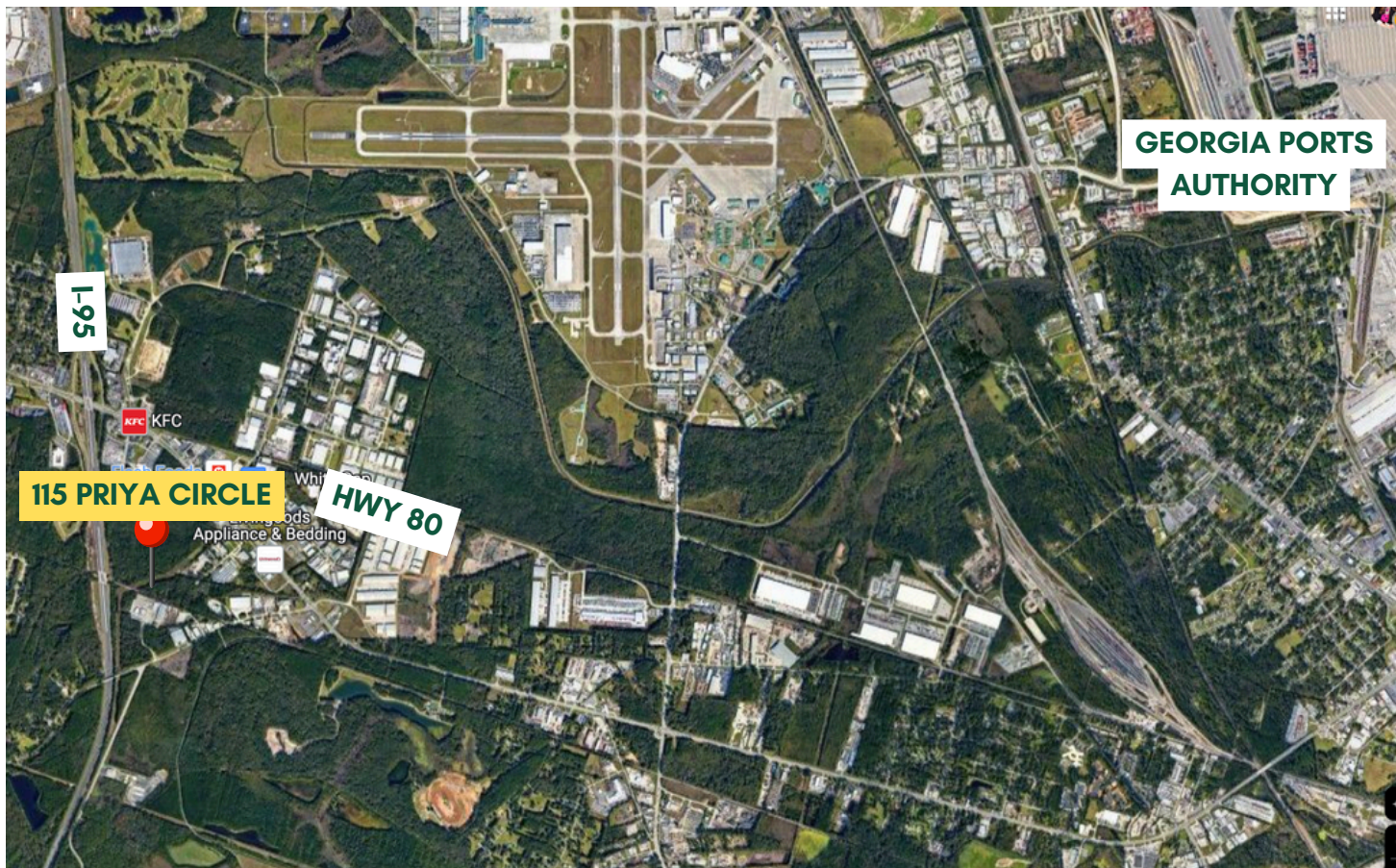
FLEX-SPACE/LIGHT INDUSTRIAL



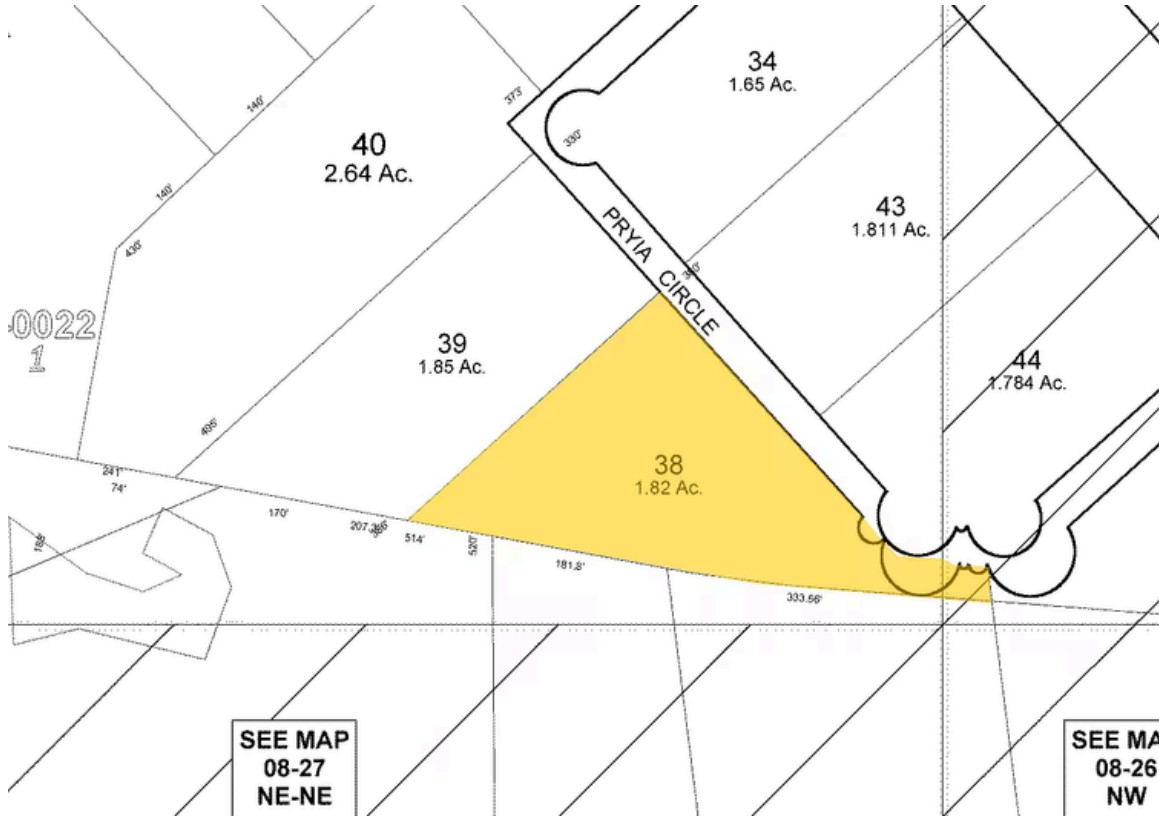
**EASILY ACCESSIBLE FROM HWY 80, I-95 AND I-16 AND
6.3 MILES FROM THE GEORGIA PORTS AUTHORITY
TERMINALS**



LOCATION MAP



SITE PLANS



1. ACCESS EASEMENT ACROSS THE FRONT OF LOTS 1-4 ADJACENT TO LOT 12-B SHALL BE PROVIDED BY EACH FUTURE PARCEL OWNER AS REQUIRED BY THE PLANNING COMMISSION. IT IS INTENDED THAT THE OCCUR WITHIN ADJOINING PARKING LOTS.

URB-CUTS TO BE ALIGNED WITH EXISTING CURB-CUTS

POOLER REQUIRES THAT ALL FINISH FLOOR ELEVATIONS OF STRUCTURES LOCATED WITHIN THE 100 YEAR FLOOD PLAN BE THE BASE FLOOD ELEVATION.

POOLER IS RESPONSIBLE FOR MAINTAINING THE PRIVATE AND STORM FACILITIES UNTIL A PROPERTY OWNER FORMED; NOT THE CITY OF POOLER.

COMPLIANCE WITH THE POOLER TREE ORDINANCE, EACH LOT RESPONSIBLE FOR THEIR INDIVIDUAL REQUIREMENT. THE TREE AREA CONSISTS OF 1,200 ACRES. IT WILL REQUIRE 20 TREES TO SATISFY THE ORDINANCE FOR THIS AREA. 3 TREES TO EACH LOT REQUIRED TOTAL. MAY REMOVE ANY TREE DESIGNATED AS "SIGNIFICANT" TREE ORDINANCE WITHOUT PERMISSION FROM THE CITY.

IF OF POOLER REQUIREMENTS, A 6" SIDEWALK SHALL BE ADJACENT TO THE CURB ON BOTH SIDES OF PRYIA CIRCLE. RESPONSIBILITY OF EACH LOT OWNER TO CONSTRUCT ANY RUNG ACROSS HIGHWAY STREET FRONTAGE.

5. RIGHT-OF-WAY EASEMENTS AND ANY SITES FOR PUBLIC ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES. RIGHTS OF ACCESS IS ALLOWED FOR MAINTENANCE OF UTILITY EASEMENTS.

OF POOLER, THE MINIMUM FINISH FLOOR ELEVATION IS 13.00 (NGVD).

VICINITY MAP

APPROVED BY THE PLANNING AND ZONING COMMISSION _____ DATE _____

CHAIRMAN _____

APPROVED BY THE MAYOR AND CITY COUNCIL OF POOLER _____ DATE _____

MAYOR _____

ALDERMAN _____ ALDERWOMAN _____

ALDERMAN _____ ALDERMAN _____

ALDERMAN _____ ALDERMAN _____

- ### LEGEND
- CMF CONCRETE MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - IRS* Property Corner falls in Canal Corner and all easement intersection
 - B.S.L. BUILDING SETBACK LINE
 - OHP OVERHEAD POWER LINE
 - PP POWER POLE
 - STREET ADDRESS
 - FINISH FLOOR ELEVATION

