



195 NORDIC WAY
POOLER, GA 31322, USA

AVAILABLE **195 NORDIC WAY**
230,400 SF LOGISTICS FACILITY



195 NORDIC WAY PROJECT HIGHLIGHTS

1.5 MILES
FROM
I-95

7 MILES
FROM
I-16

JIMMY DELOACH PARKWAY

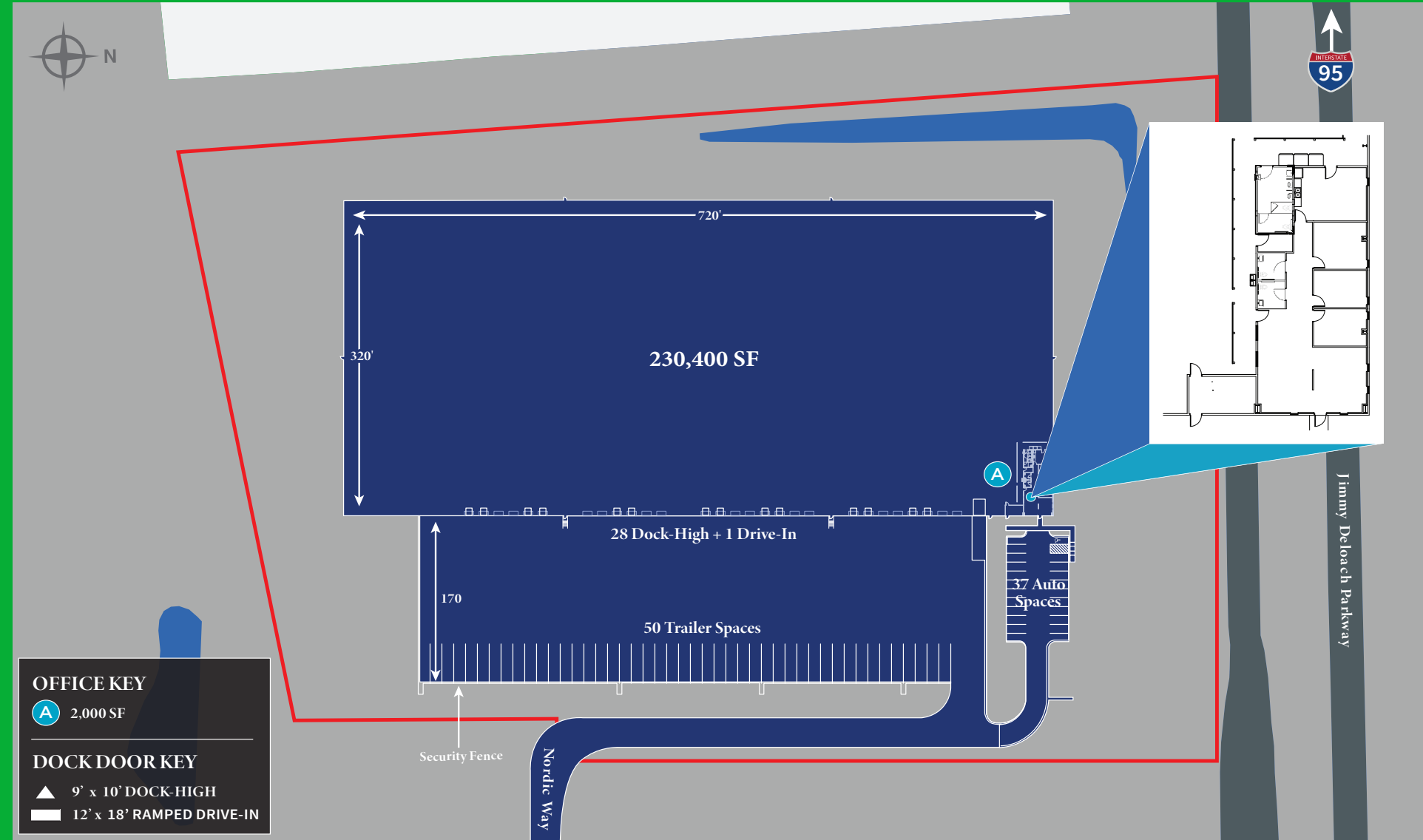
195 NORDIC WAY
POOLER, GA 31322, USA

230,400 SF
LOGISTICS FACILITY

7 MILES FROM
GEORGIA PORTS
AUTHORITY

FRONTAGE AND
VISIBILITY ALONG
JIMMY DELOACH PARKWAY

195 NORDIC WAY SITE PLAN



195 NORDIC WAY PROPERTY SPECIFICATIONS

22' CLEAR HEIGHT AT
EAVES; 30' AT CENTER

ALL CONCRETE 170'
TRUCK COURT AND
DRIVEWAY SURFACES

2000 SF OFFICE

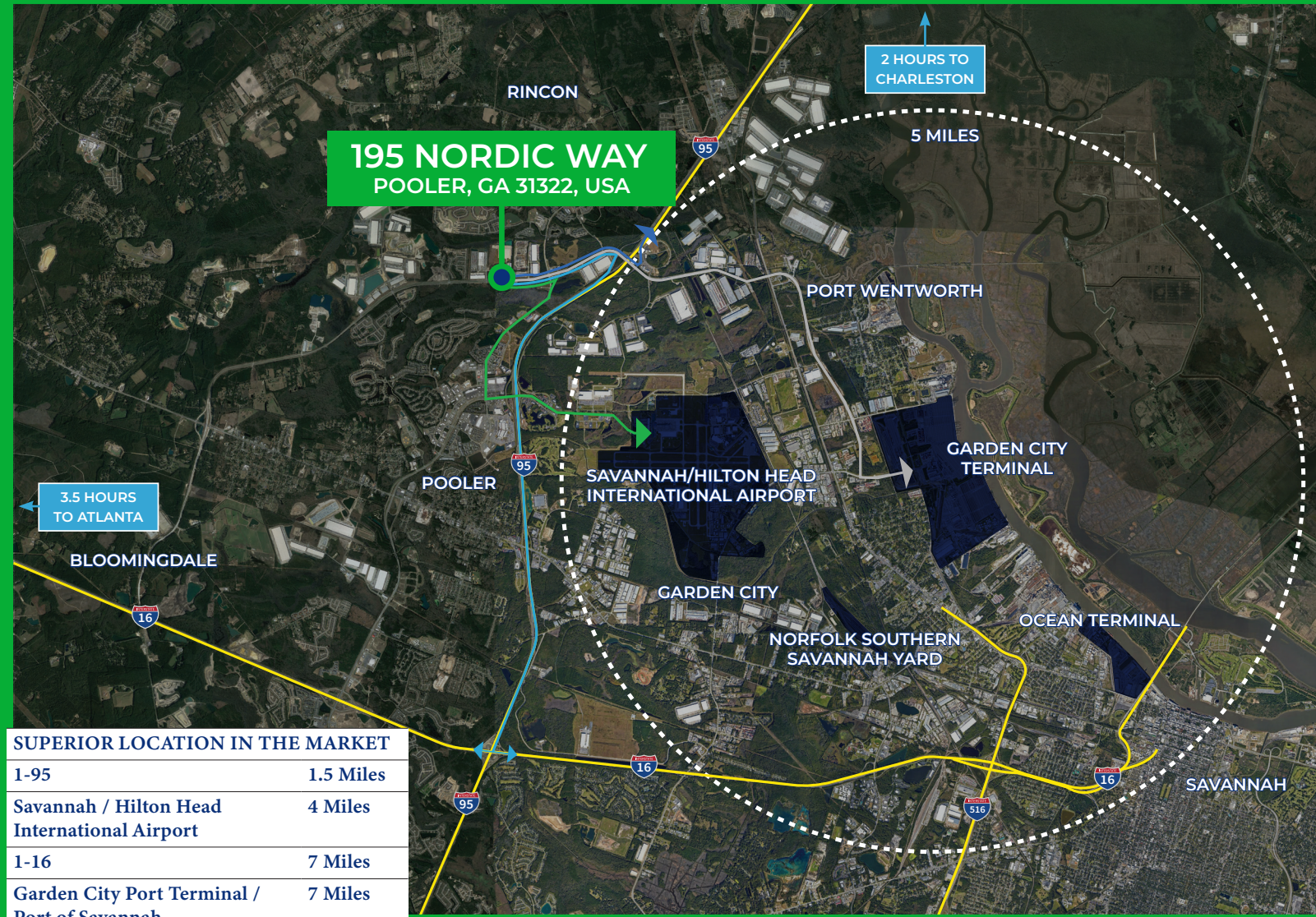
FULLY FENCED SITE FEATURING
SEPARATE AUTO AND TRUCK
INGRESS/EGRESS

BUILDING IS A REGISTERED FOOD
GRADE FACILITY AND CUSTOMS
BONDED WAREHOUSE

Construction	Concrete Tilt-Wall w/ Metal Panel
Floors 6"	Reinforced slab
Loading	Front-Load
Column Spacing	30' W x 64' D
Building Depth	320'
Dock High Doors	28 (9' x 10') 14 equipped with Pit-Style Levelers and 14 equipped with Edge-of-Dock Levelers. All 28 equipped with seals
Ramped Drive-In Doors	1 (12' x 18')
Trailer Parking Spaces	50
Auto Parking Spaces	37
Fire Protection	ESFR
Warehouse Lighting	LED
Building Power	800 AMP 3-Phase
Roof Type	Metal

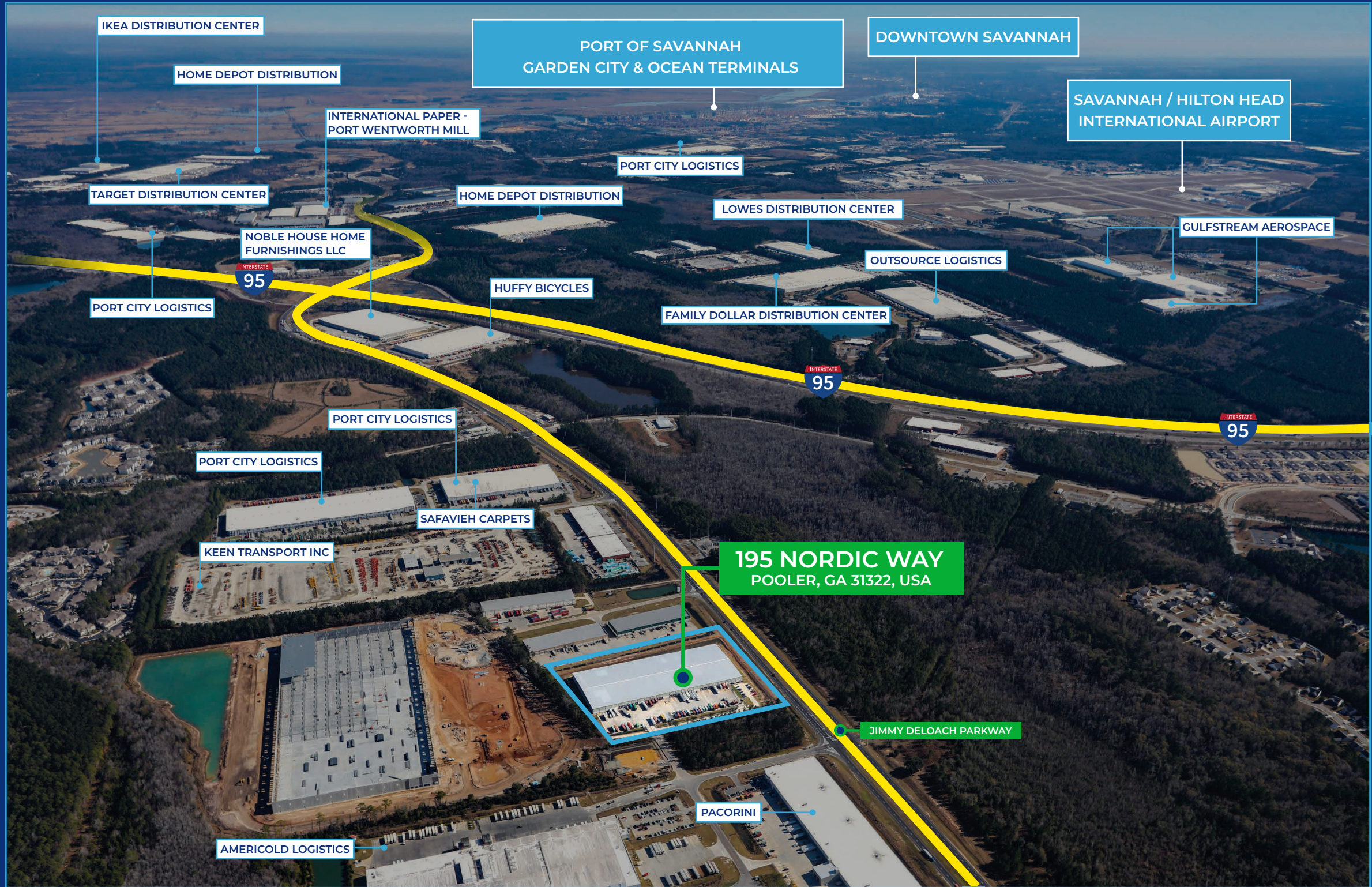


195 NORDIC WAY LOCATION HIGHLIGHTS



SUPERIOR LOCATION IN THE MARKET

1-95	1.5 Miles
Savannah / Hilton Head International Airport	4 Miles
1-16	7 Miles
Garden City Port Terminal / Port of Savannah	7 Miles





BENNETT RUDDER, SIOR
MANAGING DIRECTOR
JLL
912.250.4595
BENNETT.RUDDER@JLL.COM

RYAN HOYT
SENIOR MANAGING DIRECTOR
JLL
404.995.2090
RYAN.HOYT@JLL.COM

LINDSEY WILMOT
SENIOR ASSOCIATE
JLL
912.663.9394
LINDSEY.WILMOT@JLL.COM

CHRIS TOMASULO, SIOR
EXECUTIVE MANAGING DIRECTOR
JLL
404.995.2462
CHRIS.TOMASULO@JLL.COM



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