

## Short Term Sale/Leaseback Business Relocating

Colliers



### ±48,000 SF Centrally Located Warehouse/Office Building Available For Sale

126 Westside Boulevard  
Pooler, Georgia 31322

An ideal location for servicing the greater Savannah area, this property offers convenient access to major highways, I-95 and I-16, as well as the airport and Georgia Ports Authority's Port of Savannah. Features include approximately 6,700 SF of front office space, large truck court, 3 dock doors, 5 box truck doors and 3 drive-in doors for efficient operations.



# Property Overview

<b>Address</b>	126 Westside Boulevard Pooler, GA 31322
<b>Parcel No.</b>	50987 07045
<b>Zoning</b>	I-1, Light Industrial
<b>Year Built</b>	2007
<b>Warehouse Add-on</b>	2019
<b>Building Size</b>	±48,000 SF
<b>Lot Size</b>	±3.92
<b>Office Size</b>	±6,700 SF
<b>Dock Doors</b>	3
<b>Box Truck Doors</b>	5 (can be converted to dock doors if concrete platform is removed)
<b>Drive-in Doors</b>	3
<b>Clear Height</b>	24'
<b>Construction</b>	Metal
<b>Warehouse Lighting</b>	LED
<b>Crane Tonnage</b>	4,000 lbs.
<b>Forklift Charging</b>	4 electrical stations

Pricing subject to offer.







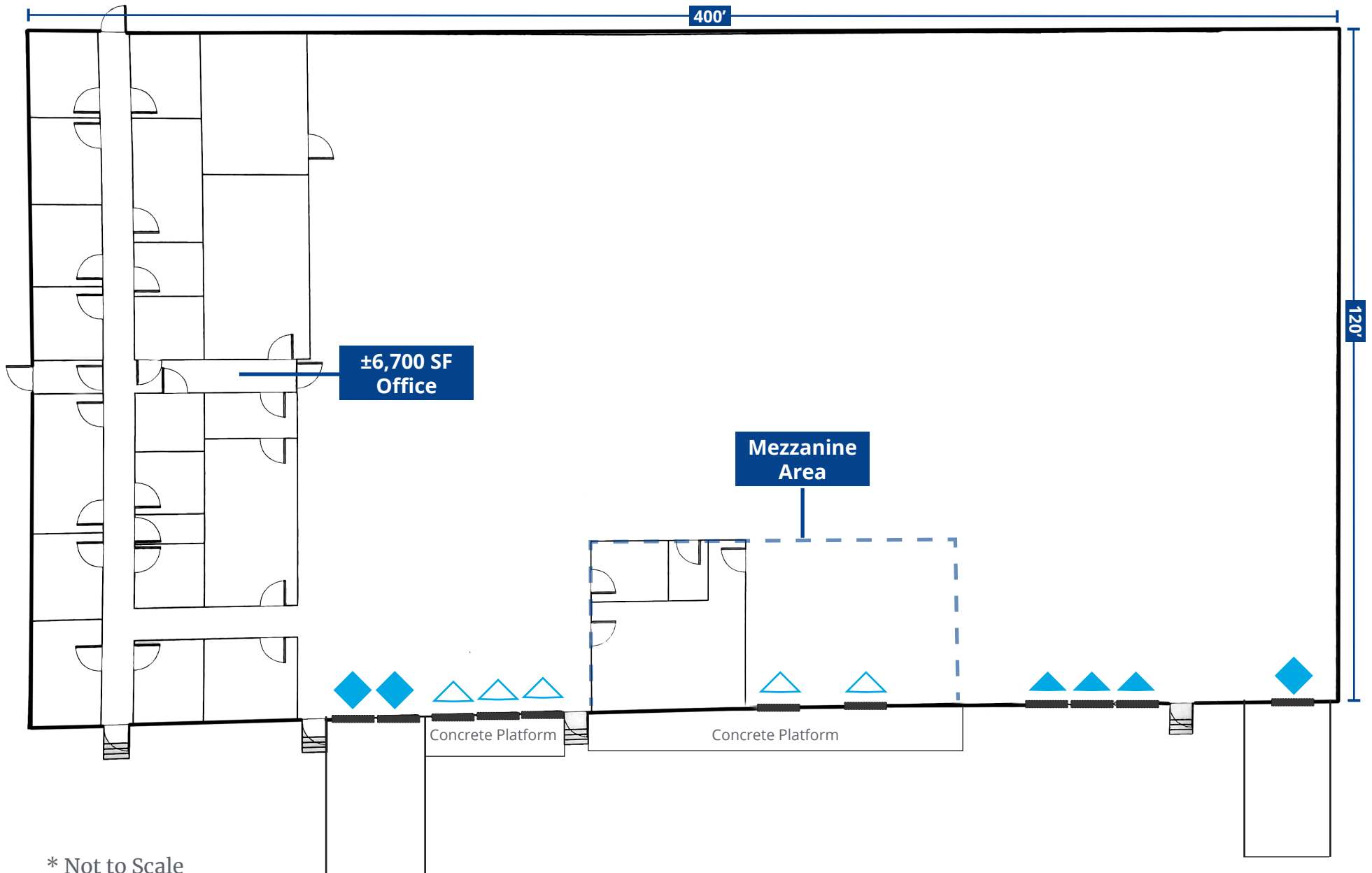






# Floor Plan

- ▲ Dock Door
- △ Box Truck Door (can be converted to dock doors if concrete platform is removed)
- ◆ Drive-in Door



\* Not to Scale



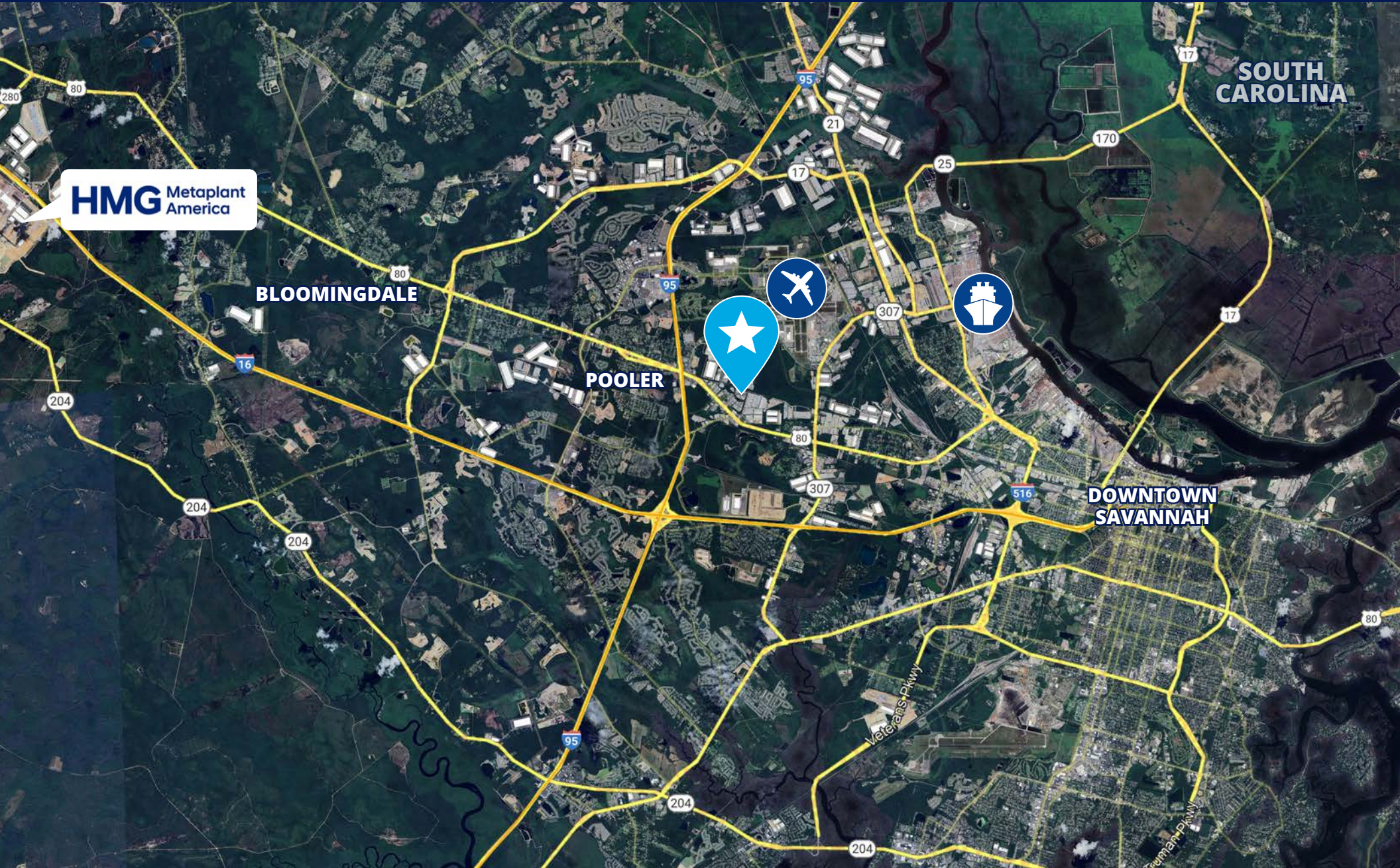
# Location

Highway 80  
Interstate-95 (Exit 102)  
Interstate-16 (Exit 160)

0.4 Miles  
1.4 Miles  
3.8 Miles

SAV/HH Int'l Airport  
GPA Garden City Terminal  
Downtown Savannah

5 Miles  
6.5 Miles  
10 Miles





# Neighboring Businesses



**coggins**  
promotional advertising, inc.

**SAPS**  
SOUTHERN AVIATION  
PARTS & SERVICES

Operating Engineer  
Local

Local Union 474

**ABC**  
Supply Co. Inc.

**United Rentals**

**IRON 709**  
WORKERS

**W.A. Bragg & Co.**  
Plumbing, Appliances, Lighting, Electrical, Irrigation

All Star  
Mobile  
Detailing

**BEACHVIEW**  
event rentals & design

**markkraft**  
CABINETS  
AN ADG COMPANY

**WHITE CAP**

**FIS**  
OUTDOOR

**Window World**

Tractor &  
Equipment Co.

**FERGUSON**

**BATTERY WAREHOUSE**

**Sweetener Solutions USA**  
Formulating-Blending-Packaging

**CE** Coastal  
Electric  
of Georgia, Inc.

**Auto-Chlor**  
SYSTEM

**LIVE OAK**  
CONSTRUCTION SUPPLY, INC.

**daltile**

**Jenkins**  
PLUMBING COMPANY

80

**Louisville Road (26,400 VPD)**

**Westgate Boulevard**

**Coastal**  
TOTAL HOME COMFORT  
A Service Experts Company

**Capital Electric**  
A Sonepar Company

**ADU DELIVERY**

**CANADY'S**  
HEATING - AIR - PLUMBING

Savannah  
Drywall Supply

**Livingood's**  
Appliances and Bedding



# For Sale

126 Westside Boulevard | Pooler, GA 31322

## Ashley W. Smith, SIOR, CCIM

Principal  
+1 912 662 8011  
ashley.smith@colliers.com



Accelerating success.

### Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.