# Pooler Distribution Complex, Building 23

5250 OLD LOUISVILLE ROAD, POOLER, GA 31322



## **Buildings For Sublease**

- > ±75,000 SF of warehouse space available for sublease
- > Available: immediately
- > Term: 2 years
- Direct access to Highway 80 at signalized intersection on Highway 80 and Pine Barren Road
- > 6 miles from GPA's Garden City Terminal
- > 4 miles to Interstate 16
- > 1 mile to Interstate 95

### LEASE RATE: \$4.95/SF, Gross

JOHN L. NEELY, SIOR Principal 912 662 8008 john.neely@colliers.com

## **Building Features**

> 6 Dock-high loading doors & 1 drive-in ramp

Colliers

- > One to two offices with restrooms
- > Trailer parking
- > 24' eave height; 32' at center
- > ESFR sprinkler systems
- > T-5 lighting
- > Skylights
- > 3-phase service-400 amps
- > Handicap accessible

#### COLLIERS INTERNATIONAL - SAVANNAH 545 E. York Street 912 233 7111 www.colliers.com/savannah

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



# Pooler Distribution Complex, Building 23

5250 OLD LOUISVILLE ROAD, POOLER, GA 31322

## Map - 6 Miles to Port



## **Building Photos**



JOHN L. NEELY, SIOR Principal 912 662 8008 john.neely@colliers.com COLLIERS INTERNATIONAL - SAVANNAH 545 E. York Street 912 233 7111 www.colliers.com/savannah

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.