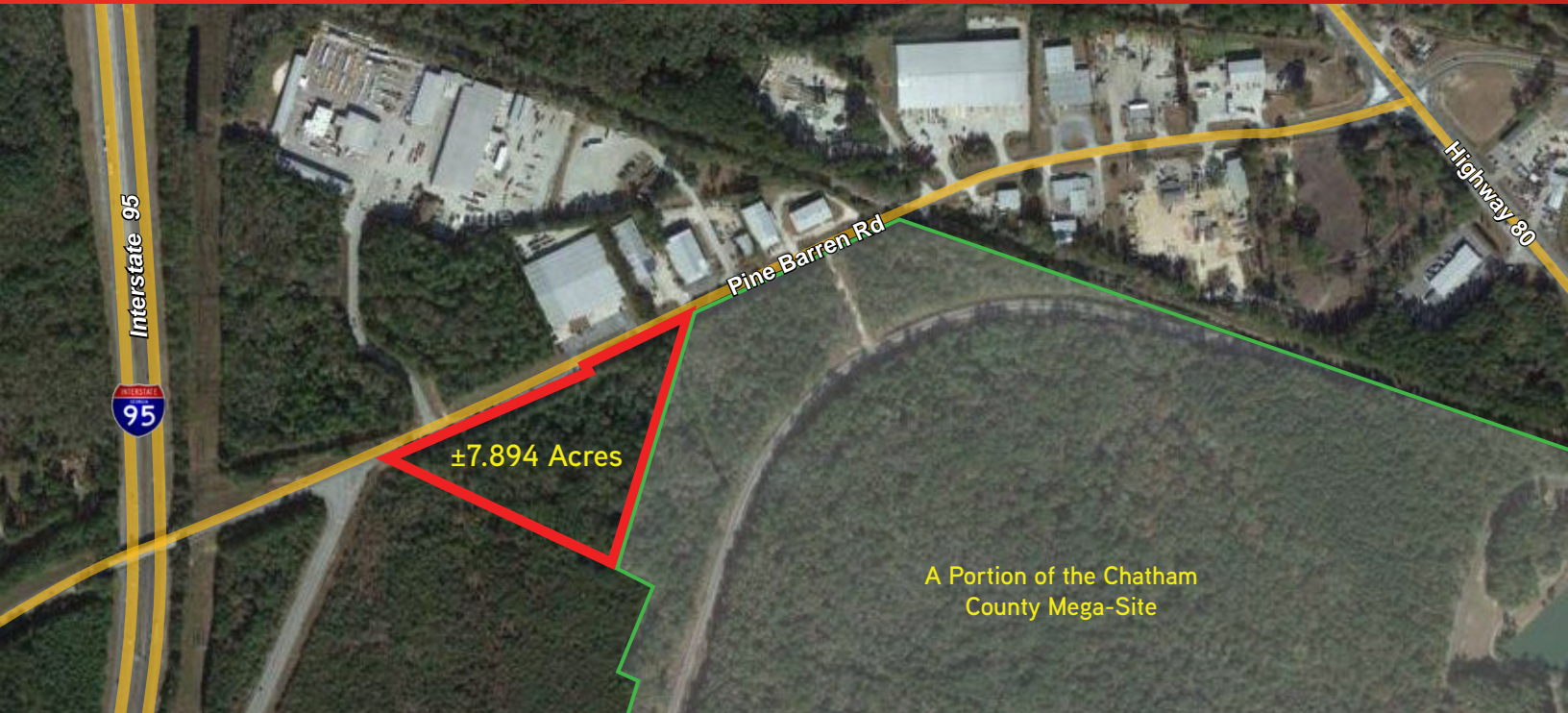


FOR SALE > ±7.894 ACRES



Pine Barren Industrial Lot

PINE BARREN ROAD, POOLER, GA 31322



Property Highlights

- > ±7.894 acres of industrial land
- > Zoning: I-1, Industrial, City of Pooler
- > Located on Pine Barren Road between I-95 and Highway 80
- > Over 1100' of frontage on Pine Barren Road
- > 2 miles to I-95; 4.8 miles to I-16; 6.8 miles to the Port of Savannah
- > Well located for a variety of uses including warehousing/distribution, manufacturing/assembly, office/warehouse, business service/flex space, truck terminals, container yards, and others
- > City water & sewer service adjacent to property
- > Survey, soils report, and environmental assessment available

Pricing

~~WAS > \$610,000~~

NOW > \$560,000

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FOR SALE > ±7.894 ACRES



Pine Barren Industrial Lot

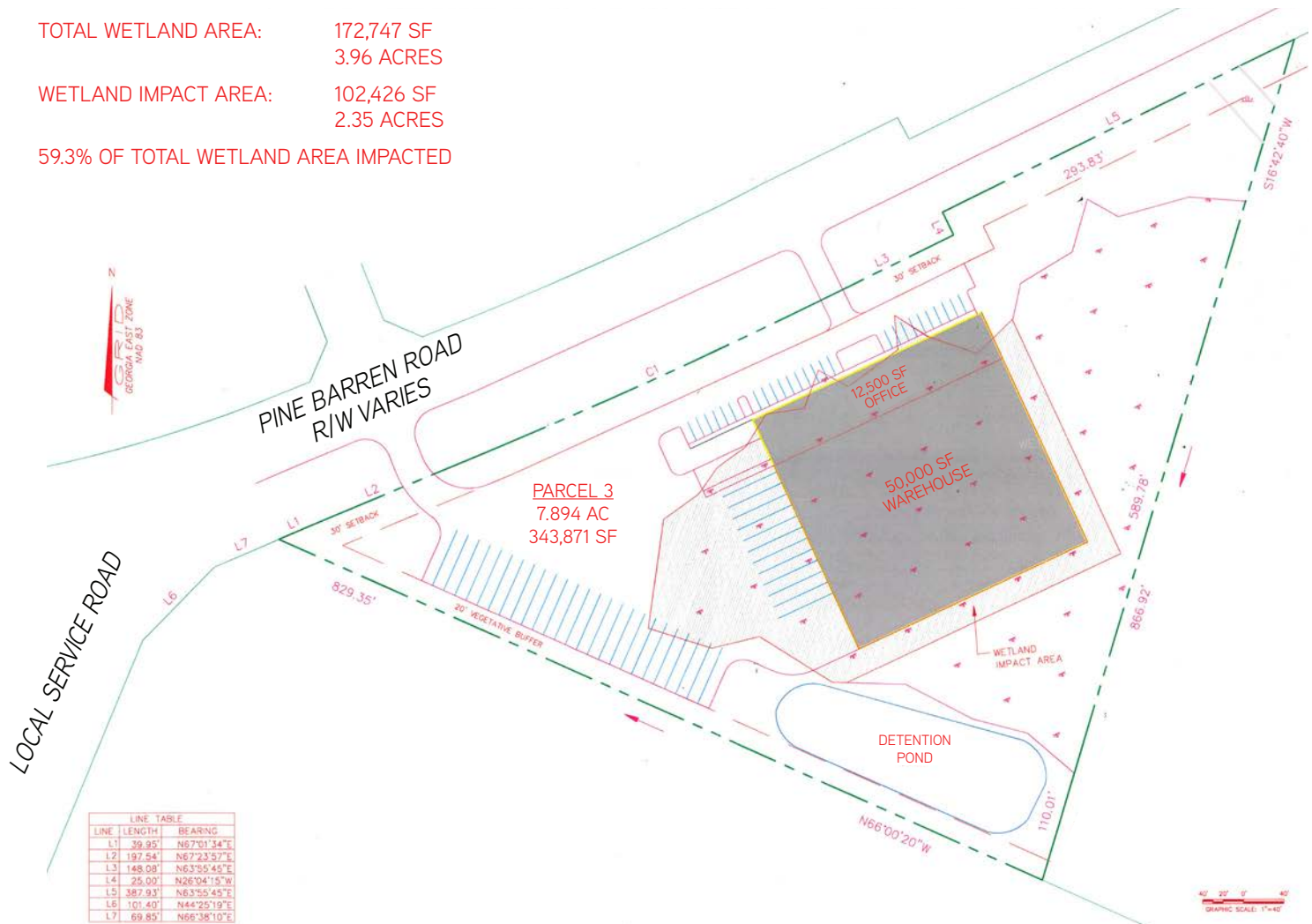
PINE BARREN ROAD, POOLER, GA 31322

Concept Drawing Based on Expected Wetland Impacts

TOTAL WETLAND AREA: 172,747 SF
3.96 ACRES

WETLAND IMPACT AREA: 102,426 SF
2.35 ACRES

59.3% OF TOTAL WETLAND AREA IMPACTED



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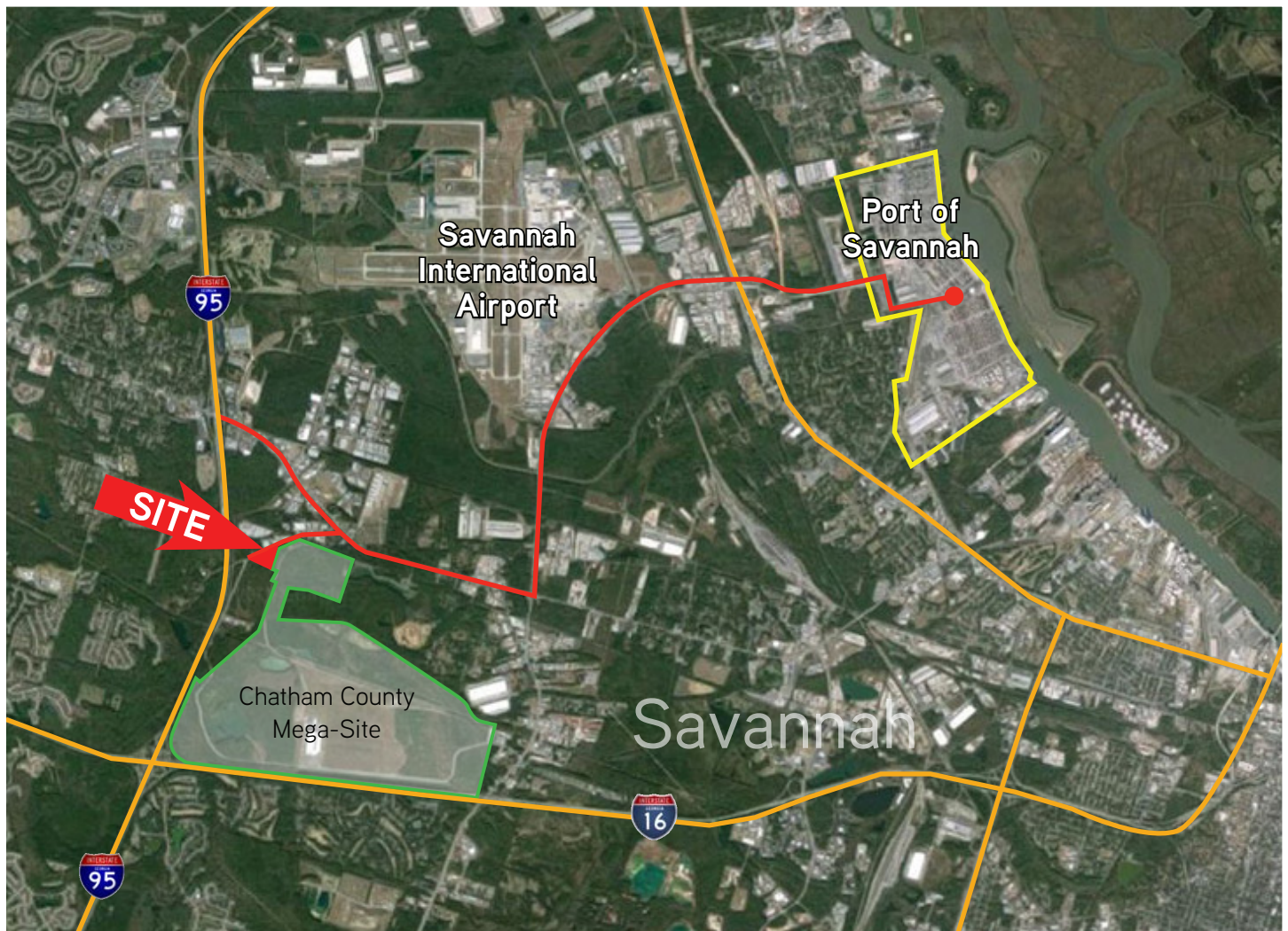


Pine Barren Industrial Lot

PINE BARREN ROAD, POOLER, GA 31322

Location Characteristics

- > 2 miles to I-95
- > 4.8 miles to I-16
- > 6.8 miles to the Port of Savannah



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