

FOR LEASE > INDUSTRIAL WAREHOUSE SPACE



# Pooler Distribution Complex

5250 OLD LOUISVILLE ROAD, POOLER, GA 31322



## Buildings For Lease

- > Flexible lease terms
- > Buildings range in size from  $\pm 61,875$  SF to  $\pm 100,000$  SF
- > Warehouse space Fall 2018
- > Direct access to Highway 80 at signalized intersection at Highway 80 and Pine Barren Road
- > 6 miles from GPA's Garden City Terminal
- > 4 miles to Interstate 16
- > 1 mile to Interstate 95

## Building Features

- > Dock-high loading doors & drive-in ramps
- > Standard  $\pm 1,000$  SF office with restrooms
- > Trailer parking
- > 24' eave height; 32' at center
- > ESFR sprinkler systems
- > T-5 lighting in Bldgs 12-19; standard lighting in Bldgs 1-11
- > Skylights
- > 3-phase service-400 amps
- > Handicap accessible

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## NO. OF DOCK DOORS

Bldg. 5	4 Dock Doors
Bldg. 6	3 Dock Doors
Bldg. 14	2 Dock Doors

BLDG	SIZE	RATE	AVAILABLE
# 1:	±40,000-SF	Leased	Leased
# 2:	±20,000-SF	Leased	Leased
# 3:	±20,000-SF	Leased	Leased
# 4:	±20,000-SF	Leased	Leased
# 5:	±28,000-SF	Leased	Leased
# 6:	±28,000-SF	Leased	Leased
# 7:	±28,000-SF	Leased	Leased
# 8:	±33,750-SF	Leased	Leased

BLDG	SIZE	RATE	AVAILABLE
# 9:	±45,000-SF	Leased	Leased
# 10:	±61,875-SF	Leased	Leased
# 11:	±123,750-SF	Leased	Leased
# 12:	±270,000-SF	Leased	Leased
# 14:	±22,500-SF	Leased	Leased
# 15:	±22,500-SF	Leased	Leased
# 16:	±67,500-SF	Leased	Leased
# 18:	±45,000-SF	Leased	Leased

BLDG	SIZE	RATE	AVAILABLE
# 19:	±73,125-SF	Leased	Leased
# 22	±120,000-SF	Leased	Leased
# 23	±166,500-SF	Leased	Leased
# 24	±100,000-SF	\$4.95/SF	Fall 2018
# 25	±50,000-SF	Leased	Leased
# 26	±30,000-SF	Leased	Leased
# 27	±61,875-SF	\$5.50/SF	Fall 2018

GROSS RATE: LANDLORD PAYS PROPERTY TAXES, BUILDING INSURANCE, OUTSIDE MAINTENANCE AND WATER/SEWER.

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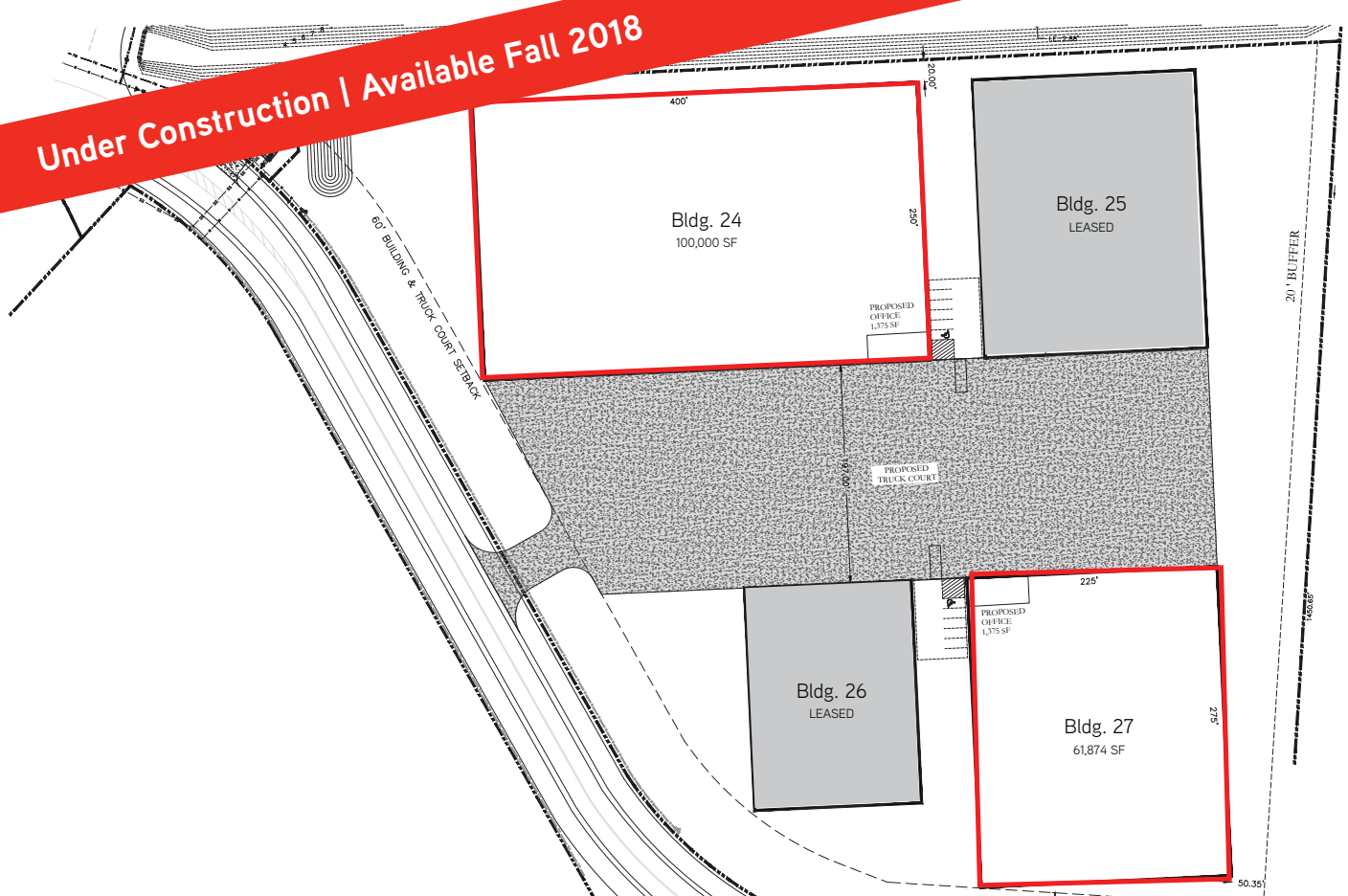


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## Building 24

- > Size: ±100,000 SF
- > Dock Doors: 12 (10' x 10')
- > Drive-In Doors: 1 (10' x 10') & 1 (18' x 18')
- > Column Spacing: 25' x 62'
- > Dimensions: 400' x 250'
- > \$4.95/SF, Gross

## Building 27

- > Size: ±61,875 SF
- > Dock Doors: 8 (10' x 10')
- > Drive-In Doors: 1 (10' x 10') & 1 (18' x 18')
- > Column Spacing: 25' x 69'
- > Dimensions: 225' x 275'
- > \$5.50/SF, Gross

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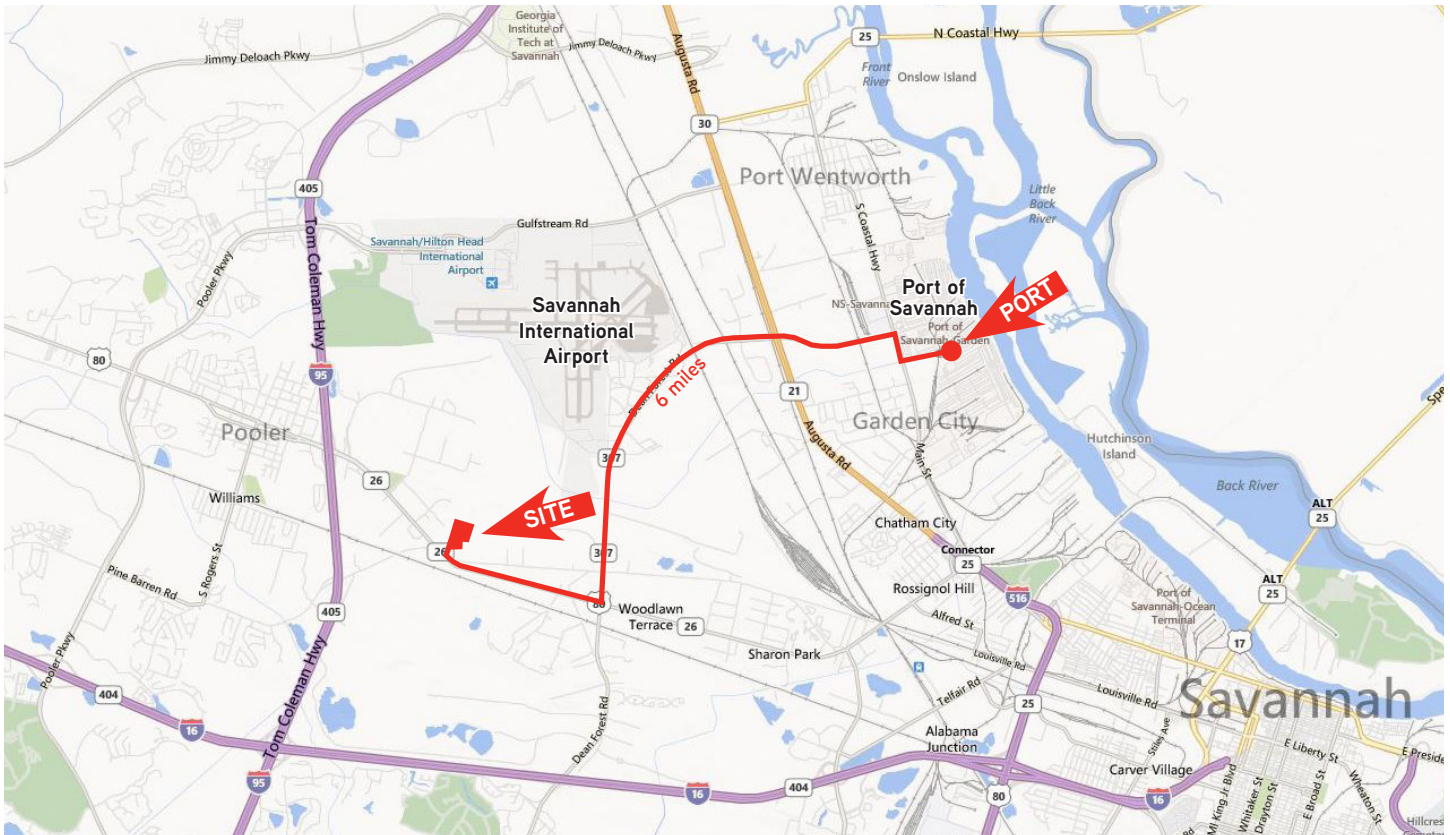
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## Map - 6 Miles to Port



## Building Photos



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