





FOR LEASE > INDUSTRIAL WAREHOUSE SPACE



# Pooler Distribution Complex

5250 OLD LOUISVILLE ROAD, POOLER, GA 31322

## Site Plan - Pooler Distribution Complex



BLDG	SIZE	RATE	AVAILABLE	BLDG	SIZE	RATE	AVAILABLE	BLDG	SIZE	RATE	AVAILABLE
#1:	±40,000-SF	Leased	Leased	#7:	±28,000-SF	Leased	Leased	#14:	±22,500 SF	\$6.50/SF	Avail 5/1/17
#2:	±20,000-SF	Leased	Leased	#8:	±33,750-SF	Leased	Leased	#15	±22,500-SF	Leased	Leased
#3:	±20,000-SF	Leased	Leased	#9:	±45,000-SF	Leased	Leased	#16:	±67,500-SF	Leased	Leased
#4:	±20,000-SF	Leased	Leased	#10:	±61,875-SF	Leased	Leased	#18:	±45,000-SF	Leased	Leased
#5:	±28,000 SF	\$6.00/SF	Avail 8/1/17	#11:	±123,750-SF	Leased	Leased	#19:	±73,125-SF	Leased	Leased
#6:	±28,000 SF	\$6.00/SF	Avail 8/1/17	#12:	±270,000-SF	Leased	Leased	#22	±120,000-SF	Leased	Leased
								#23	±166,500 SF	\$4.95/SF	Summer 2017

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

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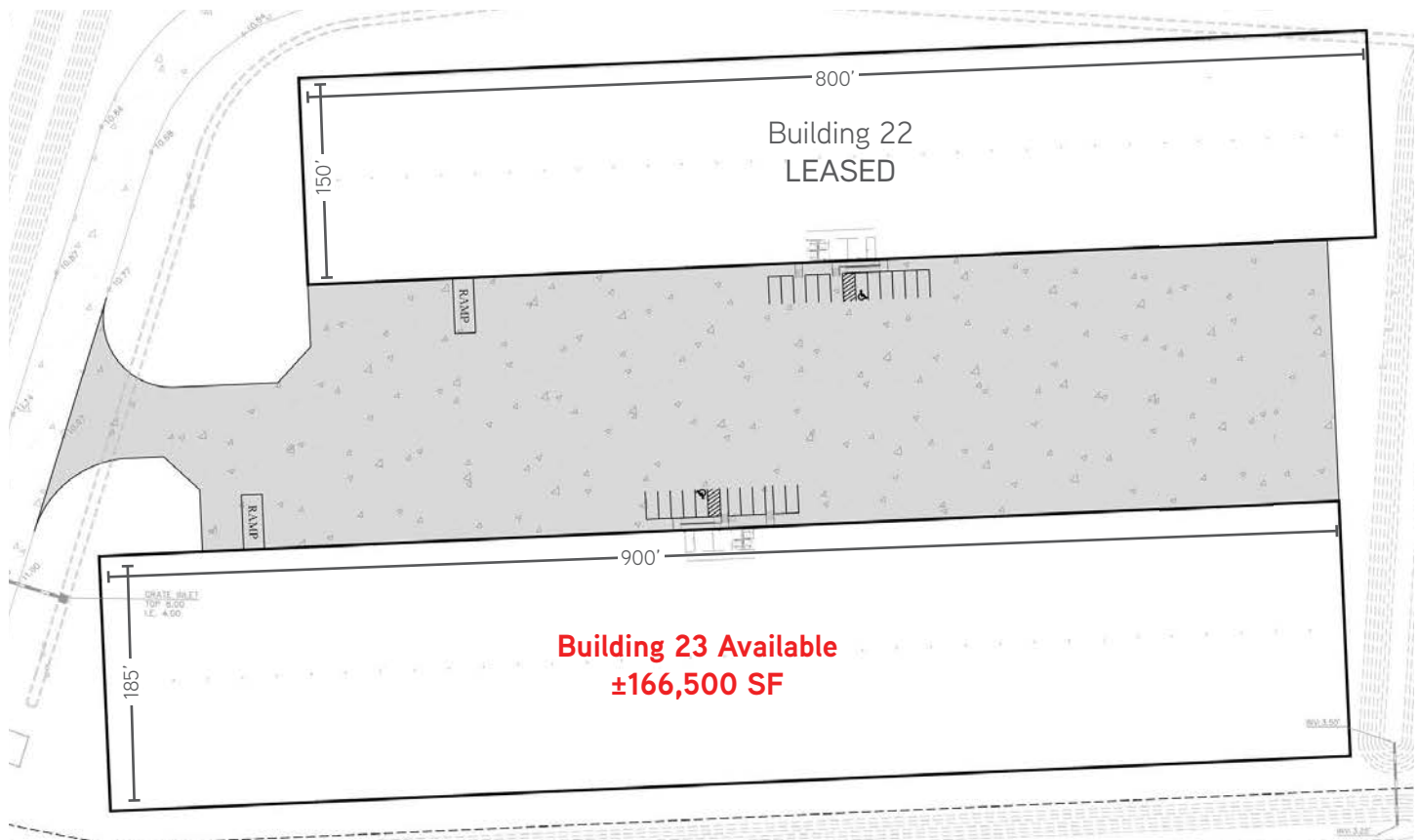
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## Building 23 Features

- > Building Size: ±166,500 SF
- > Dock Doors: 22
- > Drive-In Doors: 1
- > Column Spacing: 25' x 25'
- > Building Dimensions: 185' x 900'

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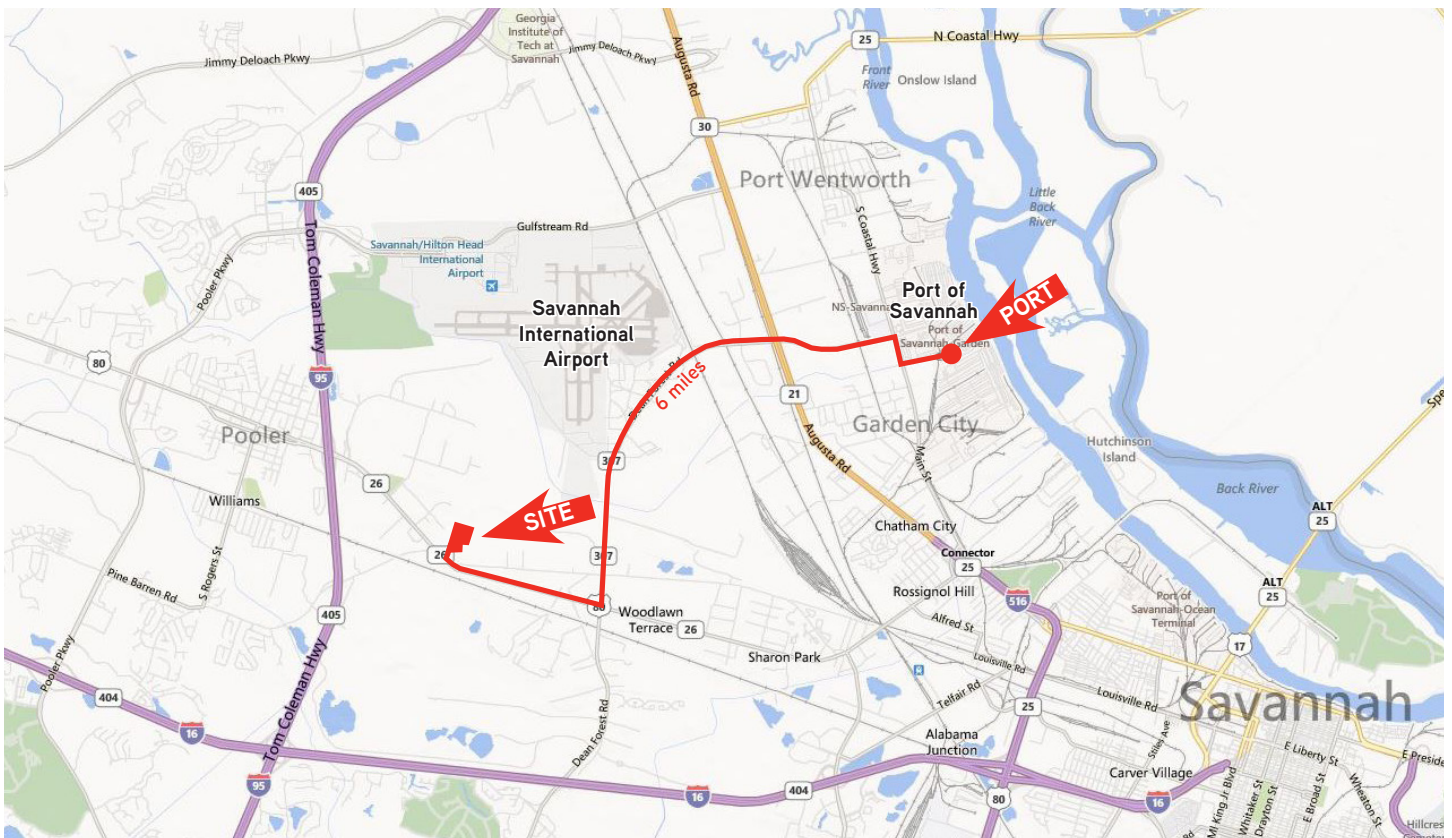
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## Map - 6 Miles to Port



## Building Photos



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