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 ±20,000 SF to ±270,000 SF
- > Warehouse space available now
- 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

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Building Features

> Dock-high loading doors & drive-in ramps

Colliers

- > Standard ±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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Site Plan - Pooler Distribution Complex



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

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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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Map - 6 Miles to Port



Building Photos





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