

FOR LEASE > ±157,500 SF CROSSDOCK SPACE



Class A Industrial Crossdock

122 NORWEST COURT, POOLER, GA 31322



Property Highlights

- > ±157,500 SF crossdock space available
- > Class A, tilt-wall construction
- > Gated truck court
- > Direct access to the Port of Savannah via Jimmy DeLoach
- > Surrounded by rapid industrial growth
- > Excellent access to the Port of Savannah, I-95, I-16, and the Savannah/Hilton Head International Airport

Pricing

FOR LEASE > \$4.50/SF NNN



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Warehouse Features

Dock Doors >	39 dock doors (9' x 10')
Drive-In Doors >	2 drive-in doors
Trailer Parks >	37 trailer parks
Car Parks >	43 spaces
Clear Height >	30' clear height
Column Spacing >	50' x 50'
Bldg Depth >	350'
Slab Thickness >	6" warehouse slabs
Lighting >	T-5 lighting with motion sensors



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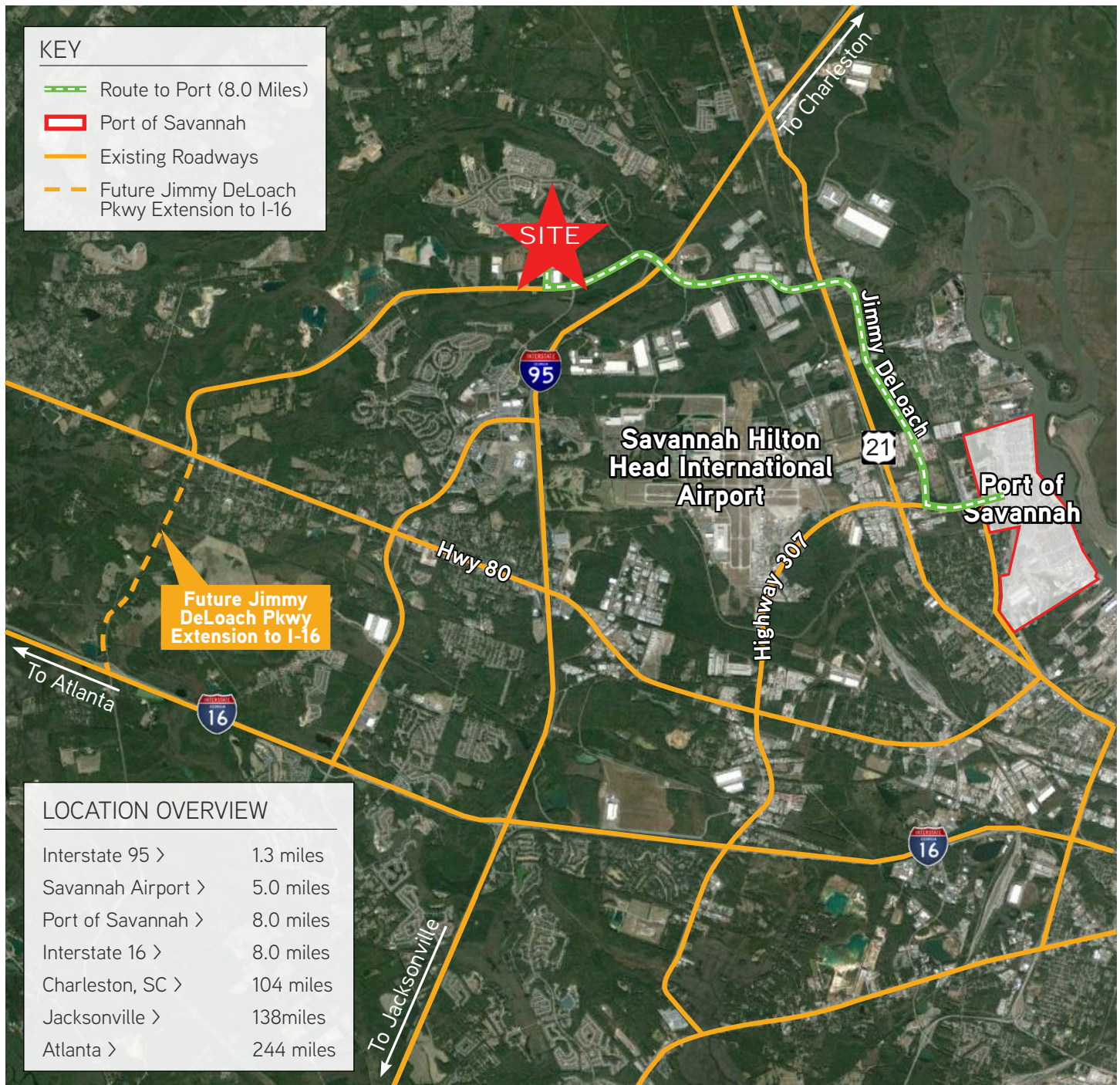
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Georgia Ports Authority - #1 US Port

PORT OF SAVANNAH

Savannah is home to the Port of Savannah the **largest single-container terminal in North America**. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal.

The Port of Savannah is the fastest-growing and fourth-largest port in the nation, with more than 70% of the population reachable within a two-day drive.

FACTS & STATS

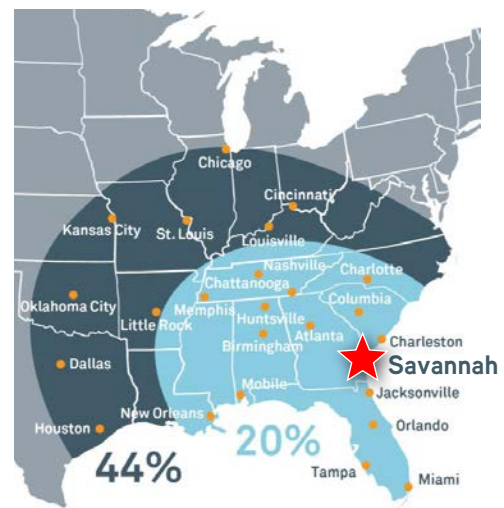
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

TOP 10 U.S. CONTAINER PORTS

1. Los Angeles
2. Long Beach
3. New York / New Jersey
- 4. Savannah**
5. Oakland
6. Norfolk
7. Houston
8. Tacoma
9. Charleston
10. Seattle



SAVANNAH: Gateway to American Commerce



20% OF U.S. POPULATION & INDUSTRY IS BEST SERVED BY THE PORT OF SAVANNAH

44% WITHIN EASY REACH OF INLAND CONNECTIVITY INFRASTRUCTURE

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