



# Prologis Morgan Center

101 S.H. Morgan Parkway, Suite 105  
Pooler, GA

Class A Warehouse Space for Lease  
90,675 Square Feet Available



# Prologis Morgan Center, Suite 105

Pooler, GA



90,675

square feet available

10.3 miles

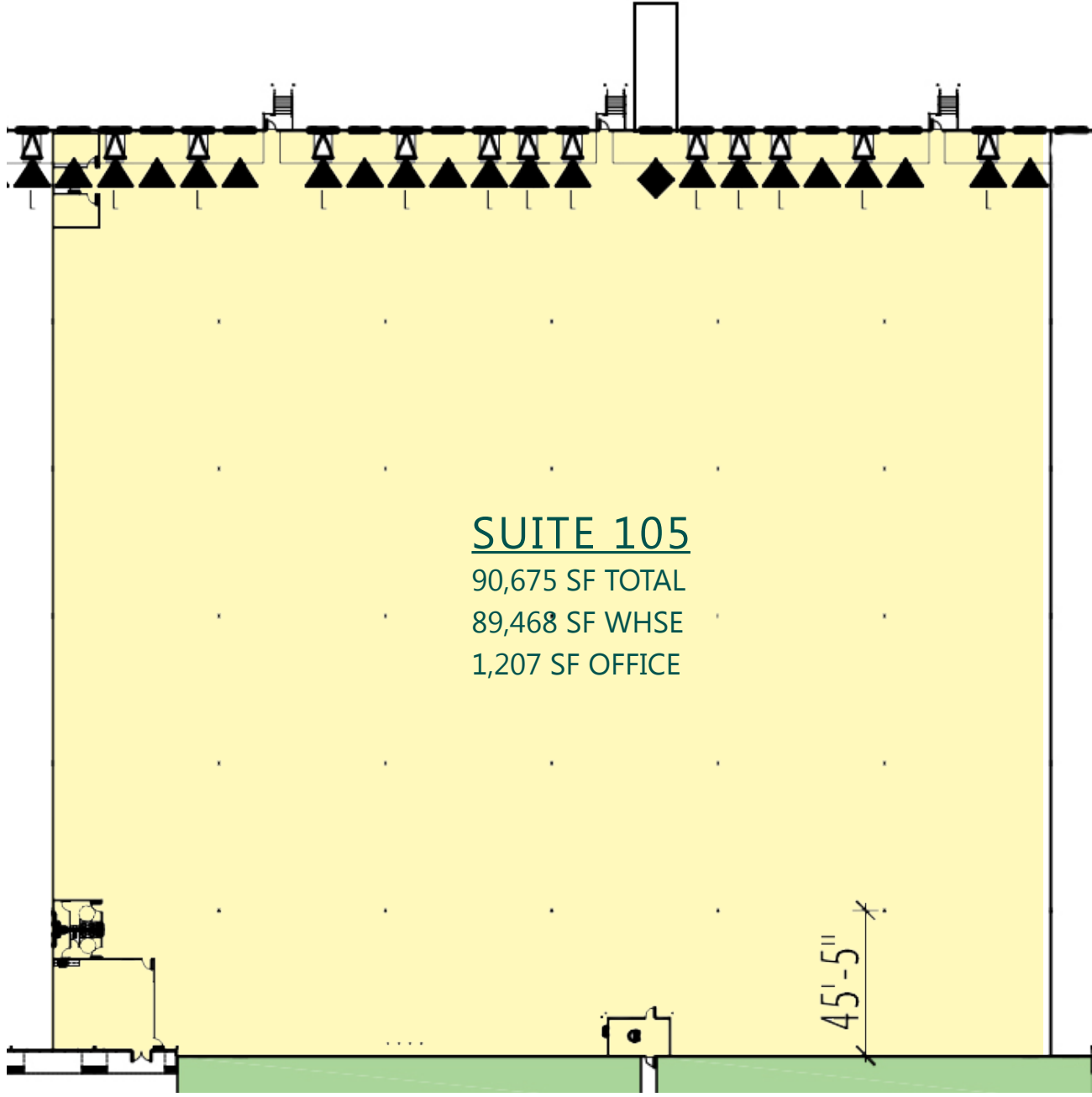
from Port of Savannah (Main Gate)

## Property Description

- 90,675 SF available
- 1,207 SF office
- T-5 lighting with motion sensors throughout (30 fc @ 3' aff)
- Twelve (12) dock-high doors
- One (1) drive-in door
- ESFR sprinkler system
- 30' - 36' clear height
- Forty-Eight (48) car parks
- Thirty-Eight (38) trailer parks
- Forklift charging stations (10; expandable to 15, 15 amps each)
- Power: 200 amp, 3-phase 120-208V
- 46' x 52' column spacing
- Three (3) HVLS fans in loading bay

## Location Advantages

- 2 miles from Interstate 16
- 4.3 miles from Interstate 95
- 10.3 miles from Port of Savannah (Main Gate)
- 109 miles from Charleston, SC
- 134 miles from Jacksonville, FL
- 238 miles from Atlanta, GA



SUITE 105

90,675 SF TOTAL

89,468 SF WHSE

1,207 SF OFFICE

45'-5"

## Georgia Ports Authority

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 20% of the U.S. population and industry best served by the port of Savannah.

## Mason Mega Rail Terminal Project

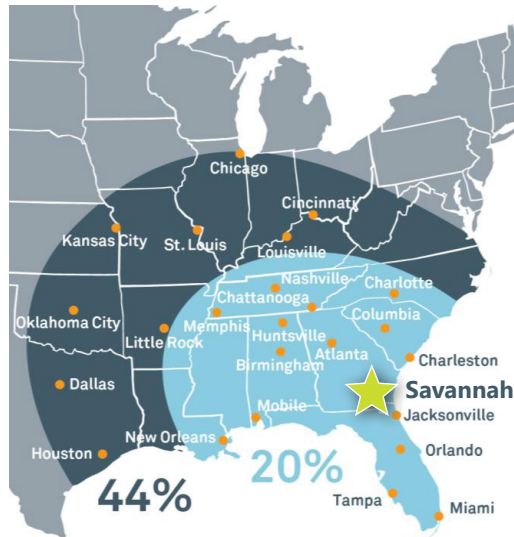
The \$128 million Mason Mega Rail Terminal Project will **double the Port of Savannah's on-dock rail capacity to 1 million container lifts per year** by adding 97,000 feet of new track and combining the rail yards operated by CSX and Norfolk Southern railroads. The new consolidated terminal will allow 10,000-foot trains to be loaded at the terminal with containers double-stacked and increase service to an arc of inland markets from Memphis to Chicago.

## Savannah Harbor Expansion Project (SHEP)

The Savannah Harbor Expansion Project will **deepen 39 miles of the channel to at least 47 feet**. The deepening, combined with a 7 foot tide, will allow the port to accommodate larger, more efficient container vessels calling on the port since the 2016 expansion of the Panama Canal. The project adds a wider and deeper turning basin and a wider channel at three critical bends. Serving the larger Post-Panamax container vessels result in a transportation cost savings of 20 to 40 percent.

## 4th Busiest U.S. Port (2017)

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



WITHIN EASY REACH OF INLAND CONNECTIVITY INFRASTRUCTURE

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



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.

