

INDUSTRIAL SPACE | AVAILABLE FOR LEASE

122,960 SF DISTRIBUTION
WAREHOUSE



LogistiPort at Savannah

101 Clyde Alexander Lane
Pooler, GA 31322

AVAILABLE
MARCH 2026



Less than 4 Minutes
to Interstate-16



Less than 7 Minutes
to Interstate-95



Less than 12 Minutes
to Port of Savannah

Elevate your distribution capabilities at 101 Clyde Alexander Lane, 122,960 SF warehouse space available in Pooler, Georgia. This LEED Certified facility offers 32' clear heights, 19 dock doors, and extensive trailer and auto parking to support high-volume logistics. Featuring $\pm 2,000$ SF office and ± 200 SF shipping office, LED lighting, and 800-amp power, 6 forklift charging stations, the building is designed for operational efficiency. Strategically located just minutes from Interstate-16, Interstate-95, and the Port of Savannah, the property provides unmatched regional and global connectivity, making it an ideal hub for distribution and supply chain operations.

GRANITE
REIT



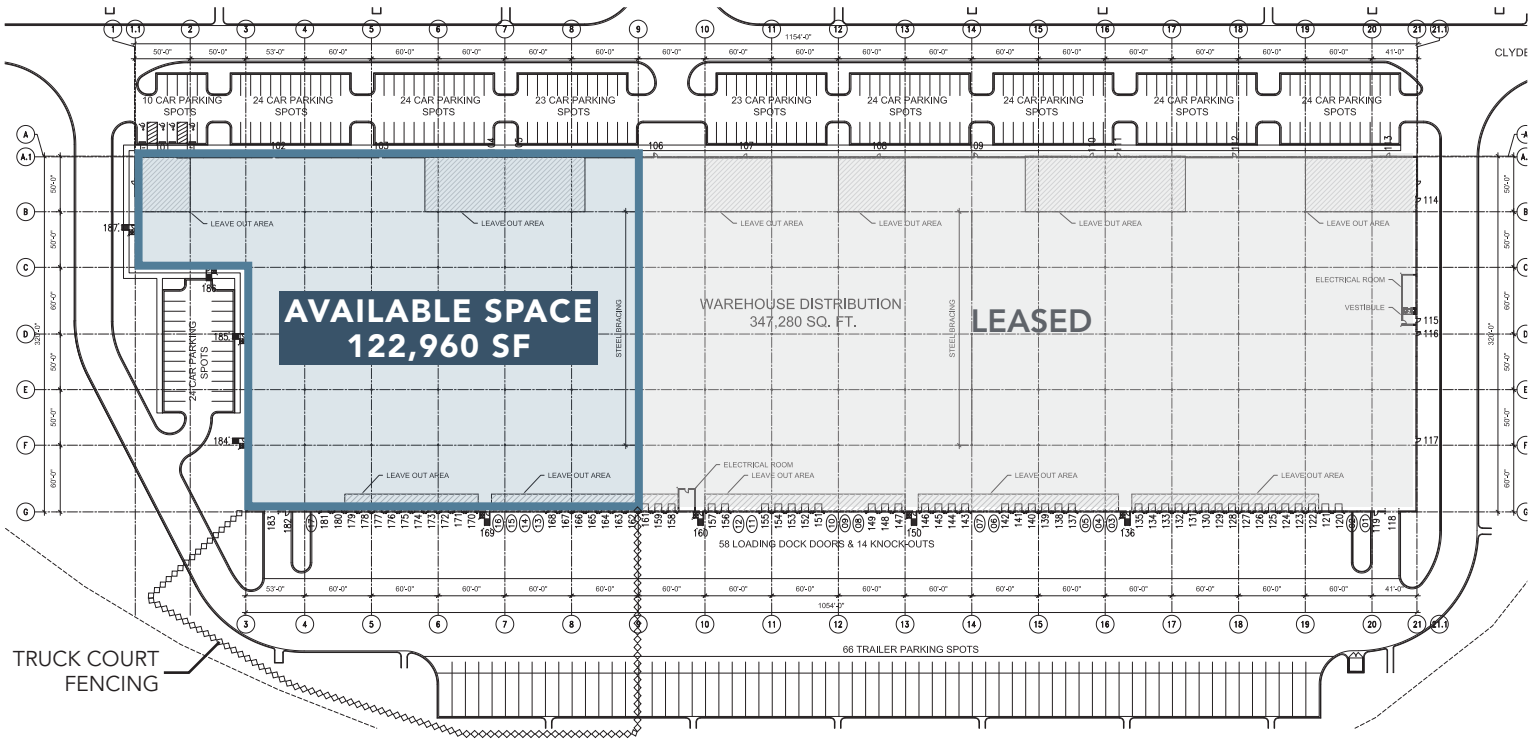
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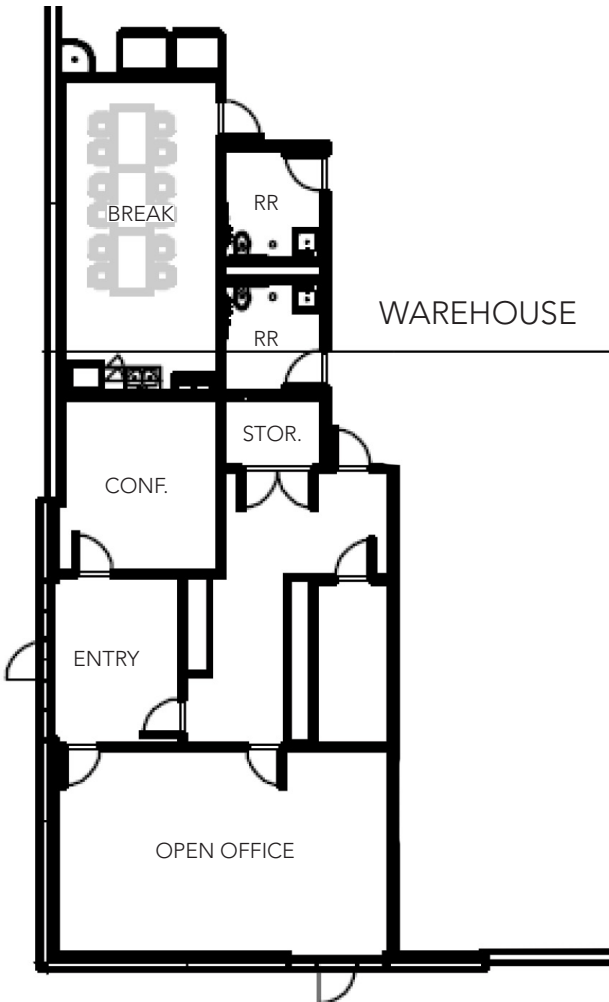
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SITE PLAN



OFFICE PLAN | ±2,000 SF



SPECIFICATIONS

BUILT	2008
AVAILABILITY	122,960 SF
AVAILABILITY DATE	March 2026
OFFICE	±2,000 SF
SHIPPING OFFICE	±200 SF
CONSTRUCTION	Tilt-up Wall
LOADING TYPE	Rear load
CLEAR HEIGHT	32'
SLAB	6" concrete floors
ROOF	TPO
COLUMN SPACING	50' x 60'
TRUCK COURT	125' - 185' Concrete apron
DOCK DOORS	19 dock doors fully equipped
DRIVE-IN DOOR	(1) 12' x 14' drive-in door
LIGHTING	LED
POWER	800 amp
FORKLIFT CHARGING	6 forklift charging stations
HVAC	Combination of Packaged RTUs with gas heat and ductless mini-split units
TRUCK PARKING	14 trailer parks
AUTO PARKING	96+ auto spaces
SUSTAINABILITY	LEED Certified

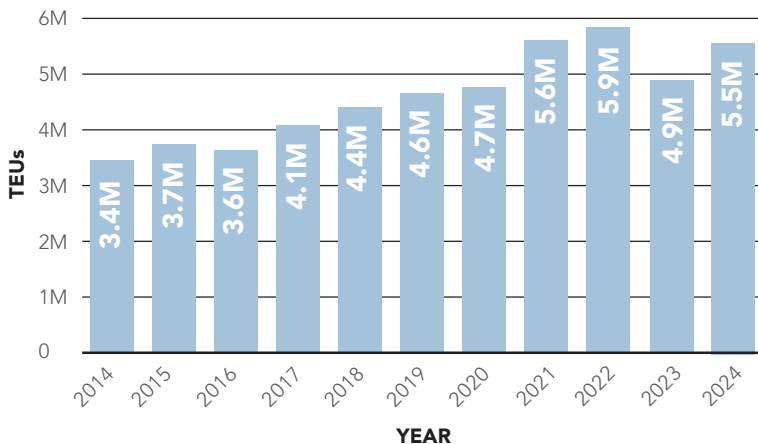


PORT OF SAVANNAH

Fastest growing port in the nation over the past **10 YEARS**

44% OF THE POPULATION is served by the Port of Savannah

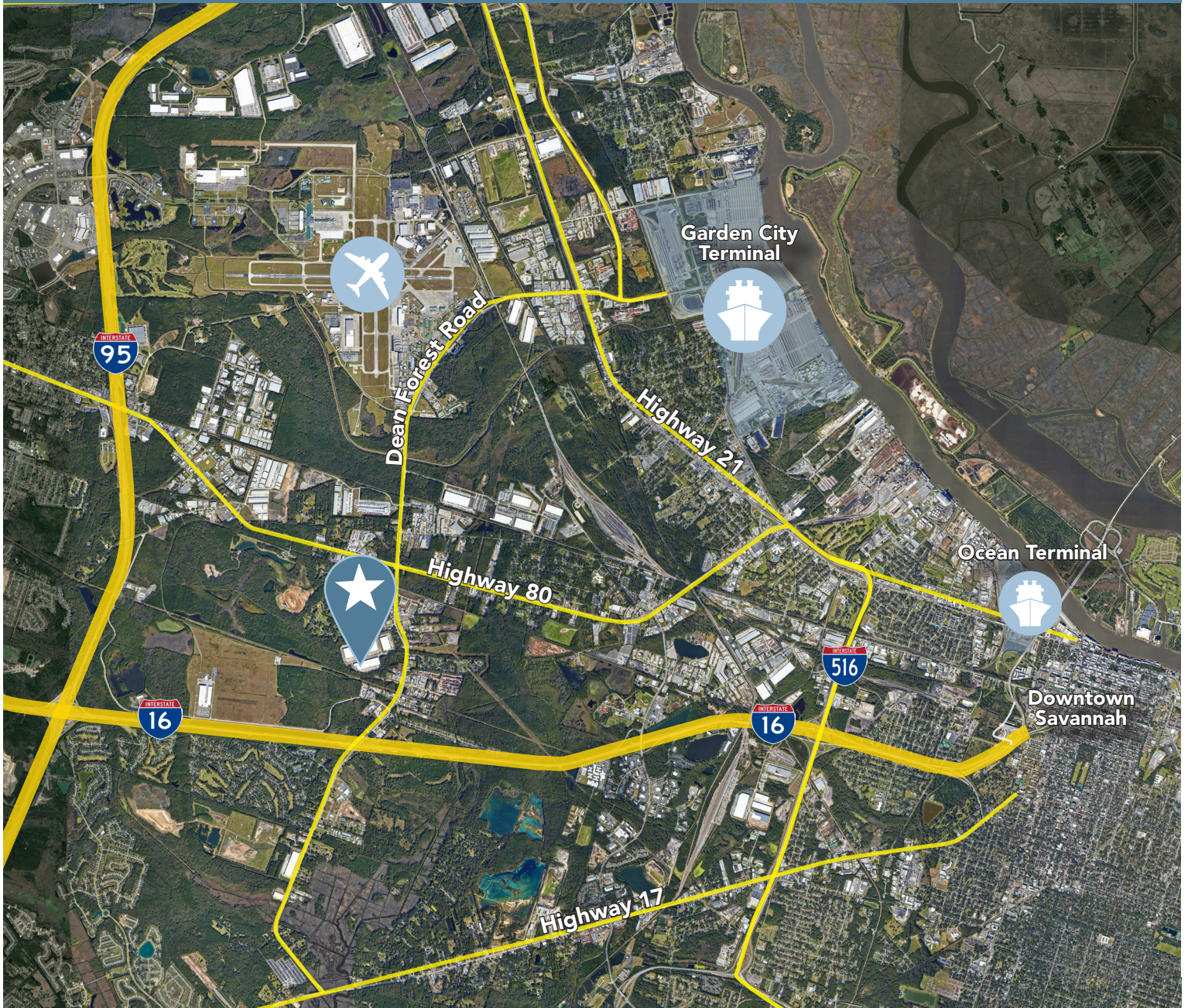
TEUs Moved by Georgia Ports Authority Each Year



2024 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach 19,947,076 TEUs
2. NY/New Jersey 8,697,767 TEUs
- ★ 3. Savannah 5,545,557 TEUs
4. Houston 4,139,991 TEUs
5. Virginia 3,523,512 TEUs

LOCATION OVERVIEW



DISTANCES & DRIVE-TIMES



Highway 80
1.1 MILES
3 MINUTES



Interstate-95
3.6 MILES
6 MINUTES



GC Terminal
5.4 MILES
12 MINUTES



Ocean Terminal
7.1 MILES
15 MINUTES



Interstate-16
1.3 MILES
4 MINUTES



Highway 21
4.3 MILES
10 MINUTES



SAV Int'l Airport
6.8 MILES
15 MINUTES



Hyundai Metaplant
19.7 MILES
22 MINUTES



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