

PINEMEADOW

LOGISTICS PARK

Savannah's Future Class A Industrial Development

📍 Pine Meadow Drive & Pine Barren Road | Pooler (Savannah), Georgia 31322



Conceptual Rendering - For Illustrative Purposes Only



**2-Building
Development**



**±959,822 SF
Total**



**±7 Miles to
Port of Savannah**



**Easy Access to
I-95 & I-16**

EXCLUSIVE LEASING BY

Hilary Shipley, SIOR
+1 912 662 8013
hilary.shipley@colliers.com

Sebastian Findlay, SIOR
+1 912 483 6160
sebastian.findlay@colliers.com

Colliers Savannah
545 E York Street, Savannah, GA 31401
+1 912 233 7111 | colliers.com/savannah

Colliers



Conceptual Rendering -
For Illustrative Purposes Only

PARK OVERVIEW

Strategic Location. Modern Performance.

Pine Meadow Logistics Park is a planned two-building Class A industrial development at Pine Meadow Drive and Pine Barren Road in Pooler, Georgia. Totalling approximately 959,822 square feet, the campus offers two complementary building configurations designed to accommodate modern distribution and logistics users, with excellent visibility from Interstate 95 and convenient access to Interstate 16.

PARK AT A GLANCE



BUILDING A
±606,323 SF
Crossdock



BUILDING B
±353,499 SF
Rear Load



BUILDING B
±353,499 SF

BUILDING A
±606,323 SF

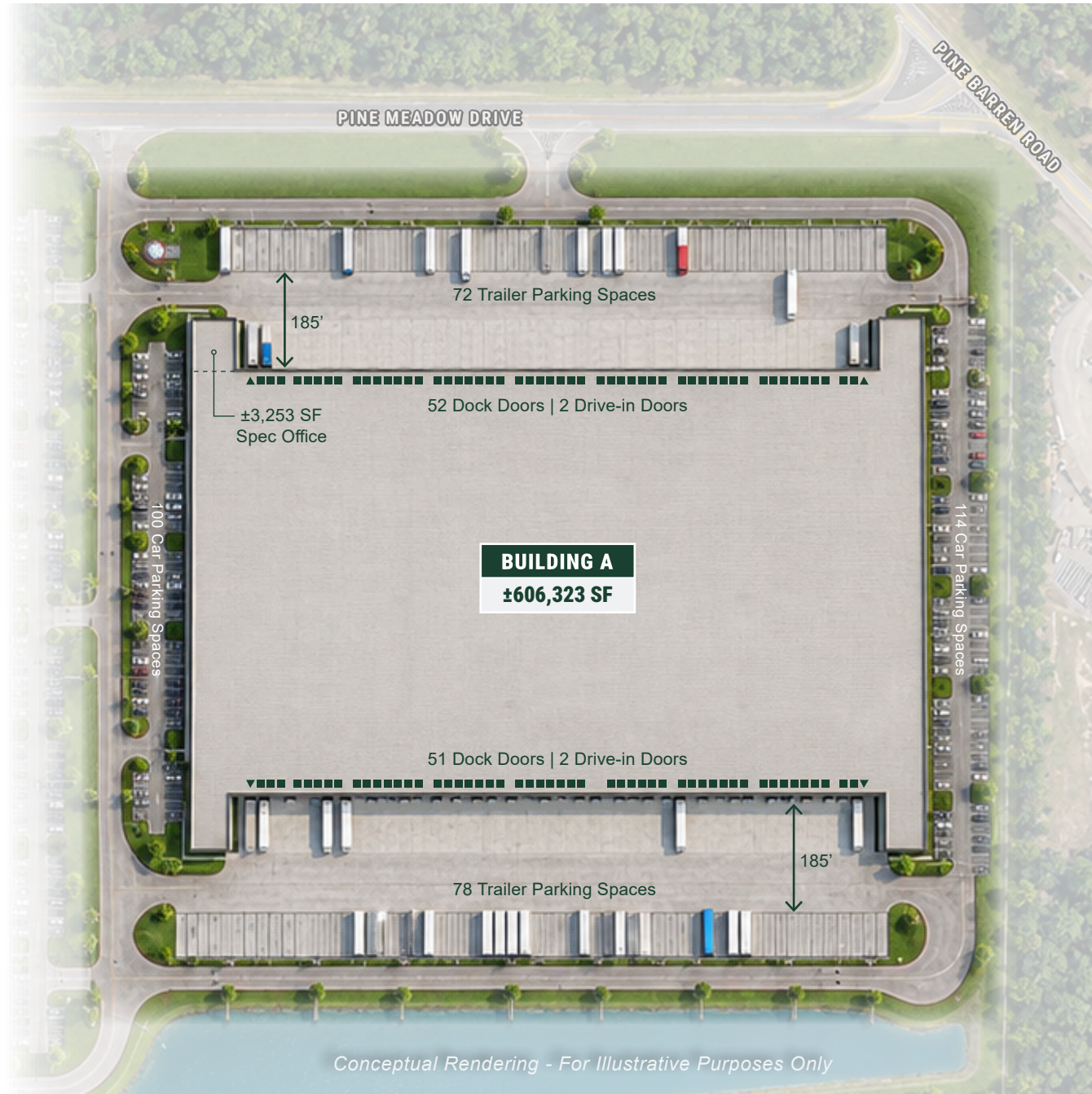
*Conceptual Rendering -
For Illustrative Purposes Only*

BUILDING A

Q4 2027 Estimated Delivery

SPECIFICATIONS

Building Size:	±606,323 SF
Load Type:	Crossdock
Overall Dimensions:	470' x 1,005'
Divisible to:	±250,000 SF
Spec Office Size:	±3,253 SF
Column Spacing:	50' x 56' (60' speed bays)
Clear Height:	40'
Dock Doors:	103 (9' x 10')
Dock Levelers:	14 (30k# mechanical pit)
Drive-in Doors:	4 (12' x 14')
Trailer Parking:	150 spaces
Car Parking:	214 spaces
Truck Court:	185' deep
Sprinkler:	ESFR
Roof:	45-mil TPO, R-20 insulation
Slab:	8" unreinforced concrete, 4,000 PSI
Electrical:	4,000 amps, 3 Phase
Lighting:	25 FC throughout, 40 FC in speed bays



BUILDING B

Q4 2027 Estimated Delivery

SPECIFICATIONS

Building Size:	±353,499 SF
Load Type:	Rear Load
Overall Dimensions:	250' x 1,118'
Divisible to:	±100,000 SF
Spec Office Size:	±1,898 SF
Column Spacing:	50' x 52' (60' speed bays)
Clear Height:	36'
Dock Doors:	58 (9' x 10')
Dock Levelers:	4 (30k# mechanical pit)
Drive-in Doors:	2 (12' x 14')
Trailer Parking:	80 spaces
Car Parking:	173 spaces
Truck Court:	185' deep
Sprinkler:	ESFR
Roof:	45-mil TPO, R-20 insulation
Slab:	7" unreinforced concrete, 4,000 PSI
Electrical:	3,000 amps, 3 Phase
Lighting:	25 FC throughout, 40 FC in speed bays

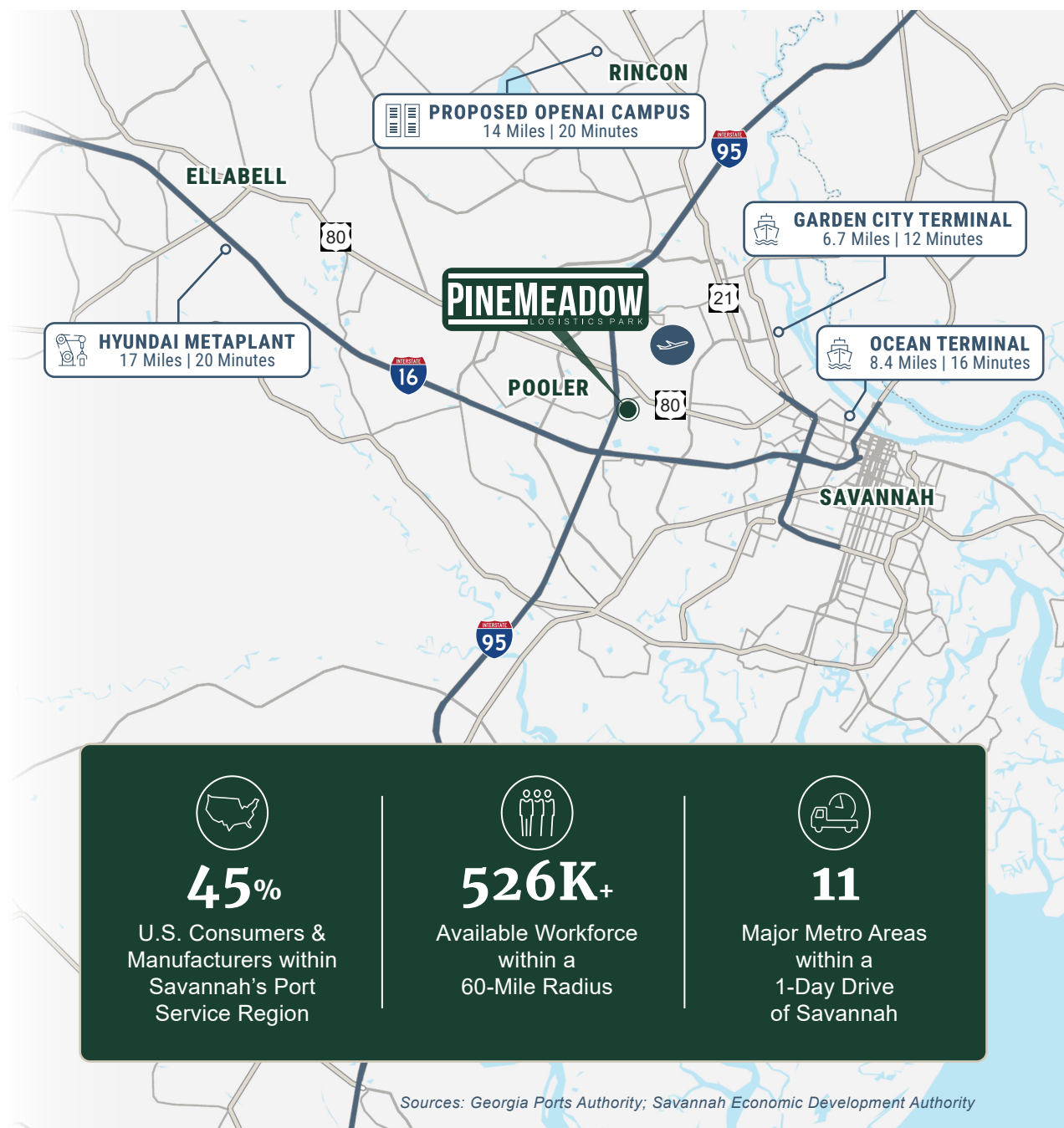


LOCATION OVERVIEW

**Strategically Positioned.
Connected for What's Next.**

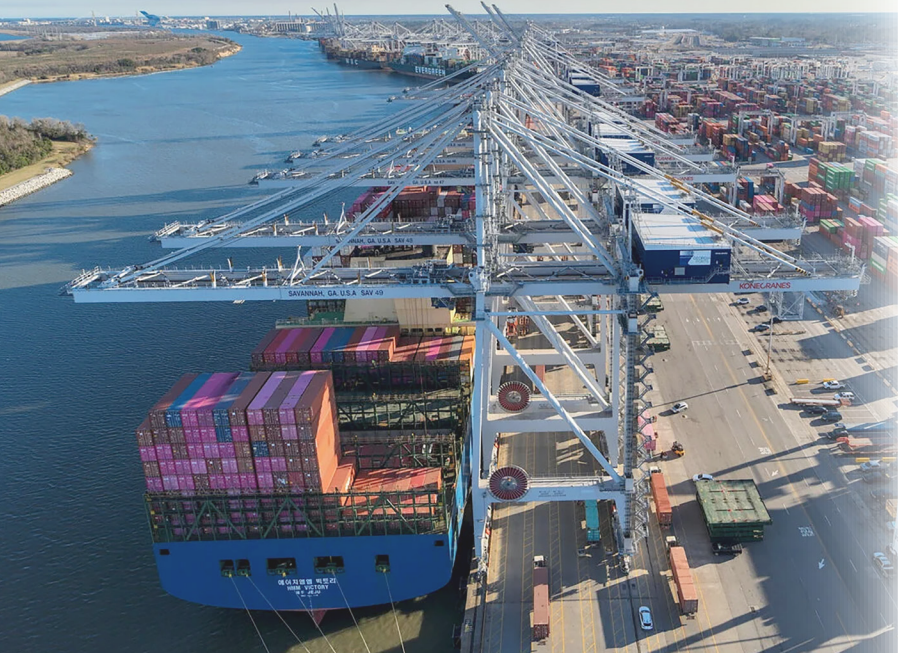
Positioned at Pine Meadow Drive and Pine Barren Road in Pooler, Pine Meadow Logistics Park provides convenient access to Interstate 95, Interstate 16 and Savannah's primary transportation infrastructure. The site is within minutes of Savannah/Hilton Head International Airport and the Port of Savannah, with direct regional connectivity to major Southeast markets and the Hyundai Metaplant America.

DESTINATION	DISTANCE	DRIVE-TIME
 Interstate 95	2.0 Miles	5 Minutes
 Interstate 16	3.5 Miles	7 Minutes
 SAV/HH Int'l Airport	5.6 Miles	10 Minutes
 Garden City Terminal	6.7 Miles	12 Minutes
 Ocean Terminal	8.4 Miles	16 Minutes
 Hyundai Metaplant	17.0 Miles	20 Minutes
 Charleston, SC	108 Miles	122 Minutes
 Jacksonville, FL	134 Miles	120 Minutes
 Atlanta, GA	240 Miles	226 Minutes



PORT OF SAVANNAH

Driving Global Trade.
Powering Regional Growth.



PINEMEADOW
LOGISTICS PARK

6.7 MILES | 12 MINUTES
TO GARDEN CITY TERMINAL



#1

Largest Single-Terminal
Container Operation in
the Western Hemisphere



2nd

Busiest Container
Port on the U.S.
East Coast



\$4.5B

Planned Investment
over the
Next Decade



5.7M

TEUs Handled in
FY2026



39

Weekly Container
Ship Calls/Services

SELECT CORPORATE NEIGHBORS

At the Center of Savannah's Logistics Corridor.



SAVANNAH ECONOMIC DRIVERS



1. GLOBAL TRADE GATEWAY

World-class port infrastructure and global connectivity support efficient trade and regional growth.



2. ADVANCED MANUFACTURING BASE

A diverse and growing manufacturing ecosystem, including automotive, aerospace and industrial production.



3. DISTRIBUTION & LOGISTICS ECOSYSTEM

A well-established base of distributors, 3PLs and e-commerce users supports a resilient industrial economy.



4. INTERSTATE & RAIL CONNECTIVITY

Convenient access to I-95 and I-16, and two Class I railroads linking the Southeast to major markets and supporting efficient national distribution.



5. REGIONAL WORKFORCE

Access to a deep and diverse labor pool from Savannah and surrounding counties supports continued growth across key industries.

Sources: Georgia Ports Authority; Georgia Department of Economic Development; Hyundai Motor Group; OpenAI; Effingham County, Georgia

MAJOR INDUSTRIAL MOMENTUM

ADVANCED MANUFACTURING

HYUNDAI
MOTOR GROUP

±\$7.6 Billion
Metaplant America

Hyundai Motor Group's Metaplant America represents one of the largest economic development projects in Georgia history, with capacity for up to 800,000 vehicles annually by 2028 and a growing supplier ecosystem.

NEXT-GENERATION TECHNOLOGY

 **OpenAI**

\$20 Billion

Announced AI Infrastructure Investment

OpenAI announced a major data center campus near Rincon in Effingham County, representing a significant investment in advanced infrastructure and reinforcing the region's growing technology and innovation economy.

PINEMEADOW

LOGISTICS PARK

Savannah's Future Class A Industrial Development

📍 Pine Meadow Drive & Pine Barren Road | Pooler (Savannah), Georgia 31322

DEVELOPED BY



Conceptual Rendering - For Illustrative Purposes Only

EXCLUSIVE LEASING BY

Hilary Shipley, SIOR
+1 912 662 8013
hilary.shipley@colliers.com

Sebastian Findlay, SIOR
+1 912 483 6160
sebastian.findlay@colliers.com

Colliers Savannah
545 E York Street, Savannah, GA 31401
+1 912 233 7111 | colliers.com/savannah

Colliers

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, express or implied, regarding the information contained herein, including, but not limited to, its content, accuracy and reliability. Certain images contained herein may be AI-generated conceptual renderings and are provided for illustrative purposes only. Such images are not intended to represent final architectural design, construction specifications, landscaping, site improvements or existing conditions. Final plans, designs and improvements are subject to change. Any interested party should undertake its own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.