



Colliers

For Lease

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Colliers | Savannah

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Developed by:



Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 11 (±123,750 SF) available 5/1/26
- Building 41 (±61,875 SF) available 3/1/26
- Building 43 (±55,000 SF) available now
- Direct access to Highway 80 via signalized intersection at Highway 80 and Pine Barren Road
- Provides convenient access to Interstate 95, Interstate 16 and the Port of Savannah
- Located 6 miles from the Port of Savannah, the fastest-growing and 3rd largest port in the nation and only 1 mile from Interstate 95

Accelerating success.

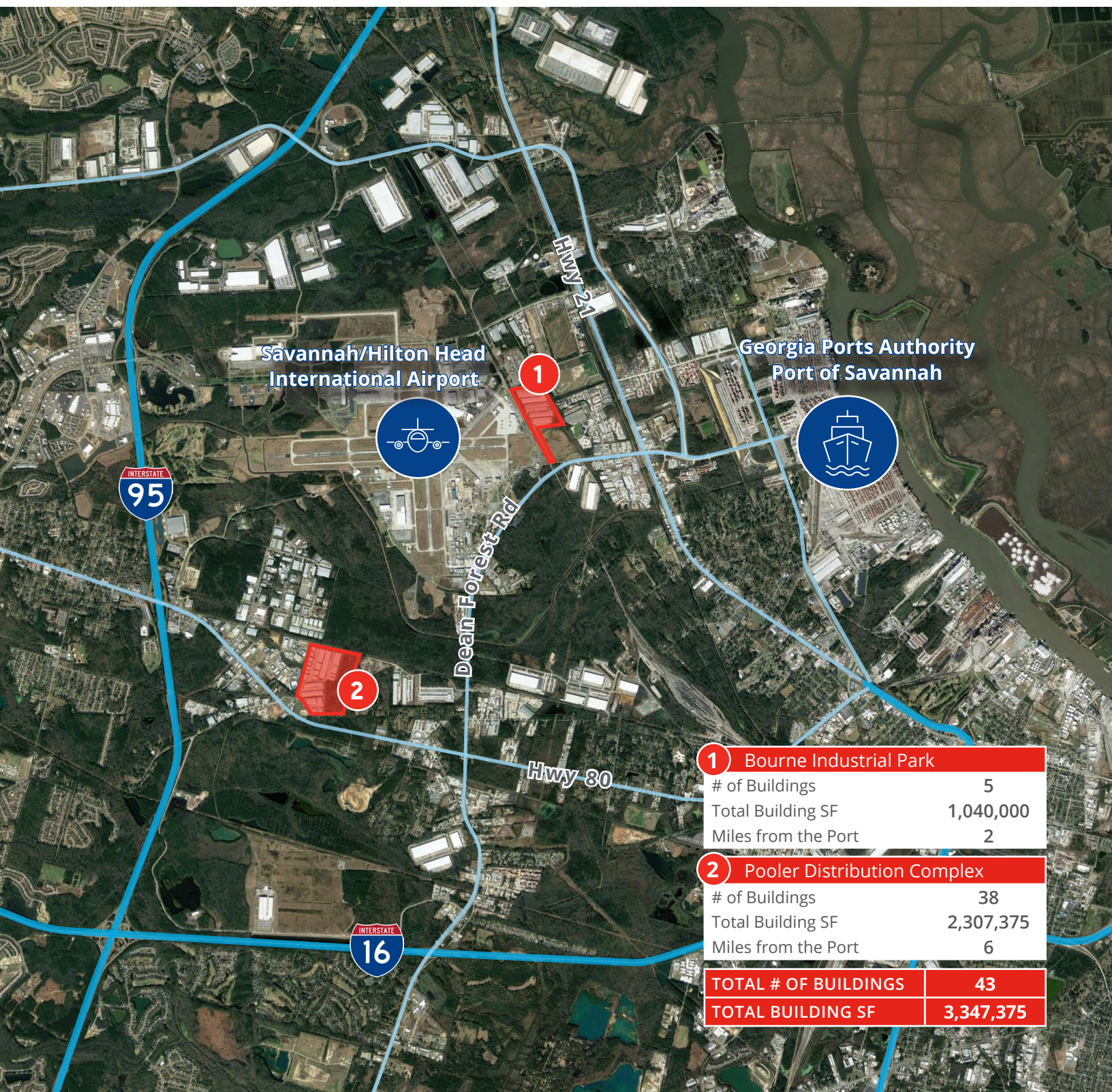


Available Buildings						
Building	Size	Dimensions	Dock Doors	Drive-in Doors	Eave Height	Availability Date
11	±123,750 SF	225' x 550'	16	2	26'	5/1/26
41	±61,875 SF	275' x 225'	8	1	26'	3/1/26
43	±55,000 SF	200' x 275'	8	1	26'	Now

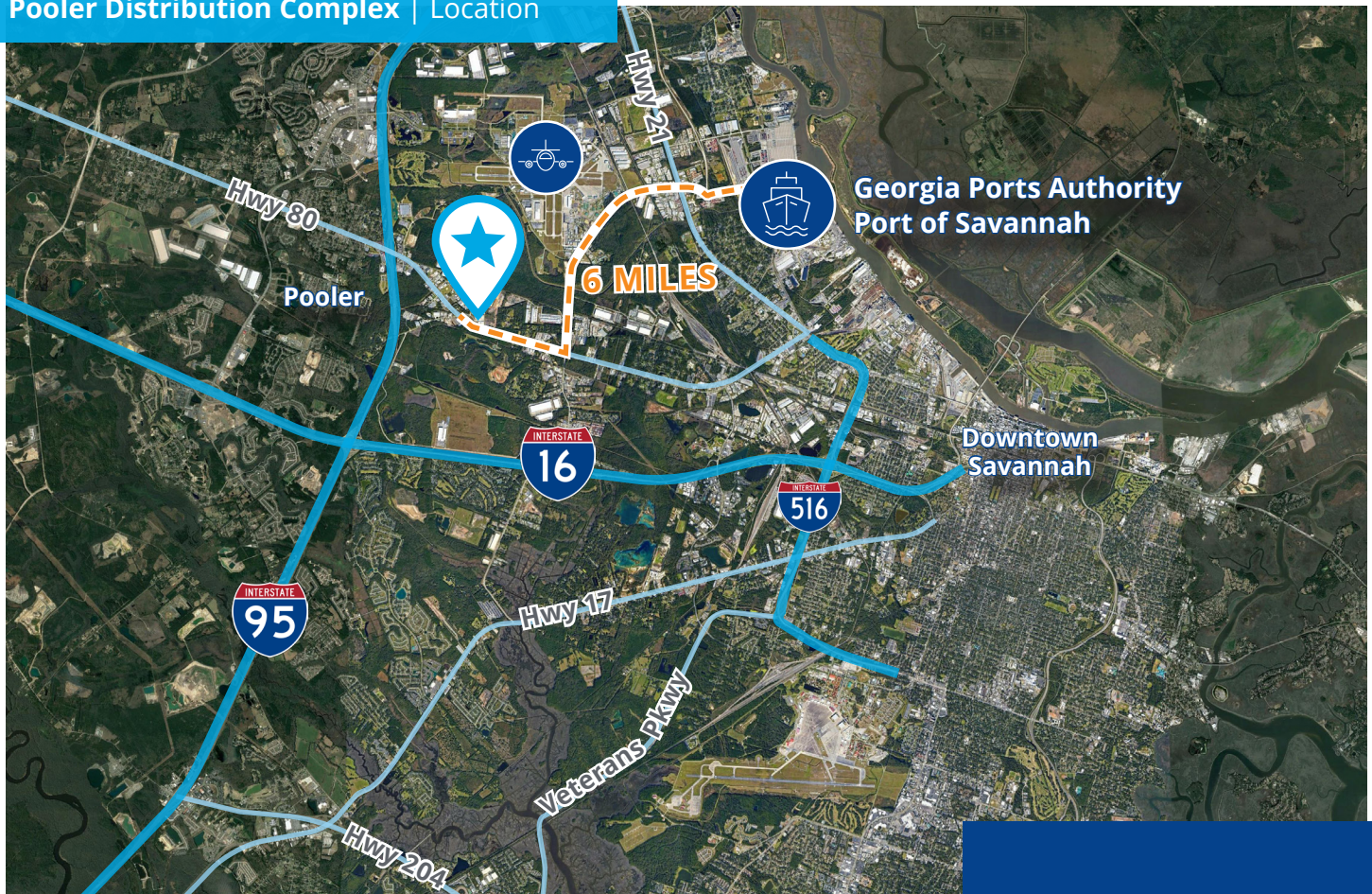
Building Specifications

Warehouse Floor: 6" Reinforced Concrete
 Warehouse Lighting: LED Fixtures
 Ventilation: Exhaust Fans (1/20,000 SF)
 Building Insulation: Walls and ceiling decks fully insulated.
 R-10 Insulation factor

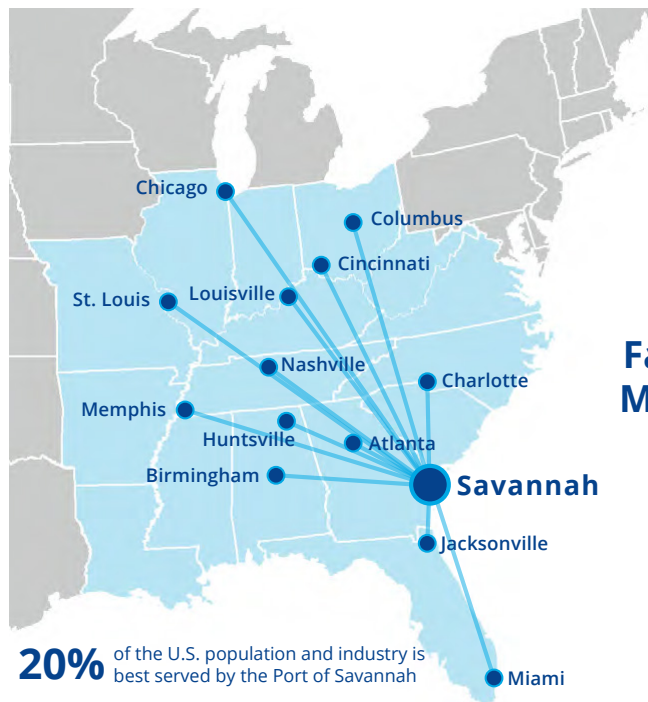
Truck Court: 8" Concrete, 200' Depth
 Sprinkler System: ESFR
 Dock Equipment: Edge of dock levelers and dock bumpers on all doors



Pooler Distribution Complex | Location



Savannah: Gateway to American Commerce



Fastest Growing Major Container Port in the United States

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

44% within easy reach of inland connectivity and infrastructure

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