

**Zachary Zakas**  
Partner | Co-Founder  
Elmwood & Company  
912.417.0009  
zachary.zakas@elmwood.co

**Andrew Balch**  
Associate  
Elmwood & Company  
704.996.7924  
andrew.balch@elmwood.co

Elmwood  
& Company

**130 Pine Meadow Dr**  
Pooler, GA 31322

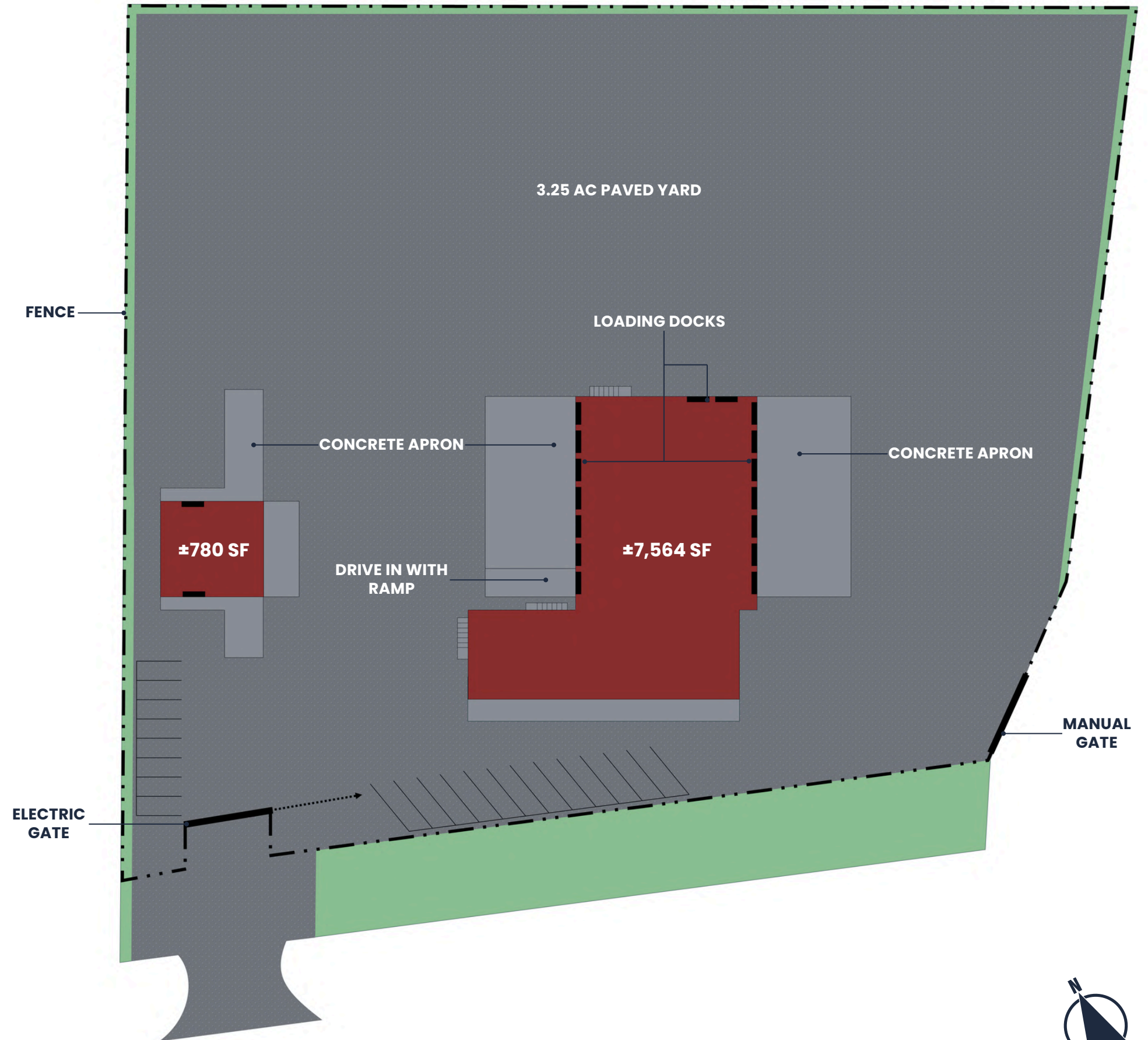


AVAILABLE FOR  
**SUBLEASE**  
±8,344 SF | ±3.25 AC

**PAVED TRUCK TERMINAL**

# PROPERTY DETAILS

ADDRESS	130 PINE MEADOW DR
CITY, STATE, ZIP CODE	POOLER, GA 31322
COUNTY	CHATHAM
LEASE TYPE	NNN
ZONING	I-1 LIGHT INDUSTRIAL
LEASE TYPE	NNN
TOTAL BUILDING SIZE	±8,344 SF
CROSS-DOCK	±4,300 SF
STORAGE/SHOP	±780 SF
OFFICE	±3,264 SF
LOT SIZE	±3.25 AC
DOCK DOORS	15 (W/ PIT LEVELERS)
DRIVE IN DOORS	1 W/ RAMP
SECURITY	FULLY FENCED W/ ELECTRIC GATE
YARD SURFACE	PAVED / ASPHALT



# PROPERTY PHOTOS



# LOCATION OVERVIEW





## Key Distances

	Highway 80	1.5 Miles
	Interstate 16	0.5 Miles
	Interstate 95	3.0 Miles
	Ocean Terminal	8.0 Miles
	Garden City Terminal	6.0 Miles
	Savannah/HH Airport	9.3 Miles
	Amazon Center	1.5 Miles
	Hyundai Metaplant	20.0 Miles

# 130 Pine Meadow Drive

Pooler, GA 31322

## CONTACT

### Zachary Zakas

Partner | Co-Founder  
Elmwood & Company  
912.417.0009  
zachary.zakas@elmwood.co

### Andrew Balch

Associate  
Elmwood & Company  
704.996.7924  
andrew.balch@elmwood.co

### Savannah:

2100 Bull Street  
Savannah, GA 31401

### Atlanta:

1447 Peachtree St NE  
Atlanta, GA 30309

### Los Angeles:

9460 Wilshire Blvd.  
Beverly Hills, CA 90212

**Confidentiality & Disclaimer:** This marketing flyer has been prepared by Elmwood & Company LLC for informational purposes only and does not constitute an offer to lease or a solicitation to lease the property described herein (the "Property"). The information contained herein has been obtained from sources believed to be reliable; however, Elmwood & Company LLC, its affiliates, and their respective agents, employees, and representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation of fact. All property information, including but not limited to property descriptions, site plans, dimensions, renderings, photographs, zoning references, financial information, and availability, is provided for illustrative purposes only and is subject to errors, omissions, changes in price or terms, prior lease or withdrawal without notice. Any projections, opinions, assumptions, or estimates contained herein are provided for example only and may not represent current or future performance of the Property. Prospective tenants and other interested parties are encouraged to conduct their own independent investigations and due diligence regarding the Property, including but not limited to verification of all physical, financial, legal, and zoning information. Elmwood & Company LLC expressly disclaims any and all liability for any loss or damage arising from reliance upon the information contained herein.

**130 PINE MEADOW**  
**TRUCK TERMINAL**

Elmwood  
& Company