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For Lease

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Developed by:

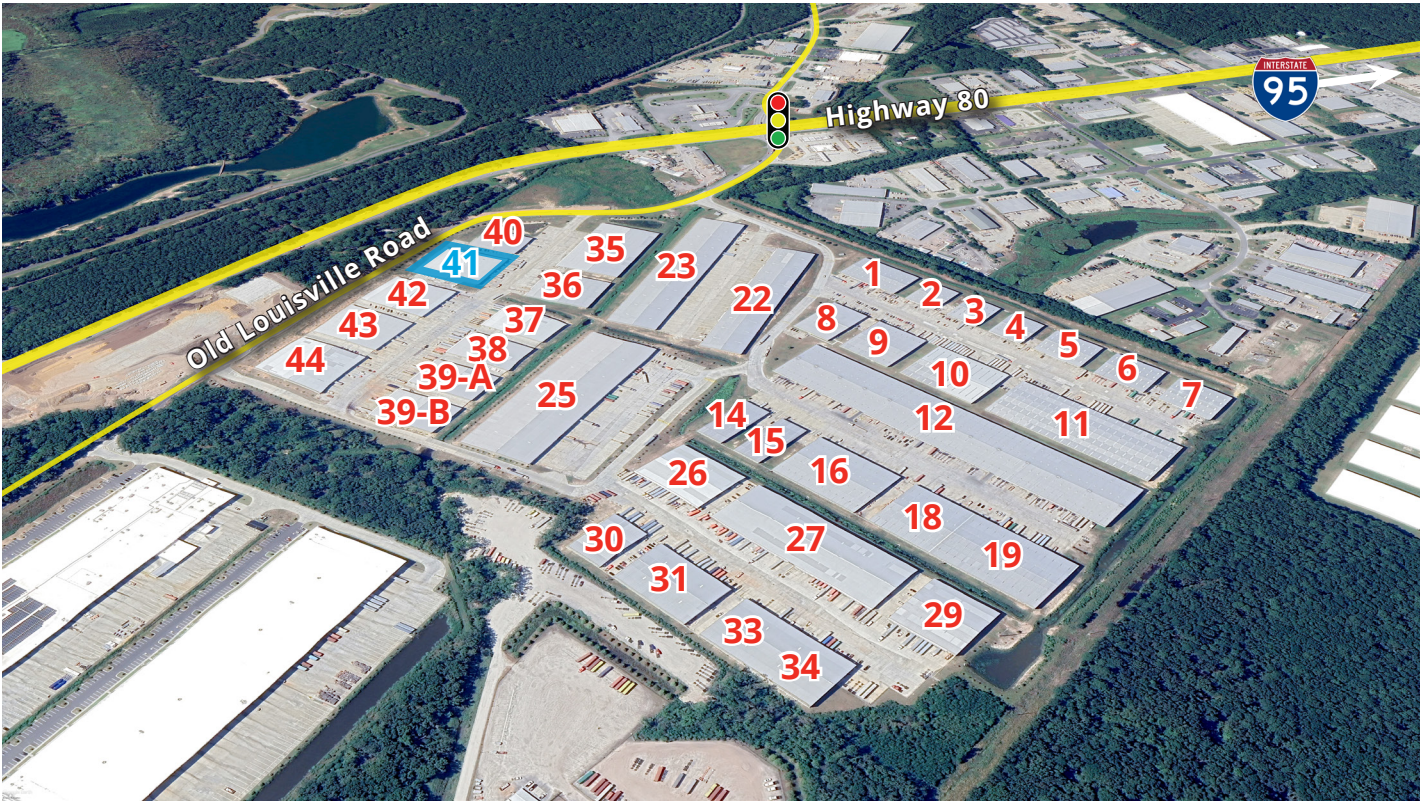


# Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 41 (±61,875 SF) available now | \$8.95/SF Gross
- 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

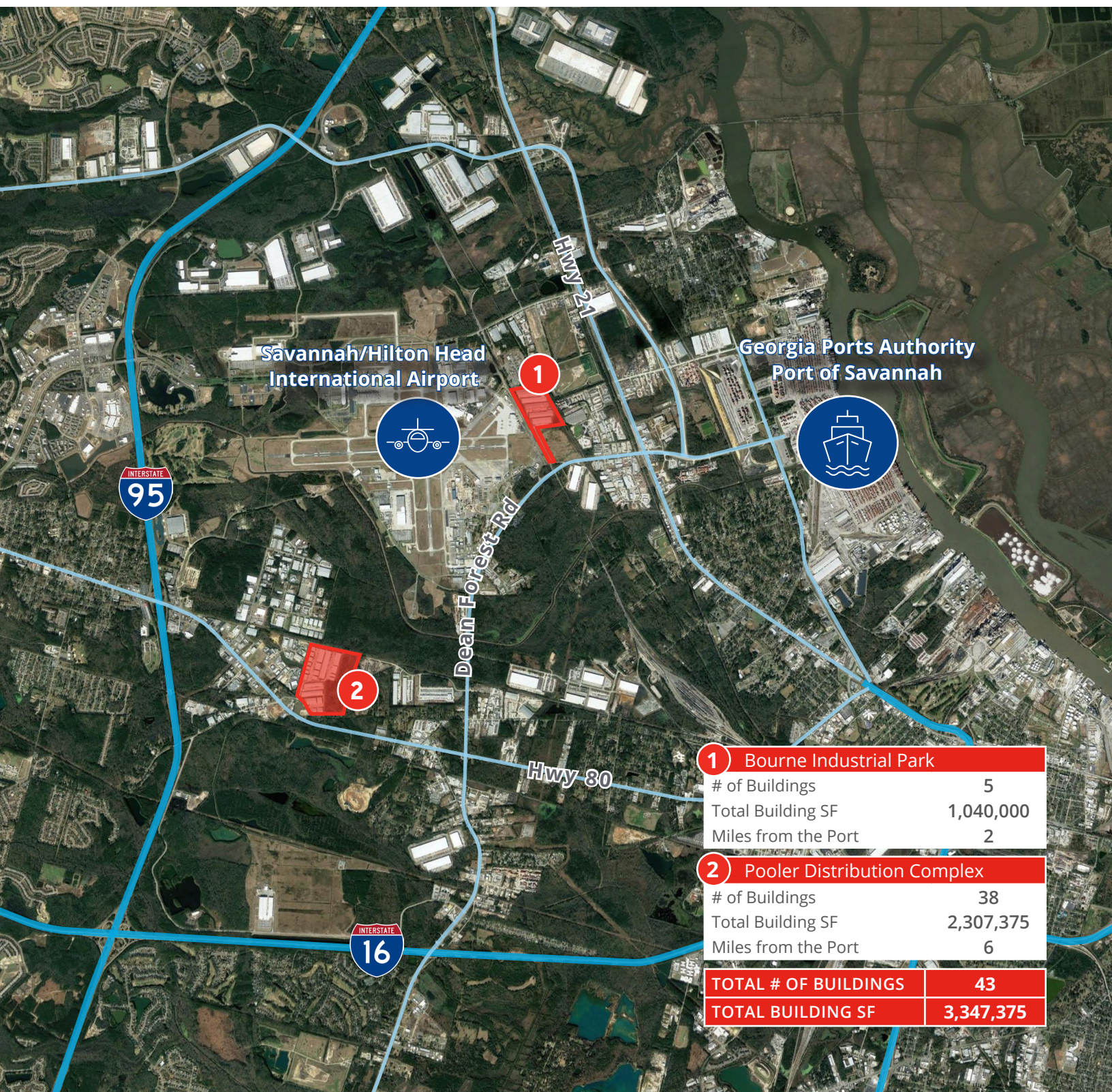
Accelerating success.



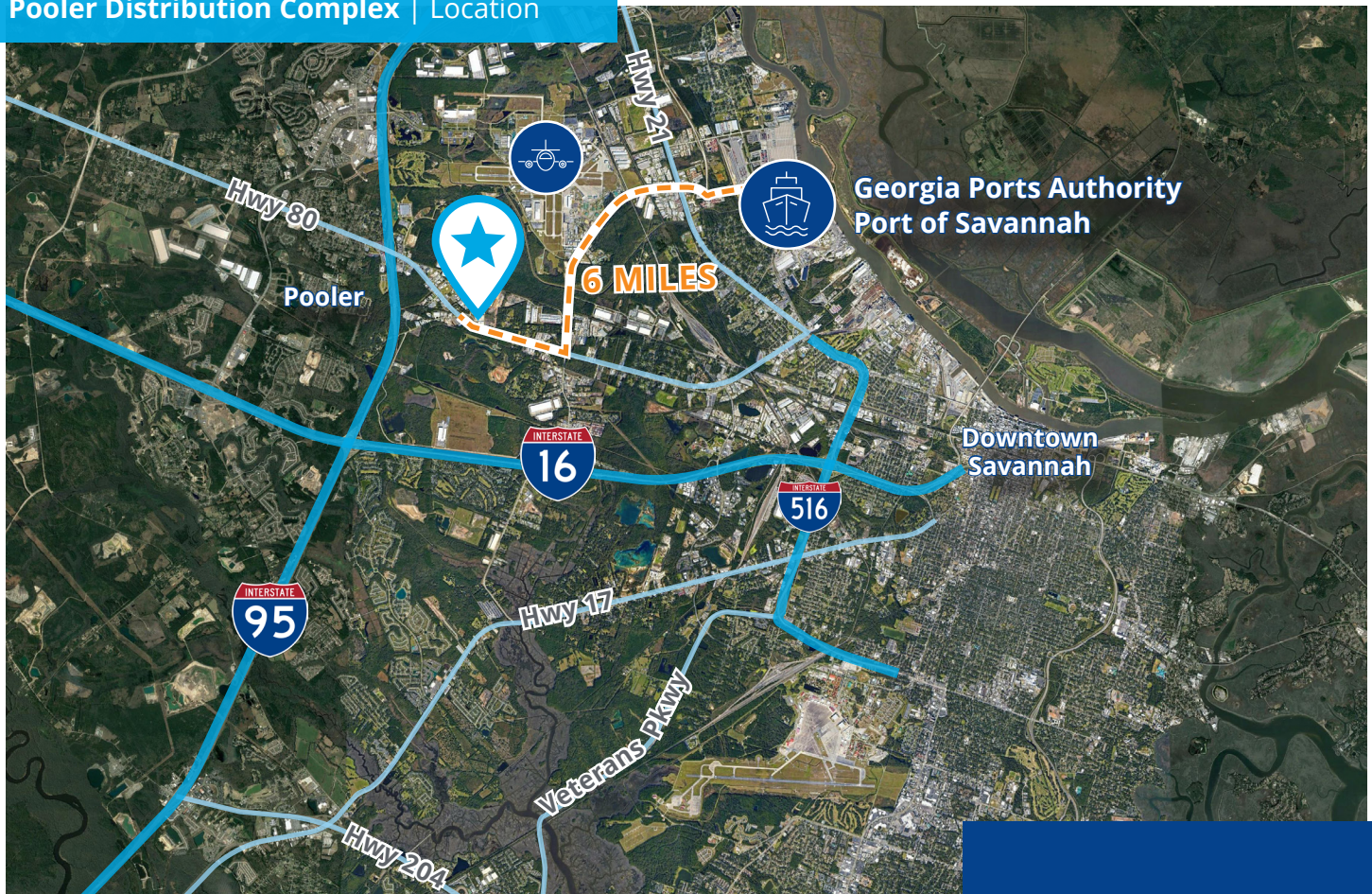
| Available Buildings |            |             |            |                |             |                   |
|---------------------|------------|-------------|------------|----------------|-------------|-------------------|
| Building            | Size       | Dimensions  | Dock Doors | Drive-in Doors | Eave Height | Availability Date |
| 41                  | ±61,875 SF | 275' x 225' | 8          | 1              | 26'         | Now               |

### Building Specifications

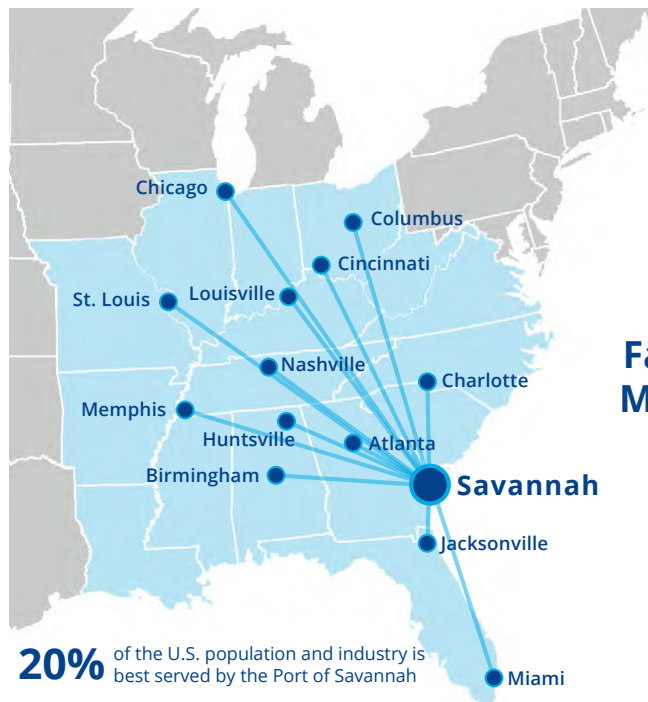
|                      |                                                                    |                   |                                                     |
|----------------------|--------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| Warehouse Floor:     | 6" Reinforced Concrete                                             | Truck Court:      | 8" Concrete, 200' Depth                             |
| Warehouse Lighting:  | LED Fixtures                                                       | Sprinkler System: | ESFR                                                |
| Ventilation:         | Exhaust Fans (1/20,000 SF)                                         | Dock Equipment:   | Edge of dock levelers and dock bumpers on all doors |
| Building Insulation: | Walls and ceiling decks fully insulated.<br>R-10 Insulation factor |                   |                                                     |



## 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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