



FOR LEASE: ±499,200 SF CROSS-DOCK SPACE

AVAILABLE ON
11/1/2026

521 MORGAN LAKES BLVD, POOLER, GEORGIA 31322

BILL SPARKS, SIOR
Executive Vice President

+1 912 659 1147
bill.sparks@cbre.com

CBRE, INC.
+1 912 228 3528

144 Habersham Street
Savannah, GA 31401



BUSINESS PARK AERIAL



NEIGHBORING FEDEX GROUND
FACILITY

521 MORGAN LAKES INDUSTRIAL BLVD
±499,200 SF AVAILABLE

FedEx

East Coast

FDW

GEODIS

unis

SAVANNAH
RIVER
LOGISTICS

COSMOS
SURFACES

WORLD
DISTRIBUTION SERVICES

RBW
LOGISTICS

iFIT

NAZEX
GLOBAL

ALTO
SYSTEMS

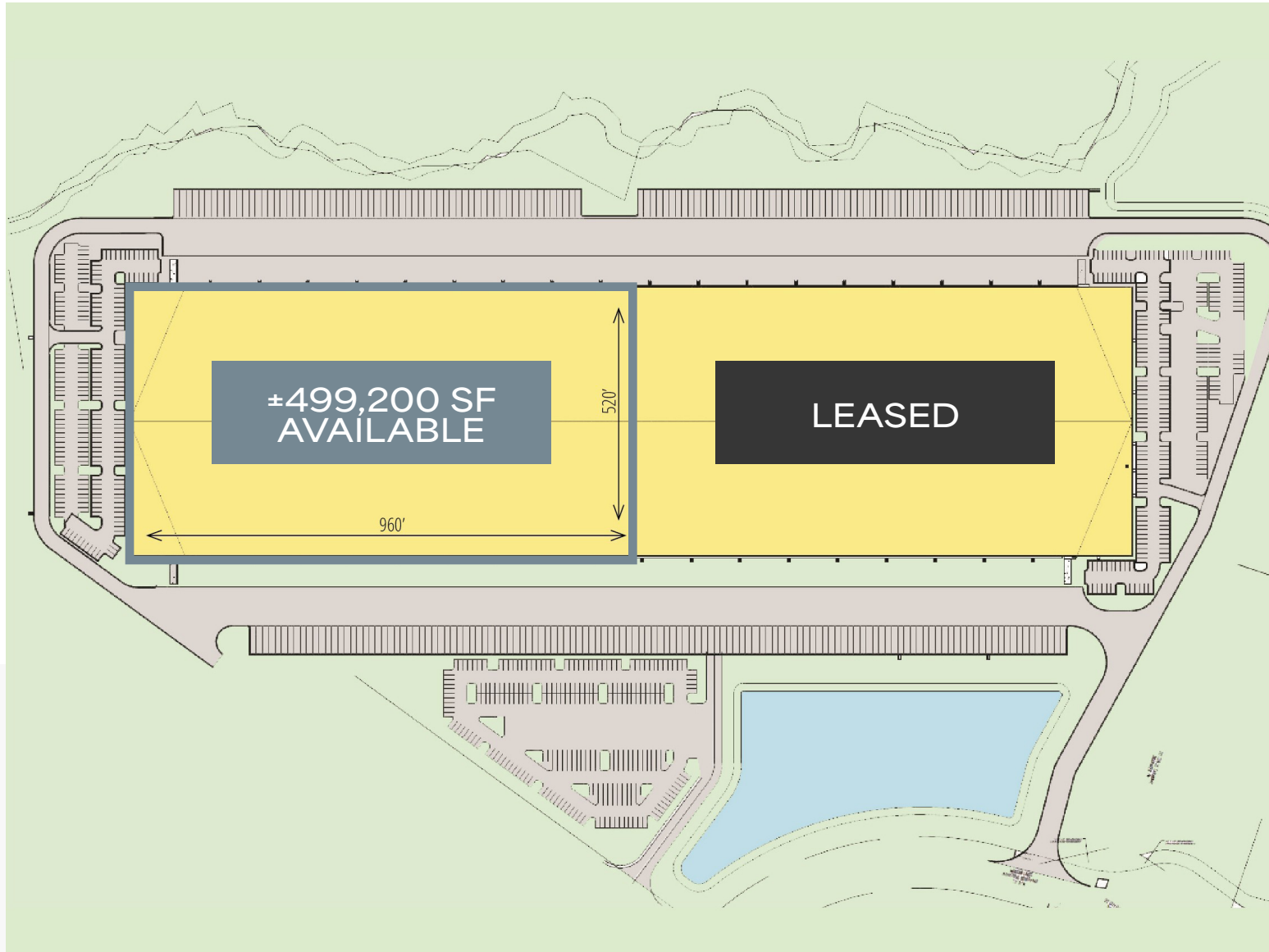
SPACE OVERVIEW

521 MORGAN LAKES INDUSTRIAL BLVD

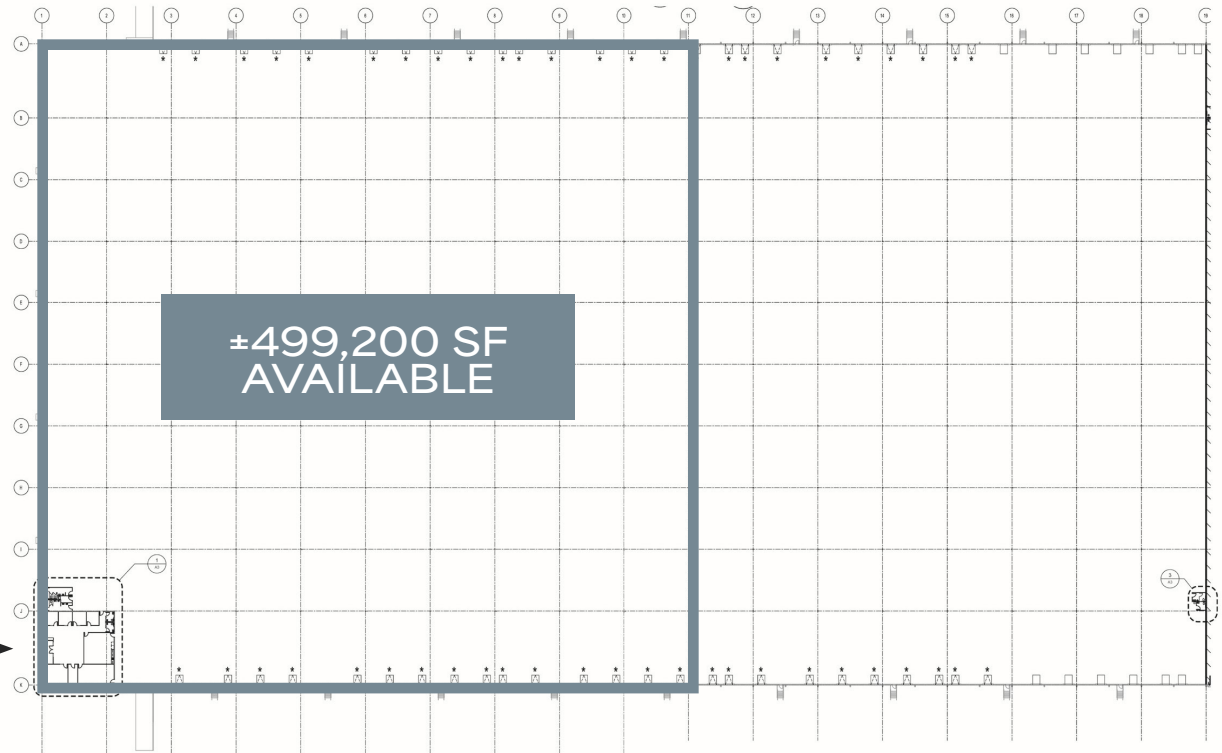
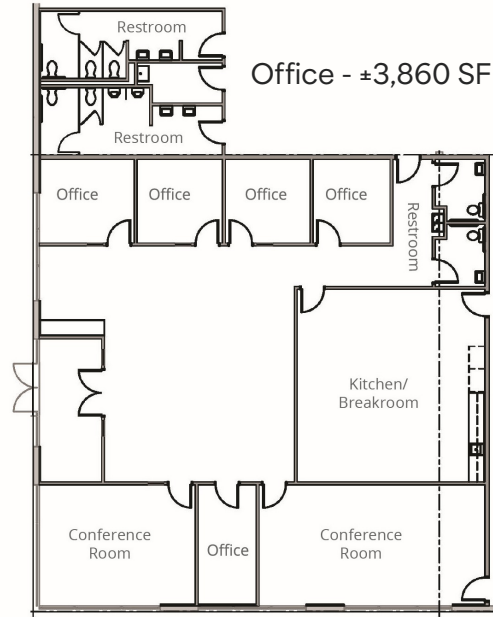
- ±499,200 SF crossdock warehouse space available on 11/1/2026
- ±3,860 SF office
- Asking Rate: Negotiable
- 110 dock doors
- 2 drive-ins
- 125 trailer parking stalls
- 136 passenger vehicle parking stalls
- Class A concrete tilt-wall construction - built in 2019
- Located 10.1 miles from the GPA's Garden City Terminal
- Easy access to Interstate 95 (4.0 miles) and Interstate 16 (7.1 miles)



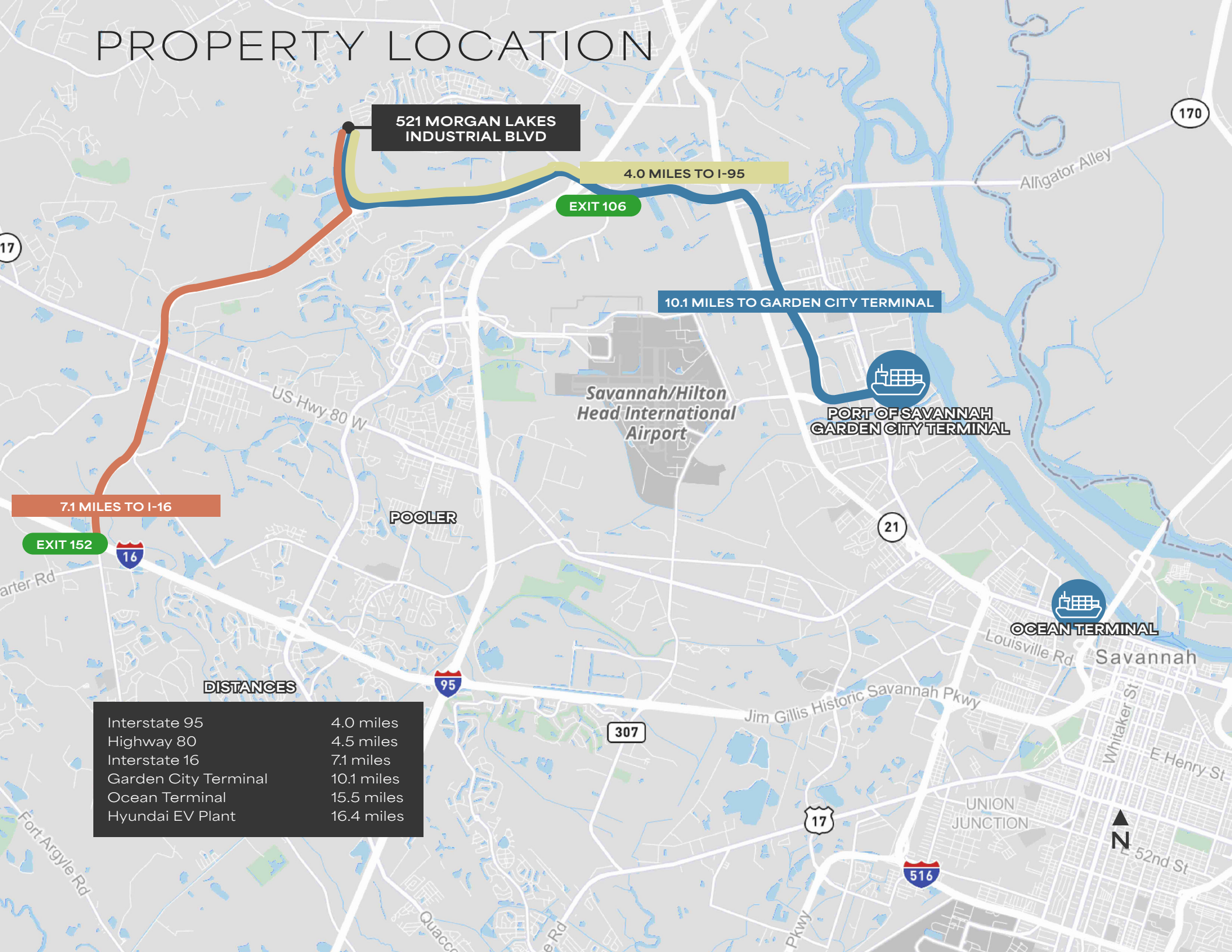
SITE PLAN



FLOOR PLAN



PROPERTY LOCATION





FOR LEASE: ±499,200 SF CROSS-DOCK SPACE

AVAILABLE ON
11/1/2026

521 MORGAN LAKES BLVD, POOLER, GEORGIA 31322

BILL SPARKS, SIOR
Executive Vice President

+1 912 659 1147
bill.sparks@cbre.com

CBRE, INC.
+1 912 228 3528

144 Habersham Street
Savannah, GA 31401



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.