



Colliers

# Pooler Distribution Complex

5240-5250 Old Louisville Road | Pooler, GA 31322

- Building 11 (±123,750 SF) available 7/1/26 | \$7.50/SF Gross
- 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.

For Lease

Contact us:

David Sink, SIOR

Principal

+1 912 662 8010

david.sink@colliers.com

Danny Chase, SIOR

Principal

+1 912 604 4918

danny.chase@colliers.com

Colliers | Savannah

545 E York Street

Savannah, GA 31401

Main: +1 912 233 7111

colliers.com/savannah

Developed by:

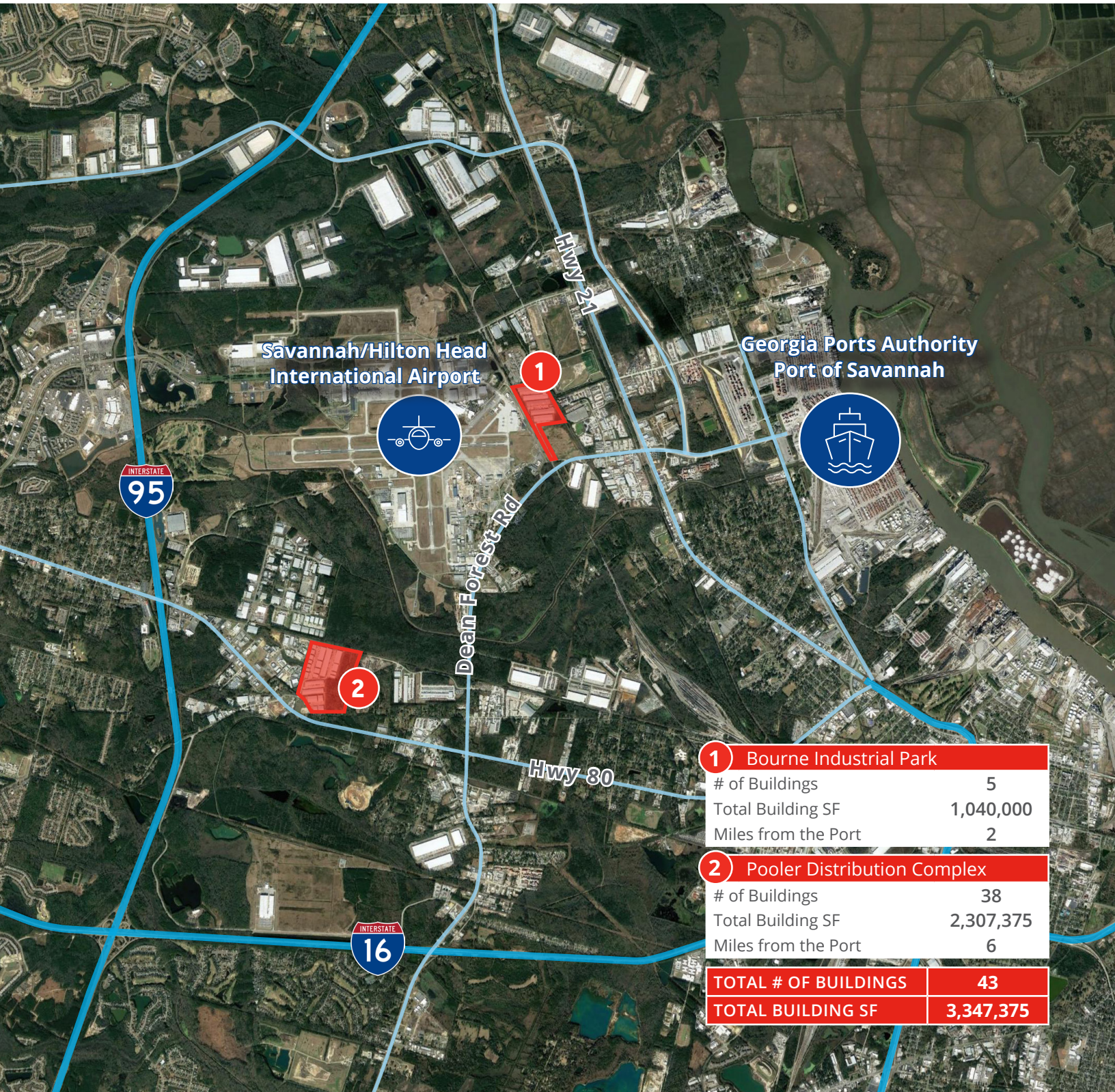




Available Buildings						
Building	Size	Dimensions	Dock Doors	Drive-in Doors	Eave Height	Availability Date
11	±123,750 SF	225' x 550'	16	2	26'	7/1/26
41	±61,875 SF	275' x 225'	8	1	26'	Now

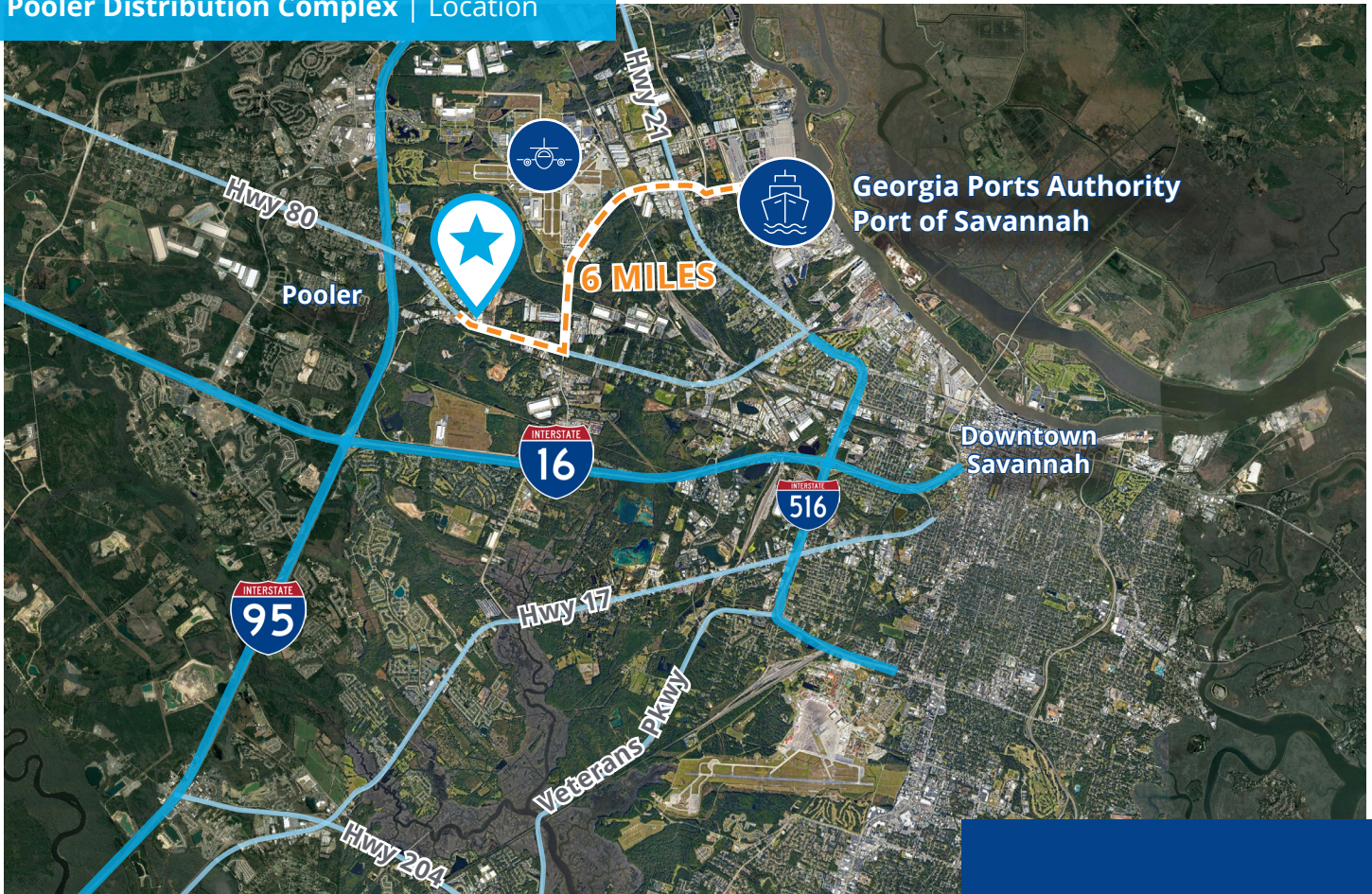
## Building Specifications

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. R-10 Insulation factor		

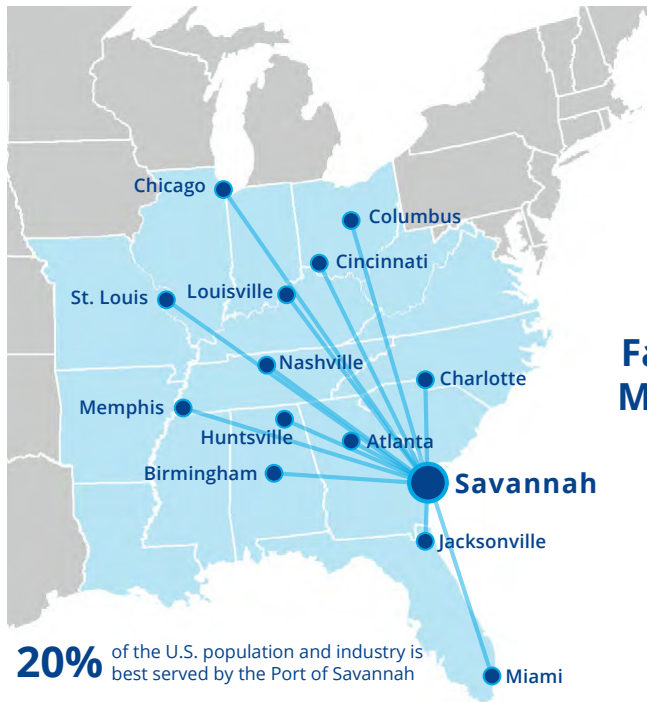


<b>1</b>	<b>Bourne Industrial Park</b>	
	# of Buildings	5
	Total Building SF	1,040,000
	Miles from the Port	2
<b>2</b>	<b>Pooler Distribution Complex</b>	
	# of Buildings	38
	Total Building SF	2,307,375
	Miles from the Port	6
<b>TOTAL # OF BUILDINGS</b>		<b>43</b>
<b>TOTAL BUILDING SF</b>		<b>3,347,375</b>

## 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

### Contact us:

**David Sink, SIOR**

Principal

+1 912 662 8010

david.sink@colliers.com

**Danny Chase, SIOR**

Principal

+1 912 604 4918

danny.chase@colliers.com

**Colliers**

Colliers | Savannah

545 E York Street

Savannah, GA 31401

Main: +1 912 233 7111

colliers.com/savannah