



FOR LEASE

421 Morgan Lakes

421 MORGAN LAKES INDUSTRIAL BLVD, POOLER, GA 31322

115,500 SF CLASS A TRANSLOAD FACILITY
NEW CONSTRUCTION, MOVE-IN READY



Proximity



9.5
MILES FROM GPA
GARDEN CITY TERMINAL

6.5
MILES FROM
I-16



SAVANNAH HILTON HEAD
INTERNATIONAL



TO

JIMMY DELOACH PARKWAY

421 MORGAN
LAKES

421 Morgan Lakes

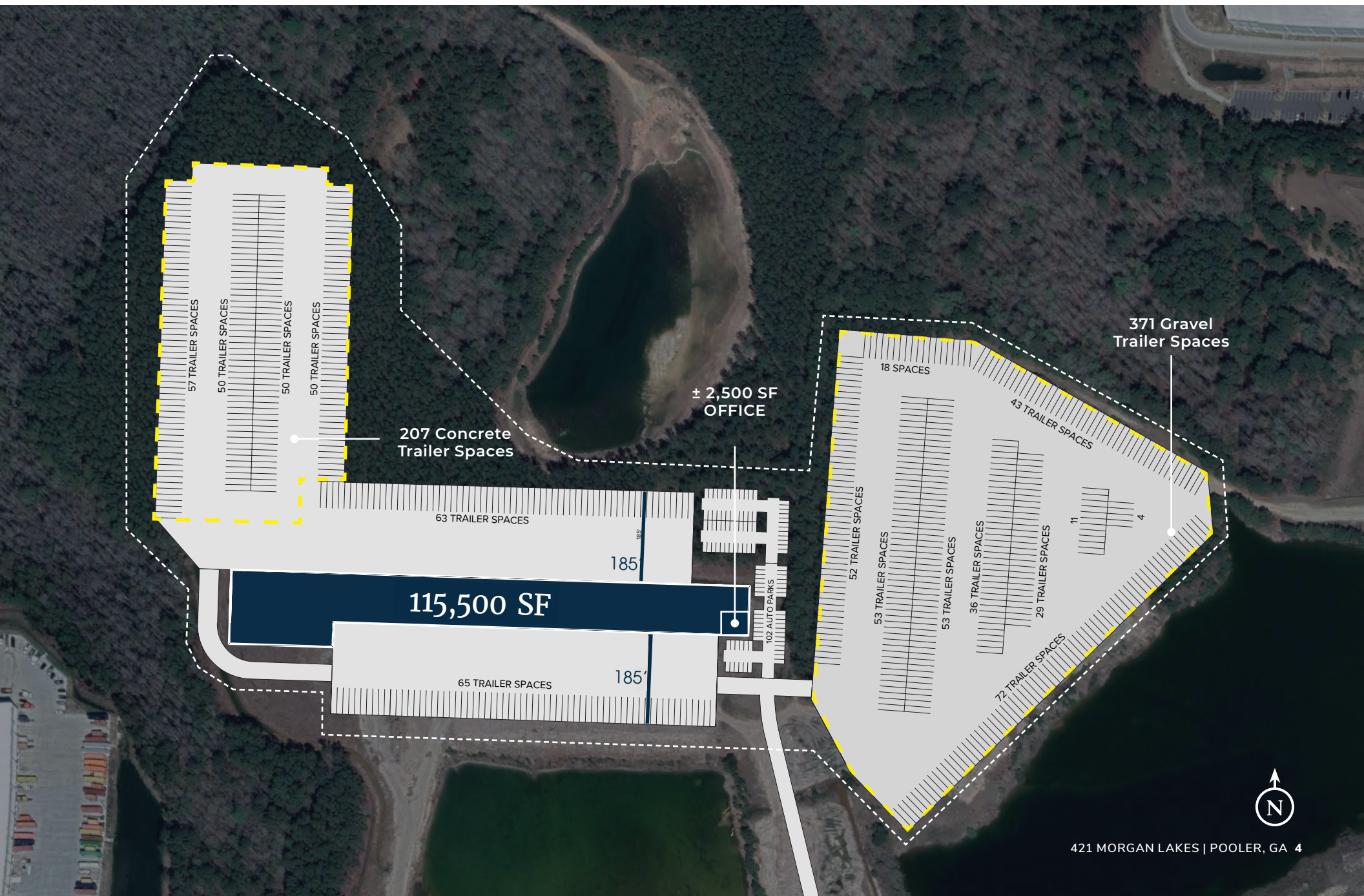
421 MORGAN LAKES INDUSTRIAL BLVD, POOLER, GA 31322

Building Specs

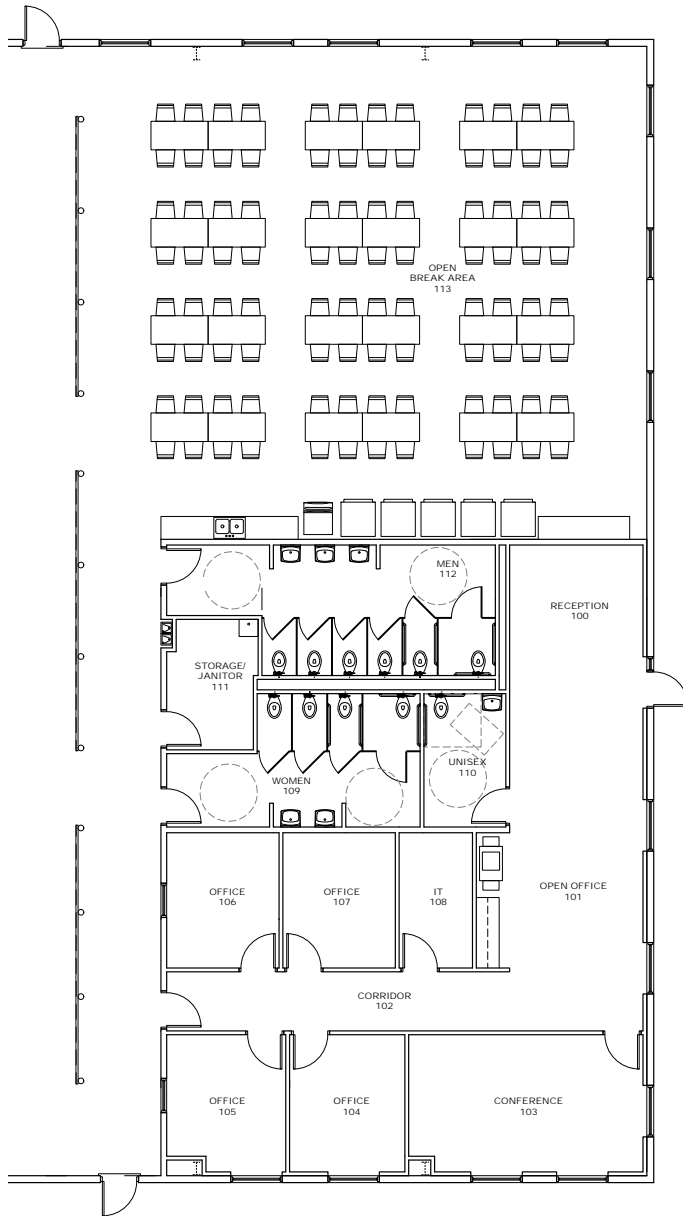
BUILDING SIZE:	115,500 SF
OFFICE SF:	2,500 SF
TOTAL ACERAGE:	101.20 AC (66 useable)
YEAR BUILT:	January 2024
CLEAR HEIGHT:	24'
CONSTRUCTION TYPE:	Concrete Tilt Up
CONFIGURATION:	Cross-dock
ROOF:	Standing seam metal roof, 20 year warranty
FENCE:	-6' chain link fence with 30' manual entrance gate
DOCK-HIGH DOORS:	120 (9'x10') with mechanical pit levelers (35k)
DRIVE IN DOORS:	1 ramped drive in door - 14' x 16'
FINGER DOCKS:	1 (4,000 SF)
BUILDING DEPTH:	100'x 840' x 24' eave/ 150' x 210' x 24' eave
TRUCK COURT DEPTH:	185'
TRAILER PARKING:	335 concrete trailer spaces 371 additional gravel trailer spaces available 706 total spaces
TRAILER PARKING PER DOCK DOOR:	5.88 / 1
AUTO PARKING:	102 spaces
SLAB:	6" reinforced concrete slab
ELECTRICAL:	800 Amp/480 volt/3 Phase
FIRE PREVENTION:	ESFR
LIGHTING:	LED
ZONING:	Light Industrial



Site Plan



± 2,500 SF SPEC OFFICE



Destinations

3.8 MILES

I-95

6.5 MILES

I-16

6.7 MILES

Savannah/Hilton Head
International Airport

9.5 MILES

Garden City Terminal

11.9 MILES

I-516

15.1 MILES

Ocean Terminal

15.4 MILES

Downtown Savannah

107 MILES

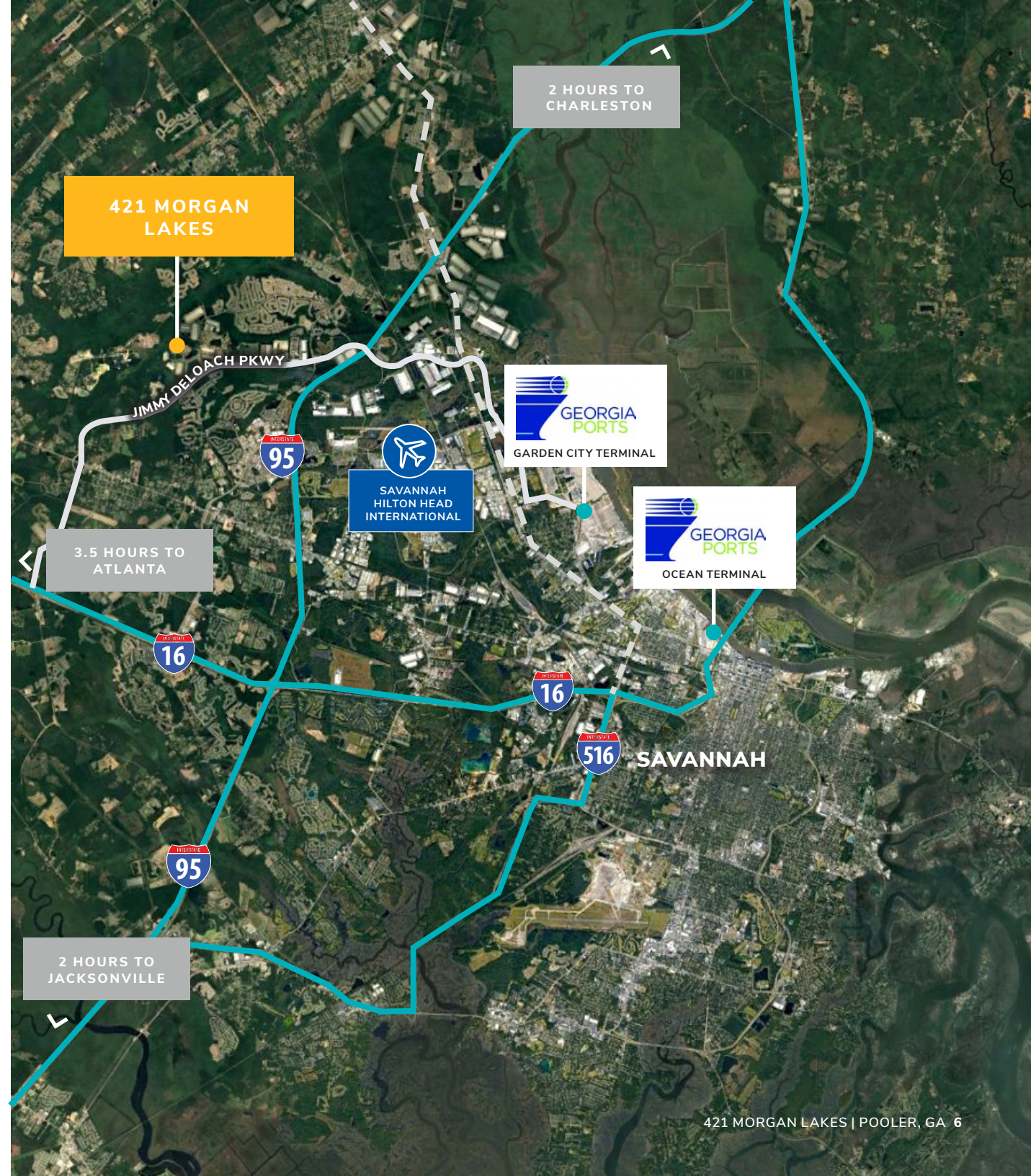
Charleston

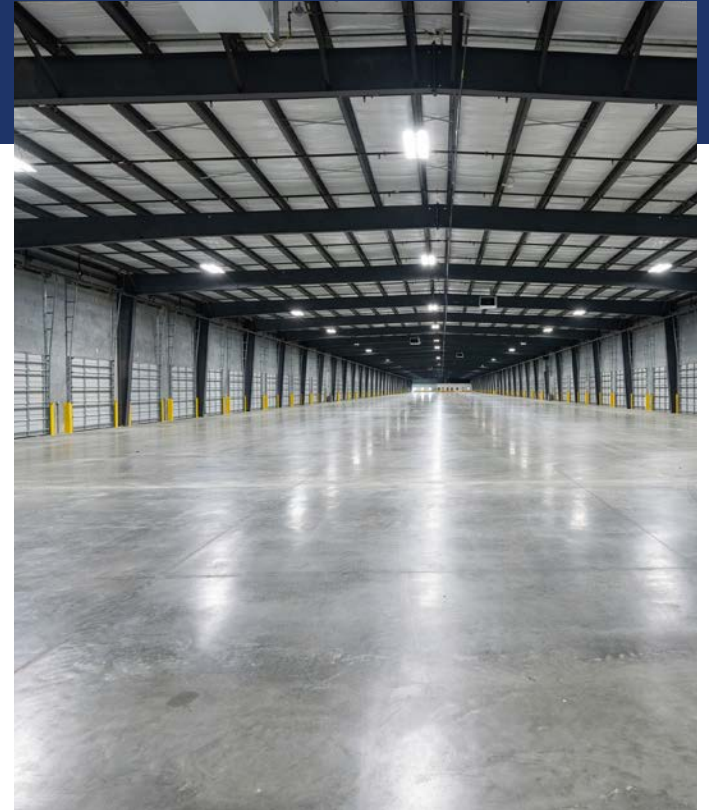
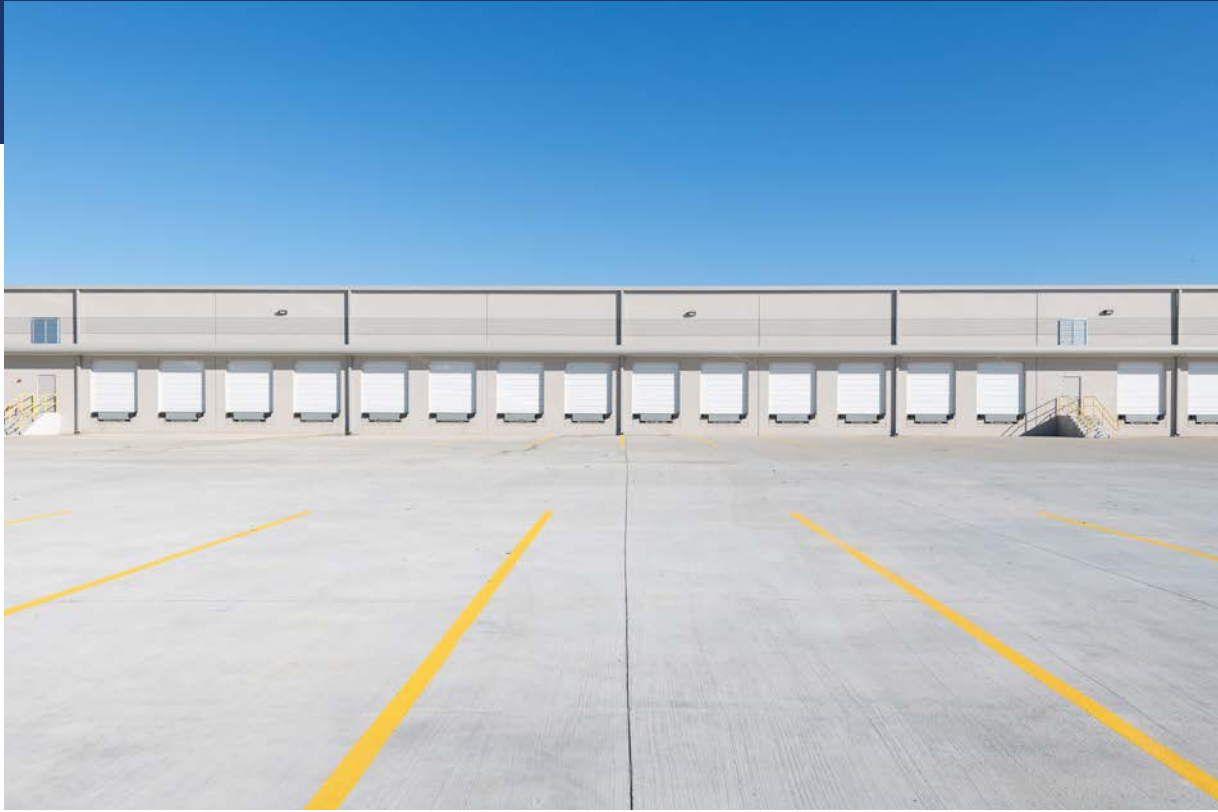
140 MILES

Jacksonville

240 MILES

Atlanta





Georgia Port Variables

As the Georgia Authority (GPA) continues to expand infrastructure and capacity for increased container handling, leasing and under-construction volumes will remain robust. The GPA has currently invested \$1.9B in infrastructure improvements with \$4.5B planned over the next 12 years. These improvements will expand the capacity at the GPA to 13M TEUs by 2033. The Savannah Industrial real estate market is well positioned to accommodate the growing port and users interested in location in Savannah or expanding their presence.

THE PORT OF SAVANNAH: BY THE NUMBERS

- 3rd busiest and fastest growing US Container Gateway (after LA/Long Beach and NY/NJ)
- #1 Export Port in US
- #27 out of the top 30 container ports in the world
- 2nd most connected US Port. 35 weekly services to 50+ countries



Major Industrial Users





JLL LEASING:

LEE ALLEN

843 805 5111

BENNETT RUDDER

404 995 6459

RYAN HOYT

404 200 7737

KEVIN COATS

843 805 5112

CHRIS TOMASULO

404 995 2462

TYLER SMITH

843 805 5118

LINDSEY WILMOT

912 663 9394

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