



Property Name/Address: 1240 SH Morgan Pkwy, Pooler GA

Total Acreage: 24

Square Feet : 347,525

Building Type: Front Load Warehouse

Building Dimensions: 360' x 960'

Clear Height: 32-ft

Truck Court : 195-ft

Car Parking Spaces: 108

Concrete Slab-on-Grade : 6" thick 4,000 psi

Exterior Concrete Truck Court 60-ft

Column Spacing: 53'4" x 50'

Structural Steel

Roofing-60 mil TPO

Dock Canopy-4ft

Dock Doors: 52 9' x 10' dock doors and 2 drive in doors

Dock Equipment: z guards and bumpers

Paint: textured

Fire Protection : EFSR

HVAC: Gas fired heaters for freeze protection

Electric Service : 2400 AMP 480/277 V

Electric Lighting: TBD by tenant

Site Lighting :LED parking light lighting

Asking Rate: \$4.50 SF

CAM: \$.95 SF