

FOR LEASE

±9,900 SF FLEX SPACE | AVAILABLE JANUARY 2027

**54 COLUMBIA DR
POOLER, GA 31322**

Jordan Kim
Principal
jordan.kim@blokkcre.com
912.667.5887

Mason Spivey
Advisor
mason.spivey@blokkcre.com
912.675.7002

PROPERTY SUMMARY

±9,900 SF FLEX SPACE | AVAILABLE JANUARY 2027

54 Columbia Dr Pooler, GA 31322

Blokk Commercial Real Estate is pleased to present 54 Columbia Drive, Pooler, GA 31322 — a ±9,900 SF flex warehouse consisting of ±2,700 SF of office and ±7,200 SF of warehouse space, situated on 2.55 acres. The warehouse features a 20' clear height, a drive-in door, and a loading dock, with two 12'x12' roll-up doors. The property includes ±0.25 acres of usable paved area for truck ingress/egress and 15 designated parking spaces. Zoned I-1 (Light Industrial), the property is well-suited for contractors, supply companies, or utility companies. 54 Columbia Drive is located ±0.4 miles from Hwy 80 and ±1 mile from I-95, giving direct access to major transportation routes throughout Pooler's industrial and commercial corridors. The building will be available for occupancy in January 2027 at \$15/SF NNN.

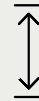
PROPERTY HIGHLIGHTS



\$15/SF NNN



±9,900 SF flex warehouse
(±2,700 SF office / ±7,200 SF warehouse)



20' clear height Drive-in door and loading dock



Two 12'x12' roll-up doors



±0.25 acres of paved area for truck ingress/egress



15 designated parking spaces



Zoned I-1 (Light Industrial) — suited for contractors, supply, or utility companies



±0.4 miles from Hwy 80



±1 mile from I-95



Available January 2027

REAR BUILDING OVERVIEW

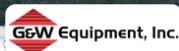


LEFT SIDE BUILDING OVERVIEW





FASTENAL

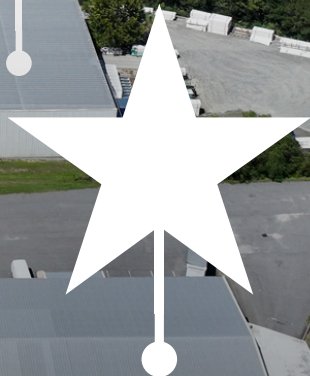
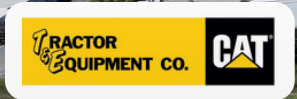


KONECRANES



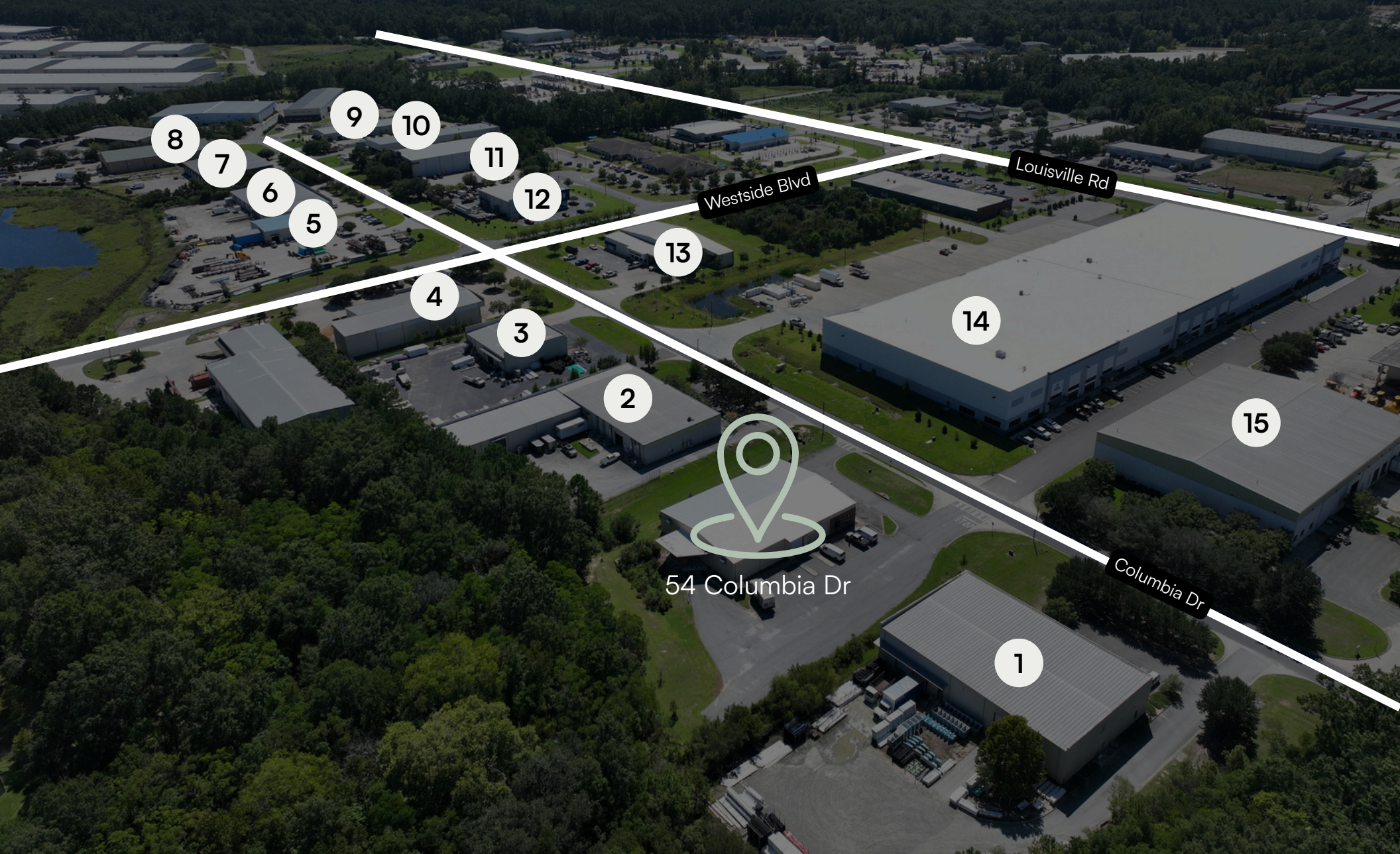
Louisville Rd

Coleman Blvd



Columbia Dr

SURROUNDING AREA



- | | | |
|---------------------------------------|--|---|
| 1. PDI Plumbing | 6. CUVO Lighting | 11. Daltille, American Olean, Marazzi |
| 2. All Star Mobile Detailing - Pooler | 7. College Hunks Hauling Junk and Moving | 12. Coastal Electric of Georgia |
| 3. Heritage Landscape Supply | 8. Live Oak Construction Supply | 13. Battery Warehouse of Savannah |
| 4. Window World of Savannah | 9. Capital Electric | 14. NTW - National Tire Wholesale |
| 5. Ferguson Waterworks | 10. Terminix/Service Experts Savannah | 15. TEC - Tractor and Equipment Company |

FLOORPLAN



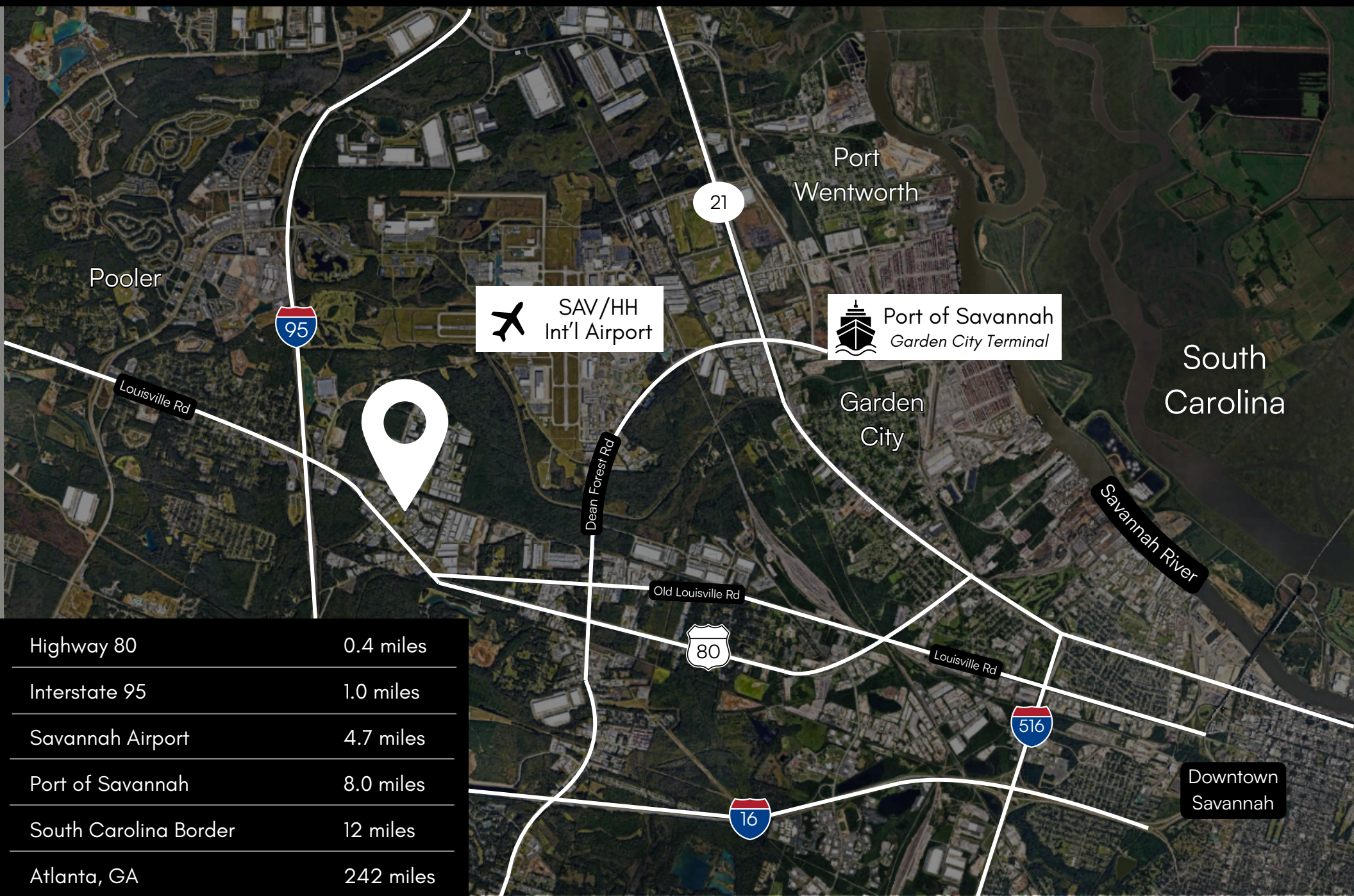
New Office–Warehouse Facility for KB Kitchen & Bath Concepts

54 Columbia Drive, Pooler, GA 31322 · Combined floor plan redrawn from schematic design sheets · Approx. 9,900 SF footprint (≈2,700 SF office/showroom/core, ≈7,200 SF warehouse)

FLOOR PLAN, not to scale

Redrawn from photos of preliminary drawings marked "not for construction." Dimensions approximate; verify against original architectural drawings.

LOCATION OVERVIEW



BIO/CONTACT



Jordan Kim

Principal

jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



MASON SPIVEY

Advisor

Mason.spivey@blokkcre.com

912.675.7002

BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia College & State University
BS Financing and BBA Marketing