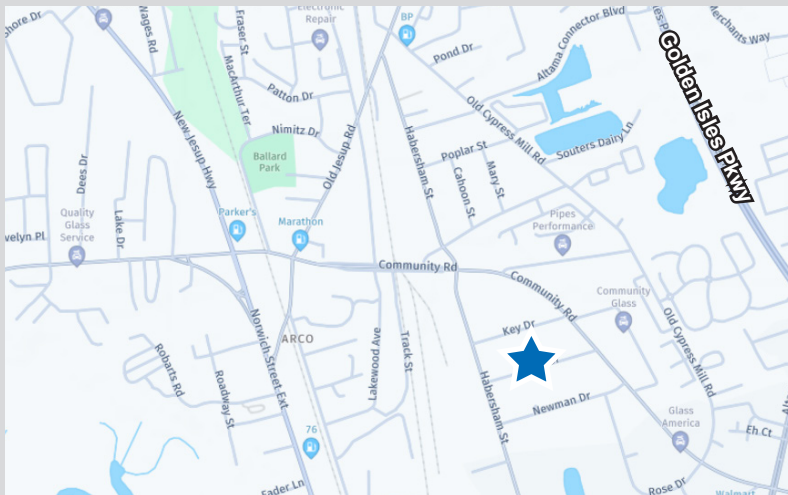


120 SHELL DR

BRUNSWICK, GA | 31525



INVESTMENT OPPORTUNITY WITH CREDIT TENANT IN PLACE



- ±3,600 SF Warehouse on 1 Acre lot
- New 5-year NNN Lease
- Central Glynn County Location
- Zoning: Limited Industrial (LI)
- 8 Truck doors

Sale Price: ~~\$495,000~~
\$485,000

For further information, please contact our exclusive agents:

Kirk Watson SIOR CCIM

Executive VP | South GA Office

kwatson@phoenixrealty.net

912.222.5480

Luke Jackson

Industrial Specialist

ljackson@phoenixrealty.net

912.222.7142

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
912.268.4069
561 Ocean Blvd,
St Simons Island, GA 31522

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY PHOTOS

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