



Industrial Property **For Sale / For Lease**



BRUNSWICK, GA 31520

**616 BAY ST**

**KATHY JETT**

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**OFFERING SUMMARY**

Sale Price:	\$790,000
Lease Price:	\$8.50 + \$1.40 NNN
Building Size:	12,000 SF
Year Built:	1970
Renovated:	2020
Zoning:	GI

**PROPERTY OVERVIEW**

This 12,000 SF climate-controlled building consist of 10,000 SF warehouse and 2,000 SF office space, offering exceptional functionality and modern features. GI, the property is ideally suited for industrial, warehouse, and distribution uses. Situated in the thriving Brunswick area, it provides strategic access to key transportation routes and the Port of Brunswick, facilitating seamless logistical operations.

**PROPERTY HIGHLIGHTS**

- Warehouse
- Office
- Zoned GI
- Climate-controlled

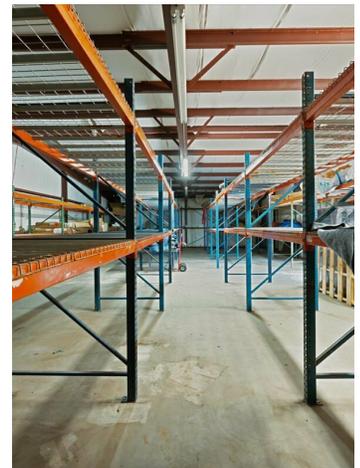
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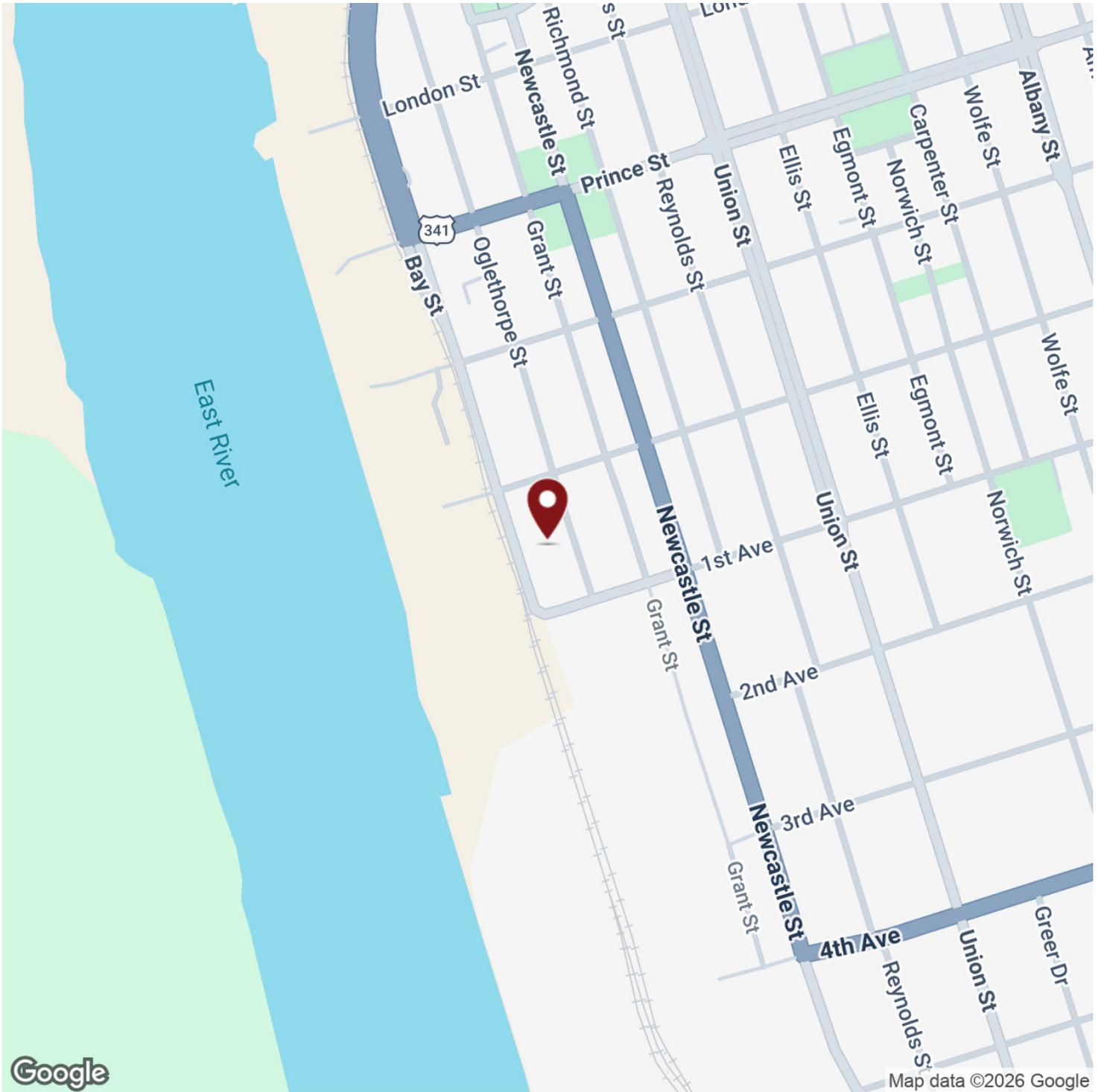
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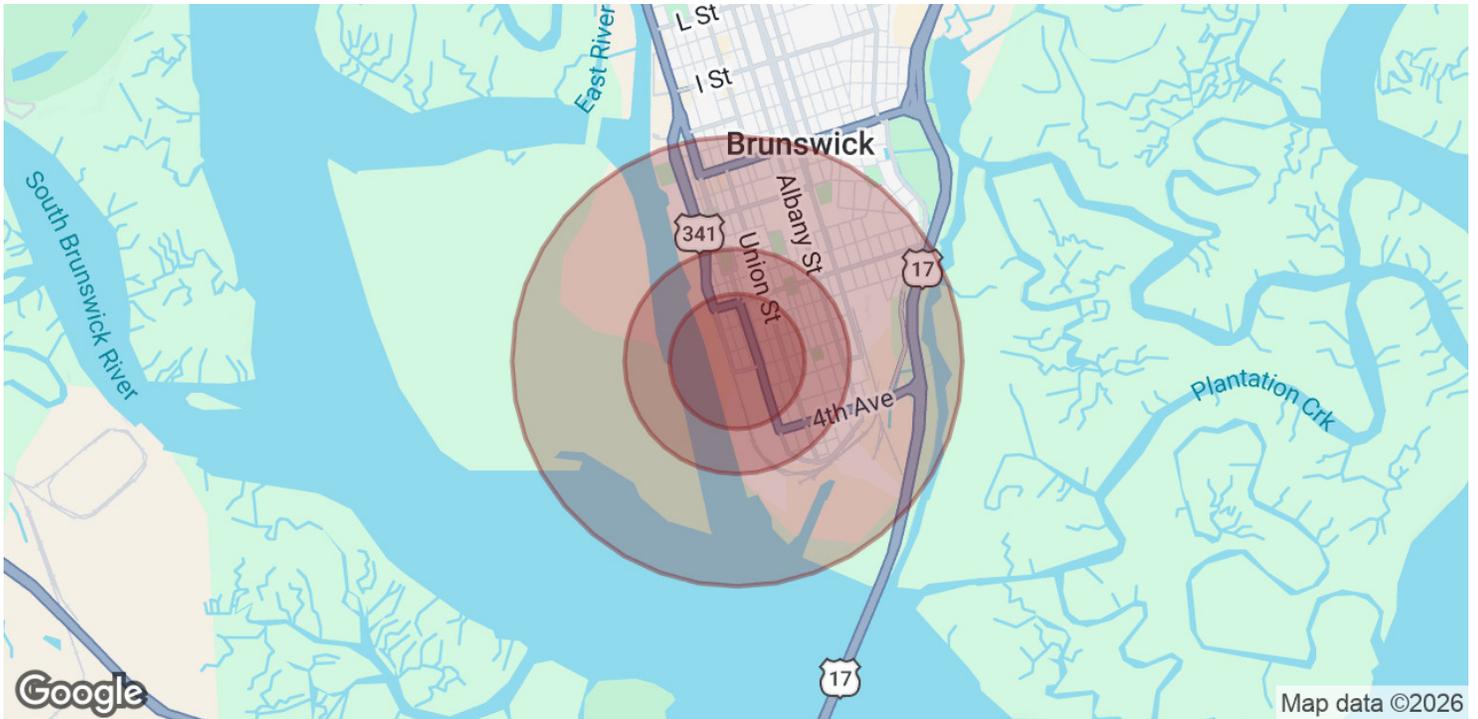
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	749	1,645	3,534
Average Age	38	39	38
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	330	702	1,468
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$60,655	\$64,776	\$58,170
Average House Value	\$438,785	\$377,980	\$314,058

Demographics data derived from AlphaMap

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