

FOR LEASE

Forty East Center

1000 East King Street, Kingsland, Georgia 31548

**New
Owner!**



Key Features

Lease Rate: \$12 PSF + NNN

NNN: Estimated \$2.20 PSF

Parking Spaces: 60+

County: Camden

Space Available: 1,200 - 7,633 SF

Year Built: 1990

Total Acres: 2.17

Tax ID: 095 002P

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**HODNETT COOPER
REAL ESTATE**

COMMERCIAL

2353 Village Drive, Kingsland, GA 31548 | (912) 673-7321



Total Building Area - 12,199 SF

Unit G 1,512 SF	Unit F 1,951 SF	Unit E 1,103 SF	Units B-D 4,551 SF	Unit A 3,082 SF

Forty East is located on East King Avenue, also known as Highway 40 - one mile west of I-95 exit 3, with high visibility. Positioned between I-95 and downtown Kingsland. Excellent location for restaurants, traditional retail, and professional services. Road is being widened, adding turning lanes and easier access. New owner in process of upgrades. Storage units available for lease directly behind unit, with long-term lease of retail / office units.

BERKSHIRE
HATHAWAY
HOMESERVICES

HODNETT COOPER
REAL ESTATE

COMMERCIAL

Stephana Gross Dixon
LIC#285828
stephana@hcrega.com
912-322-6715 (c)

Kathleen Boswell, CCIM
LIC#213434
kathleen@hcrega.com
912-269-0055 (c)