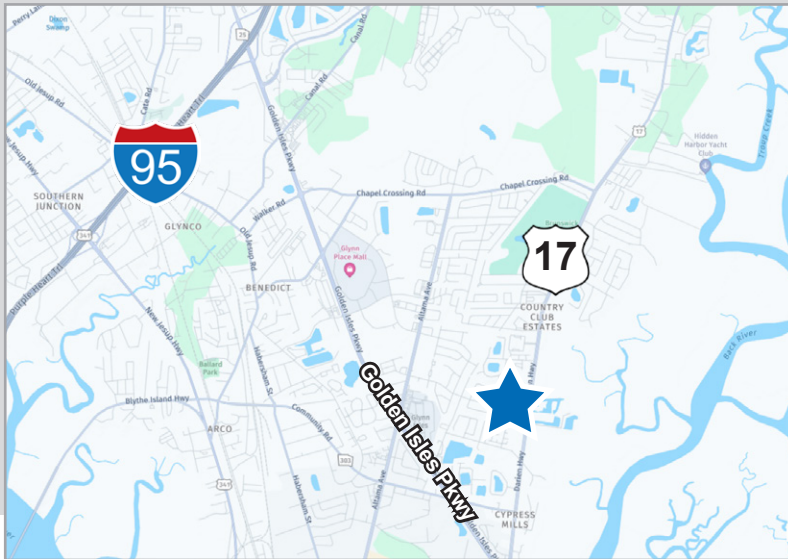


3811 DARIEN HWY

BRUNSWICK, GA | 31525



±18,500 SF WAREHOUSE FOR SALE



- Prime location with easy access to US-Hwy 17 & I-95
- ± 2 AC Lot with Ample Parking & Outdoor Storage
- 5 Miles from GPA Port of Brunswick
- Can accommodate up to (6) Oversized doors

Sale Price: \$1.1 M

For further information, please contact our exclusive agents:

Luke Jackson

Industrial Specialist

ljackson@phoenixrealty.net

912-222-7142

Newmark Phoenix Realty Group, Inc.

912.268.4069

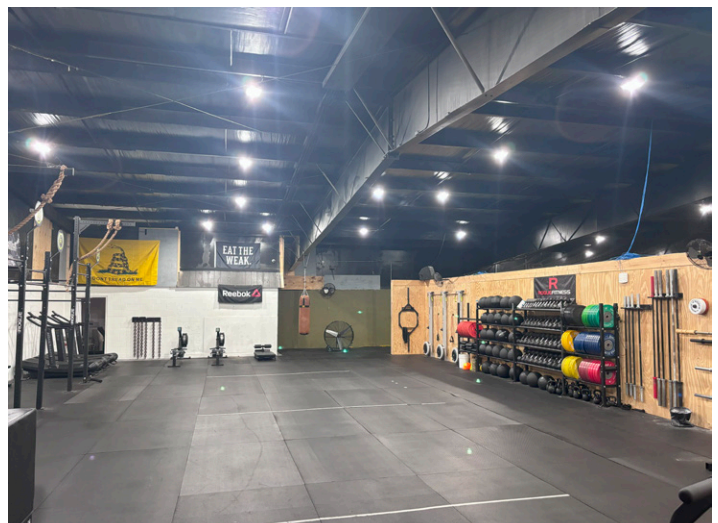
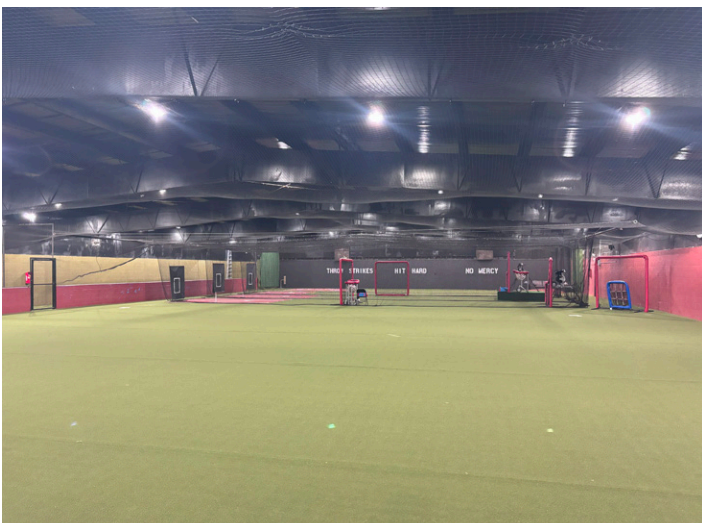
561 Ocean Blvd, St Simons Island, GA 31522

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.

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PROPERTY PHOTOS

3811 DARIEN HWY BRUNSWICK, GA | 31525



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EXCELLENT CONNECTIVITY

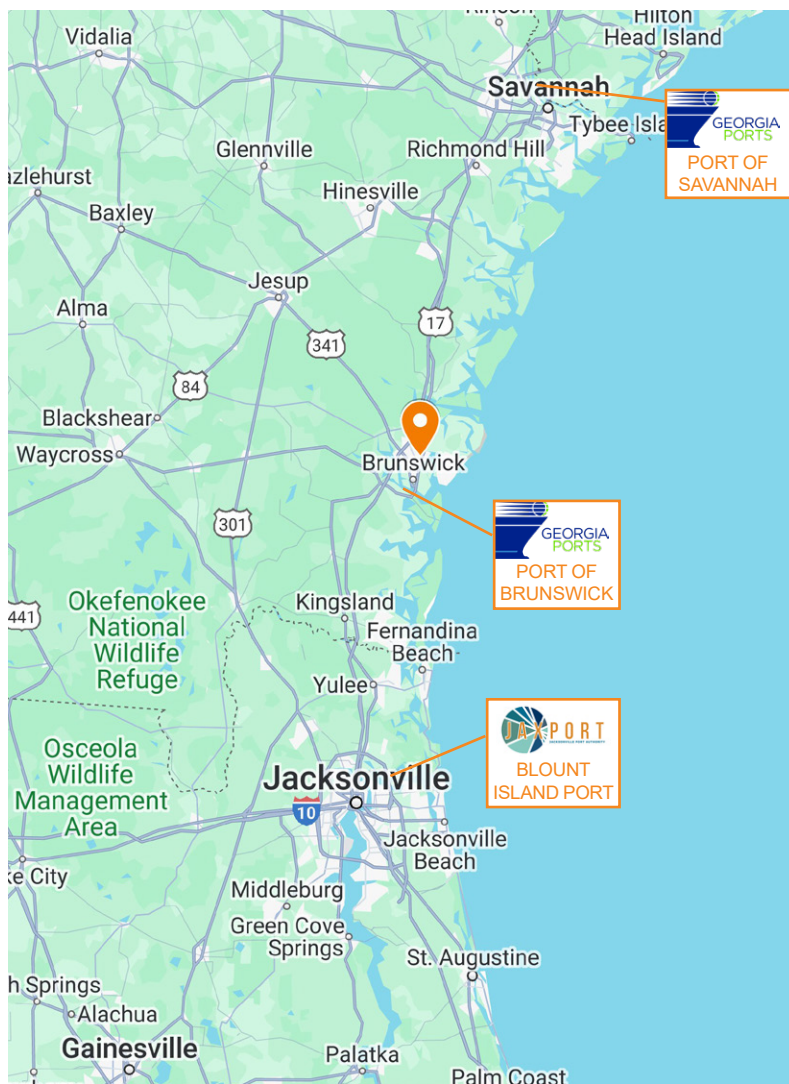
3811 DARIEN HWY BRUNSWICK, GA | 31525



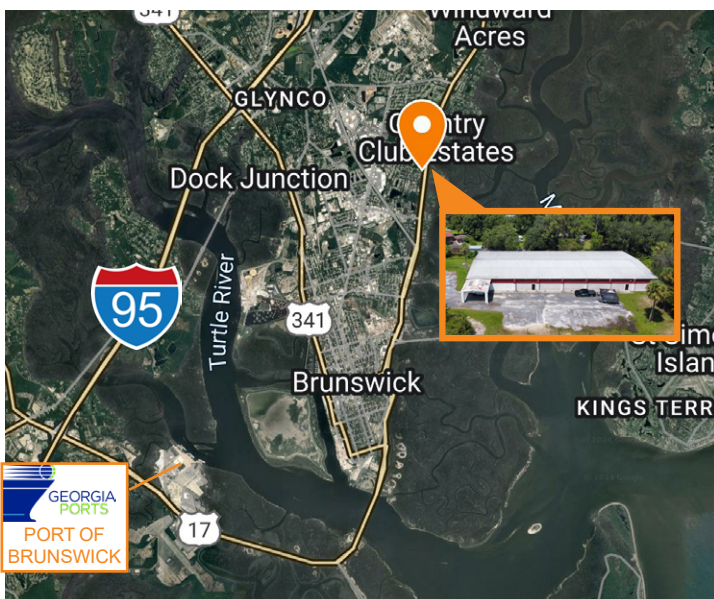
Point of Interest	Time	Miles
I-95	12 min	5
US-17	0 min	Direct Access
Port of Brunswick	19 min	11
Jax International Airport	59 min	60
JaxPort	68 min	66
Port of Savannah	90 min	80

3811 Darien Hwy is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Brunswick and neighboring regions.

LOCATION MAP



- ✓ **Premier Brunswick industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstate 95**



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