



±24 AC INDUSTRIAL LAND FOR LEASE OR BUILD TO SUIT

5133 HWY 99. BRUNSWICK, GA 31525

LOCAL MARKET EXPERT

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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



**±24 AC Industrial
Land Available**



**Easy Access
To Golden Isles
Pkwy And I-95**



**Flexible
Development
Potential**

Development Potential:

IOS equipment storage/distribution facility, Truck Terminal/Transload Facility, Build-to-suit Warehouse opportunity

Premium Location:

Located 4 Miles from I-95. Situated halfway between Savannah and Jacksonville.

Port Accessibility:

Located 10 Miles from Georgia Port Authority Mayors Point and Colonels Island terminal boasting the nation's #1 leading terminal for new auto imports.

PROPERTY SPECIFICS

Zoning: General Industrial (GI)

Water, Sewer & Power hookups immediately available along Hwy 99

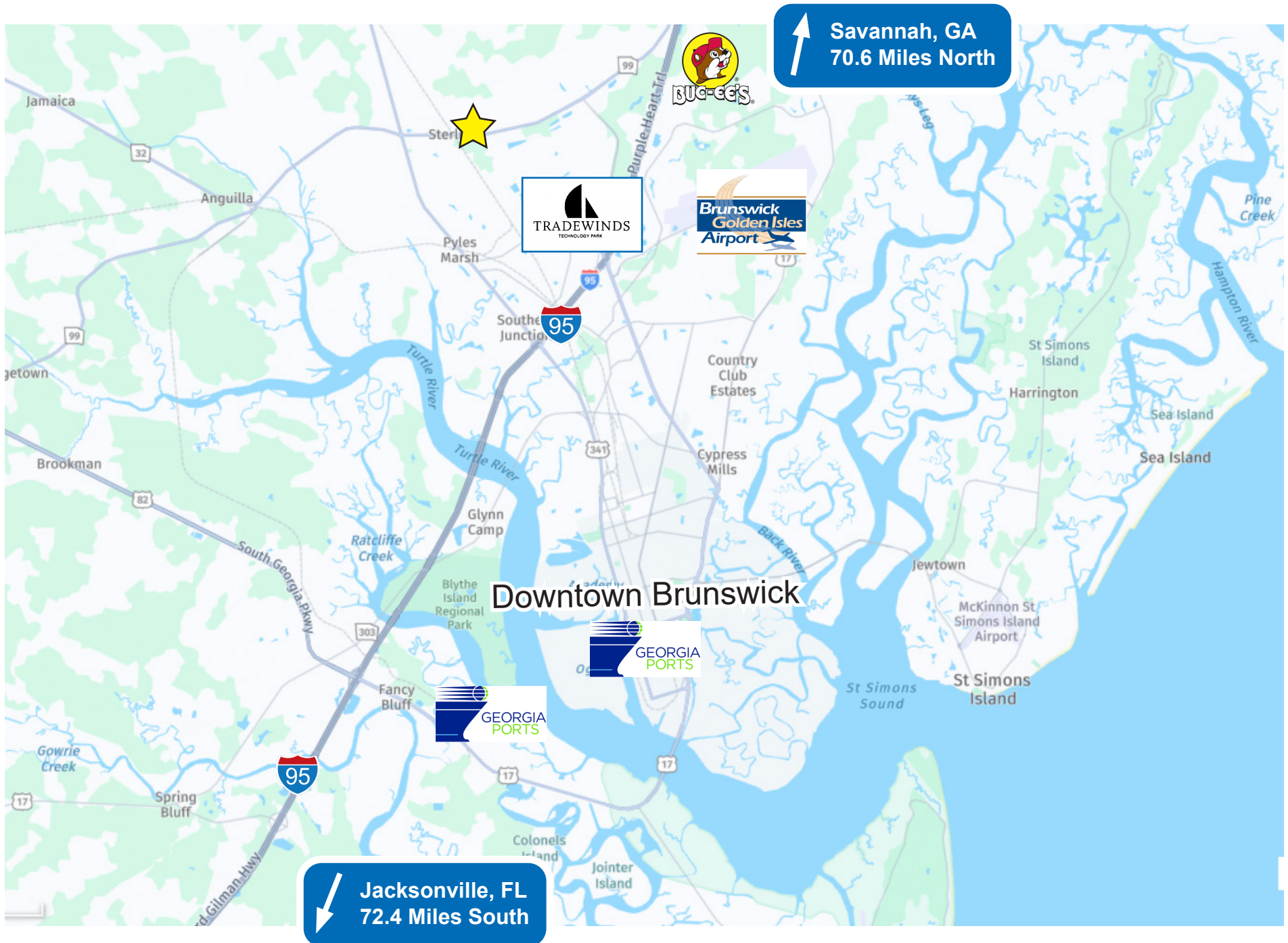
3 Miles From the Tradewinds Technology Park

3.5 miles from the Largest Bucee's (Newly Opened in July)

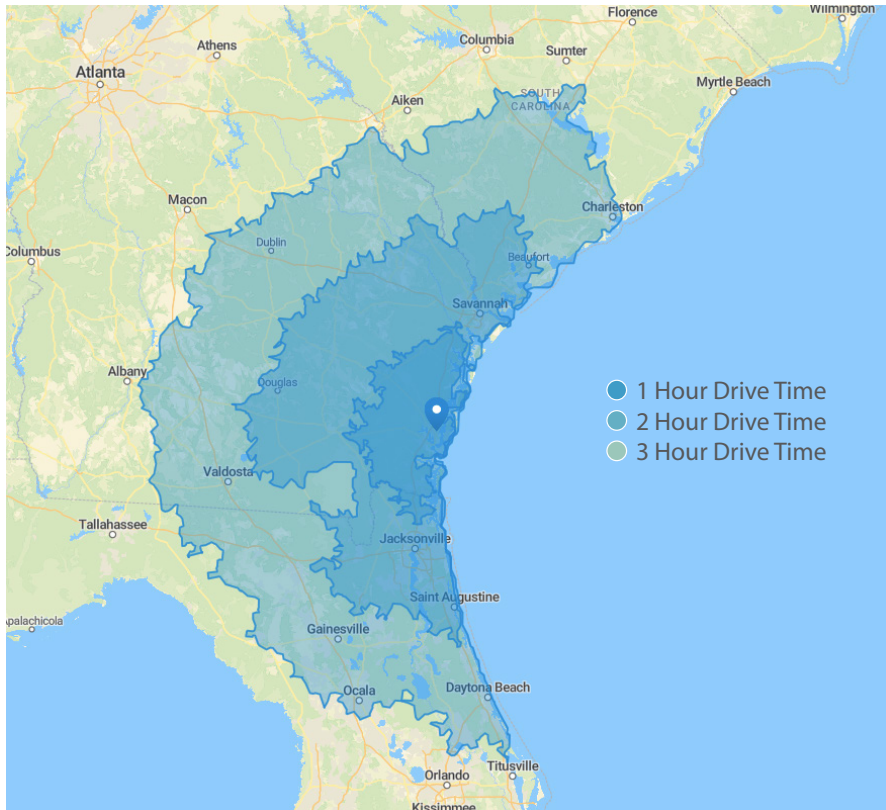
5133 HWY 99 offers unmatched Land Development opportunities in Brunswick's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.



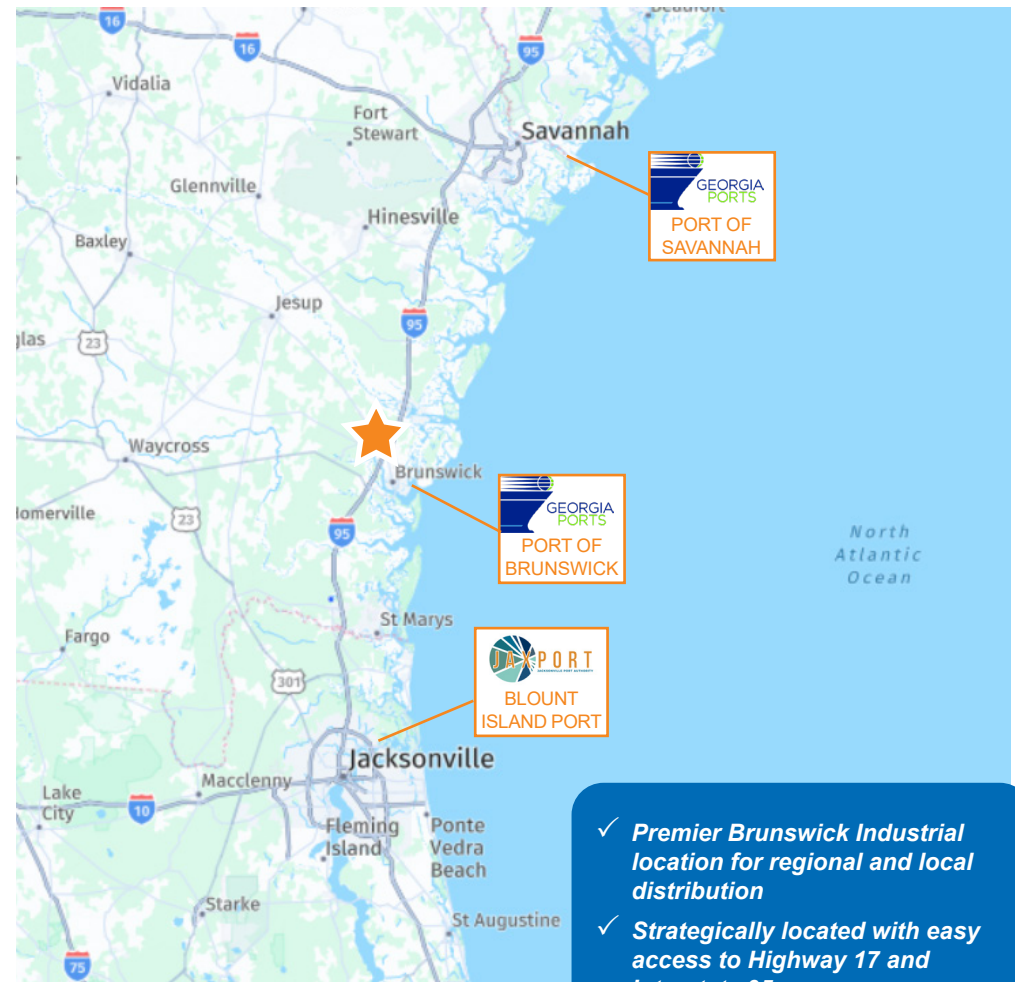
PROPERTY PHOTOS



EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	6 mins	4.5
Golden Isles Pkwy	5 mins	4.4
Port of Brunswick	22 mins	16.6
Brunswick Golden Isles Airport	15 mins	7.6
JaxPort Blount Island	65 mins	72.2
Port of Savannah	70 min	72.5



- ✓ **Premier Brunswick Industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Highway 17 and Interstate 95**