



## Investment Sale

# Fully Leased Industrial Property with I-95 Visibility

388 Longwood Drive, Richmond Hill, GA

- Rare opportunity to purchase industrial property along Longwood Drive with I-95 visibility
- Leased to W.W. Gay Mechanical Contractor, Inc.
- ±6,272 SF warehouse with ±1,750 SF of office space within the building (office trailer shown in image above has been removed and is not included in these measurements)
- 3 drive thru bays (8' W x 14' H)
- 16' clear height
- ±1.50 acres
- I-1 (Industrial) Zoning - City of Richmond Hill
- I-95 frontage (91,400 vehicles per day)
- Built in 2003

Sale Price:

\$2,250,000

6.80% Cap

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# Lease Terms



<b>Tenant</b>	W.W. Gay Mechanical Contractor, Inc.
<b>Tenant Website</b>	<a href="http://wwgmc.com">wwgmc.com</a> - Click to View
<b>Start Date</b>	11/1/2024
<b>Expiration Date</b>	11/30/2029
<b>Term Remaining</b>	60 Months
<b>Rent</b>	\$12,750/Month (\$153,000/Year)
<b>Annual Increases</b>	4.00%
<b>Lease Type</b>	Triple Net
<b>Options</b>	One, 60-month option at higher of Fair Market Value or 4.00%
<b>Landlord Maintenance Responsibilities</b>	Roof & Structure. HVAC exceeding \$1,500/year/unit

## Tenant Overview

W.W. Gay Mechanical Contractor, Inc. is a full-service mechanical contractor for commercial and industrial clients. Their skilled team provides plumbing, HVAC installation and maintenance, and 24/7 emergency services. W.W. Gay Controls offers automated, web-accessible management of HVAC, lighting, and security systems. Pre-construction support covers budgeting to logistics, while in-house fabrication with advanced BIM technology ensures precise, just-in-time material delivery. Their Industrial Division adds expertise in carpentry, steel fabrication, millwright services, and more, making W.W. Gay a one-stop solution for diverse project needs.

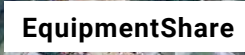
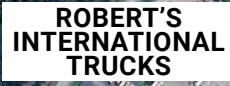


## I-95 Visibility

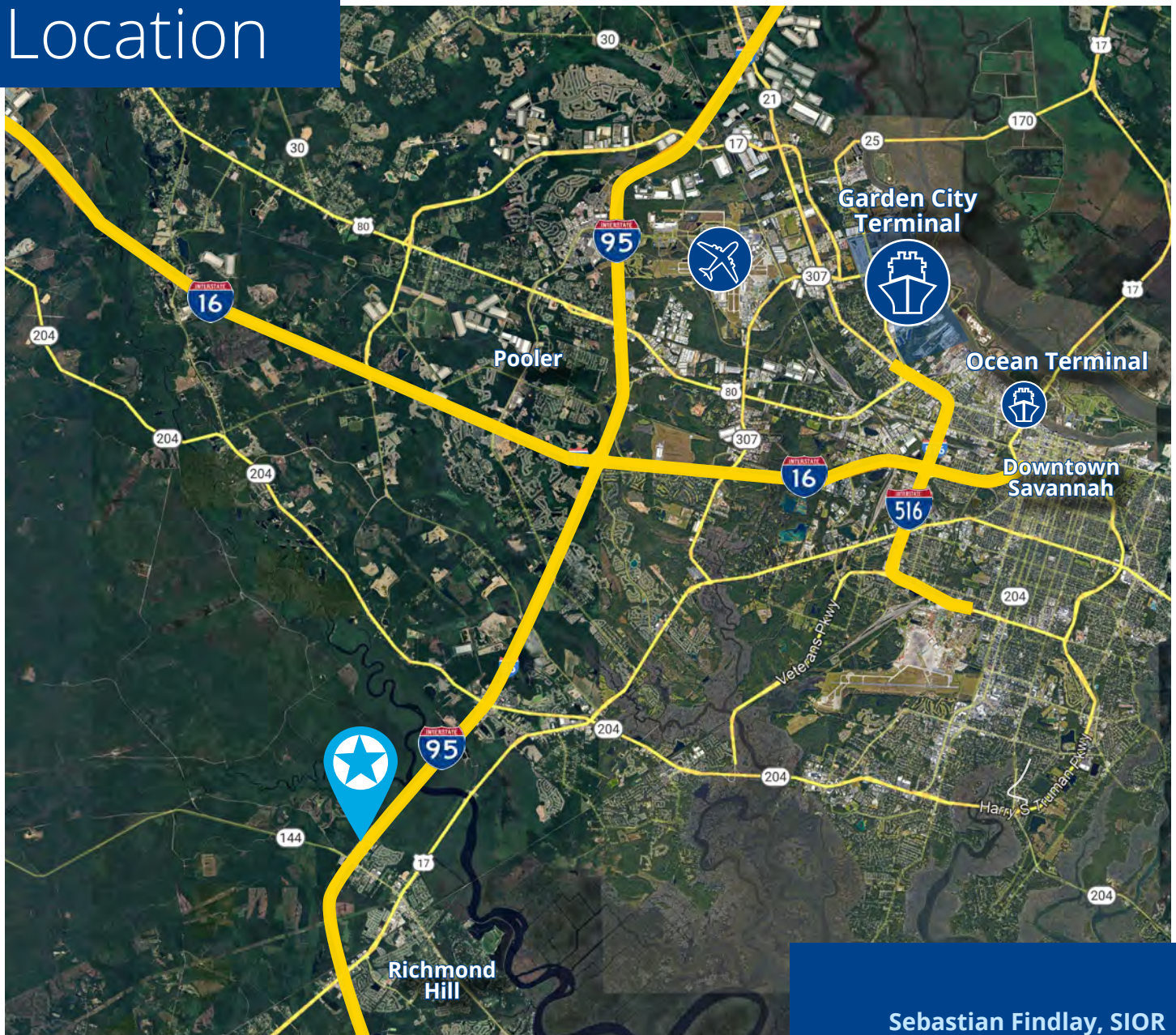




# Surrounding Businesses



# Location



## Distances

Highway 144	0.4 Miles
Interstate-95	0.5 Miles
Interstate-16	10 Miles
Savannah/Hilton Head Int'l Airport	17 Miles
Garden City Terminal	19 Miles
Ocean Terminal	19 Miles

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