



# 1612 Boone Street

1612 A Boone Street, Kingsland, GA 31548



# Lease Overview



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## Property Overview

Introducing this industrial opportunity located along the direct route of freight distribution from GA to FL. This is an ideal distribution point for a warehouse of light manufacturer complete with 2 dock-high exterior doors and 1 drive-n door. On 4 acres of land this property provides a wide array of uses for tenants that need more space.

## Property Highlights

- Renovated in 2020
- 760' of frontage along US-1
- Large pylon signage

## Lease Details

Availables Space:	11,922 SF
Lease Rate/Type	\$8.05 SF/Yr MG
Zoning:	C-1
Property Type:	Industrial
Property Subtype:	Warehouse



**Site Location**

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



## Spaces

1612 Boone Ave, Kingsland, GA

## Space Size

1,900 SF

## Lease Rate

\$800 - 2,000 per month

## Highlights

- Office and Warehouse For Rent
- Directly Across From Publix Anchored Shopping Center with Ollies, Harbor Freight and Multiple Dining Options
- Retail Corridor is Rapidly Expanding
- Ample Parking
- Visible From E King Ave with 22,700 AADT



## Leasing Plan

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