

±10,000 SF FLEX WAREHOUSE SPACE FOR LEASE

267 ROSE DR. BRUNSWICK, GA 31520



LOCAL MARKET EXPERT

LUKE JACKSON

Commercial Real Estate Associate

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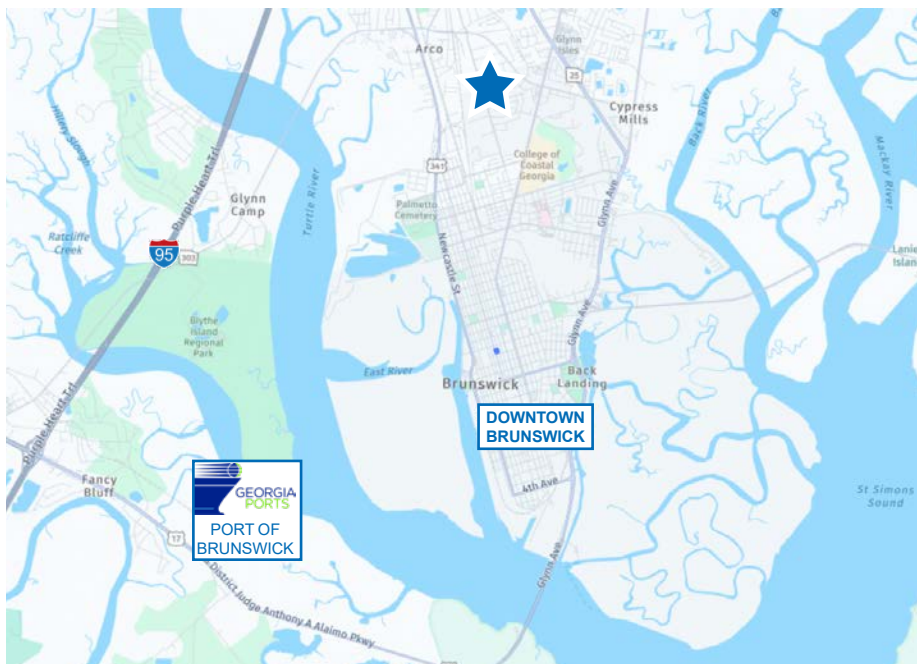
NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



Building Size:
10,000 SF



**Central Glynn County
Location**



**Zoning: Highway
Commercial (HC)**

Front Building Size:

6,000 SF Total (4,000 SF of warehouse space and 2,000 SF office/ showroom)

Rear Building Size:

4,000 SF Total (Additional 1,480 SF lofted Mezzanine space)

Drive in Doors:

6 Total (3 on front building, 3 on rear building)

Lot Size:

0.76 AC

Year Built:

2002

Utilities:

Water/Sewer – City Electricity
– Georgia Power

Parking:

15 Auto Parking spaces

Storage:

Fully fenced and gated Lay down yard



Turn Key ±10,000 SF Flex Warehouse Opportunity Boasting Office/Showroom and Warehouse Space With a Fenced Lay Down Yard and 6 Drive in Doors. Close in proximity to retail stores, industrial properties, parks, shopping centers, and labor force.

Lease Rate: \$10.00/SF (NNN)

PROPERTY PHOTOS



INTERIOR PHOTOS



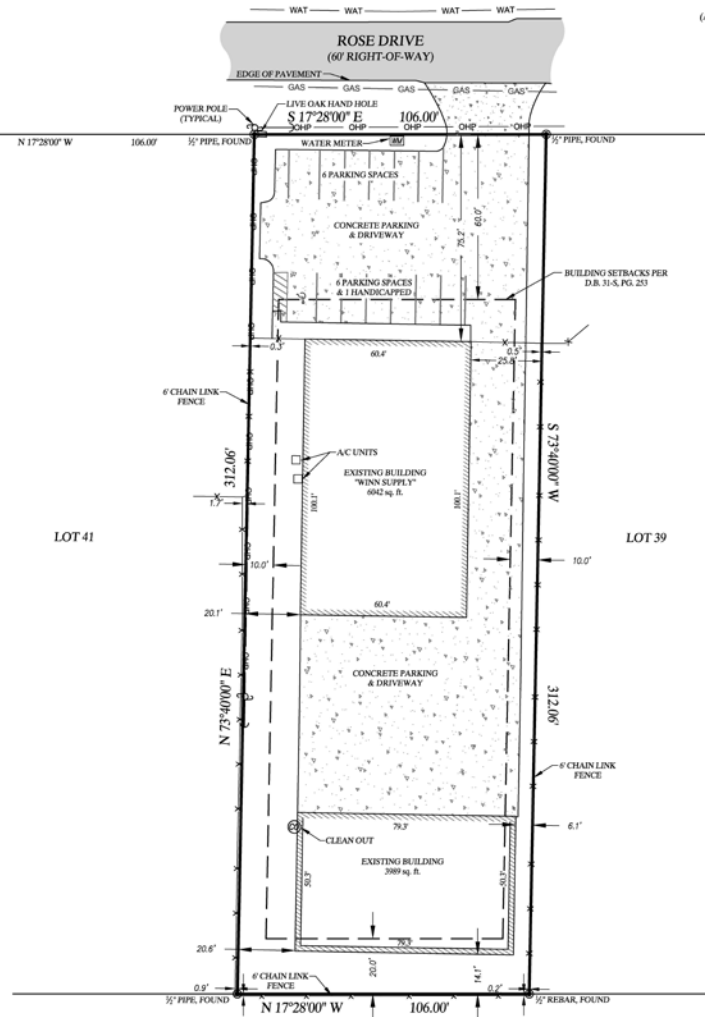
SURVEY

MAP TO SHOW ALTA/NSPS SURVEY OF
**LOT 40 OF THE BOUNDARY SURVEY OF LOTS 40, 41 & 42,
COMMUNITY COMMERCIAL AND INDUSTRIAL PARK,
CITY OF BRUNSWICK, GLYNN COUNTY, GEORGIA**
(ACCORDING TO DEED RECORDED IN BOOK 3281, PG. 329 OF THE OFFICIAL RECORDS OF SAID COUNTY)

TOTAL AREA = 0.759 ACRES

NOTES:

1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE TRIMBLE VRS NETWORK.
2. SETBACKS SHOWN HEREON ARE PER D.B. 31-S, PG. 253.
3. THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR GLYNN COUNTY, GEORGIA, DATED: JANUARY 5, 2018, MAP No. 1329C0228H, COMMUNITY No. 13092, PANEL No. 228, SUFFIX No. H.
4. ACCORDING TO D.B. 31-S, PG. 253, THERE IS UTILITY AND DRAINAGE EASEMENTS, 10' OVER THE FRONT OF THE LOT, 15' OVER THE REAR OF THE LOT AND 7.5' ALONG EACH SIDE LINE.
5. THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER: 25-0530-1
COMMITMENT DATE: NOVEMBER 14, 2025 AT 12:00 A.M.

TITLE COMMITMENT NOTES:
(SCHEDULE B-2, SPECIAL EXCEPTIONS FROM COVERAGE)

8. RESTRICTIVE COVENANTS AS RECORDED IN DEED BOOK 315, PAGE 253, GLYNN COUNTY RECORDS. THE SETBACKS AND EASEMENTS ARE SHOWN HEREON.
9. RESERVATIONS, EASEMENTS AND SETBACKS AS DELINEATED ON THE PLAT RECORDED IN PLAT DRAWER 26, MAP No. 64, GLYNN COUNTY, GEORGIA RECORDS. THERE ARE NO EASEMENTS OR SETBACKS SHOWN OVER THE SUBJECT PROPERTY.
10. EASEMENT FROM JOSEPH H. ROSE, SR. TO GEORGIA POWER COMPANY, DATED MAY 29, 1986 AND RECORDED IN DEED BOOK 27-P, PAGE 668, AFORESAID RECORDS. THIS DEED WAS NOT FURNISHED.
11. RESERVATION OF A 12 INTEREST IN OIL, GAS AND MINERAL RIGHTS BY UNION CAMP IN A WARRANTY DEED RECORDED IN DEED BOOK 26-T, PAGE 329, AFORESAID RECORDS. THIS DEED WAS NOT FURNISHED.
12. SEBACK AGREEMENT RECORDED AT DEED BOOK 2282, PAGE 354, AFORESAID RECORDS. THIS DOCUMENT ALLOWS FOR THE ENCROACHMENT INTO THE SIDE SETBACK BY THE ADJOINING LANDOWNER TO THE SOUTH.
13. EASEMENT TO GEORGIA POWER RECORDED IN DEED BOOK 1196, PAGE 498, AFORESAID RECORDS. THIS IS A BLANKET EASEMENT AND DOES APPEAR TO AFFECT THE SUBJECT PROPERTY.

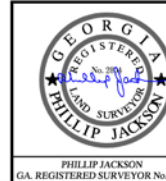
REVISED: DECEMBER 11, 2025 TO ADD ADDITIONAL NAMES IN CERTIFICATION.

TO: First American Title Insurance Company; City Logistics
Brunswick, LLC, their respective successors and/or assigns. And
Texas Bank and Trust Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 7(b)(1), 8, 11(a), and 13 of Table A thereof. The fieldwork was completed on December 10, 2025.

DATE: December 10, 2025

Phillip Jackson
PHILLIP JACKSON
GEORGIA REGISTERED SURVEYOR #2804

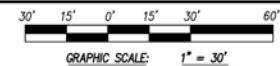


CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
TRIMBLE S5 & SPECTRA SP5 (GPS)



JACKSON SURVEYING, INC.
Surveyors and Land Planners
LSP001244

207 ROSE DRIVE
BRUNSWICK, GEORGIA 31520
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OK: (912) 263-3856

DWN BY: E.G.L.
DWN NO: C1274-9-02-25

OK BY: E.G.L.
FIG. 159, PG. 24