

921 OLD STILL ROAD, WOODBINE, GEORGIA 31569

- 
- **New 30,000 SF Industrial Property for Sale**
 - **Asking Price \$3.8 Million**
 - **Centrally located between the Port of Jacksonville and Port of Savannah along I-95**

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 **www.goldengrouprealestateinc.com**

PROPERTY DETAILS

Site Size:	5.84 Acres Total, 3.69 Acres Usable
Building Size:	30,000 SF Total (27,920 SF Warehouse, 2,080 SF Office)
Built/Improved:	Built 2022, Improved 2024, Never Occupied
Loading:	1 exterior loading exterior dock; 1 drive in door (15' x 20'):
Ceiling Height:	20' clear
Car Parking:	18 spaces
Power:	Three Phase
Property Taxes:	\$14,254 (2023)
Construction:	Enamel Steel, Concrete Slab, Galvalum Roof
Zoning:	Light Industrial

This industrial warehouse was constructed in 2022 and has never been occupied. After purchasing, the owners spent roughly \$300,000 on capital investments and another \$200,000 on new racks and shelving, but they never moved into the building. The property has been meticulously maintained and is in excellent condition. Racks and shelving are included in the price.

The property is strategically located between the ports of Jacksonville and Savannah along the I-95 Corridor, making it an excellent choice for third party logistics (3PL) providers. The property is half a mile from Exit 7 on I-95; over 60 million consumers live within an 8 hour drive. Due to the excellent location, a 500-acre industrial park is planned across the street - the park is entitled and permitted for over 3.5 million square feet.

The property is also perfectly suited for distribution, manufacturing, or other industrial uses. The property boasts ample parking capacity to accommodate employees, customers, and facilitate smooth loading/ unloading operations.

Recent updates include a new exterior drainage system, a security camera system, installation of IT and Wifi, epoxy flooring. The property features a loading dock, 20' interior wall height, CH & AC, and sprinklers. Includes 2,080 SF of finished office space. The property and improvements have no physical depreciation.



PROPERTY SUMMARY

STRATEGICALLY LOCATED

I-95	1 mile
Port of Brunswick	27 miles
Jacksonville Int'l Airport	29 miles
Dames Point	35 miles
Blount Island	37 miles
JaxPort	39 miles
I-10	63 miles
Port of Savannah	102 miles
Orlando, FL	180 miles
Charleston, SC	205 miles
Tampa, FL	230 miles
Atlanta, GA	310 miles
Miami, FL	384 miles
Montgomery, AL	324 miles
Charlotte, NC	347 miles
Baltimore, MD	708 miles



Golden Group
Commercial Real Estate

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness

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The property includes some wetland areas at the rear of the site. The property is NOT in a flood zone. Total land area is 5.84 acres. The useable land area 3.69 acres.



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PROPERTY SUMMARY

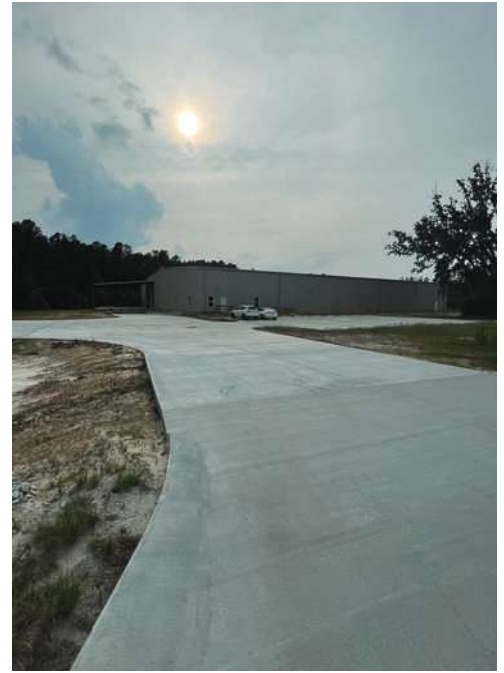
The owners installed racks and shelving worth an estimated cost of \$200,000. These are included in the asking price.



Property includes 2,080 SF of finished office and the property includes multiple drive in doors and a security camera system.



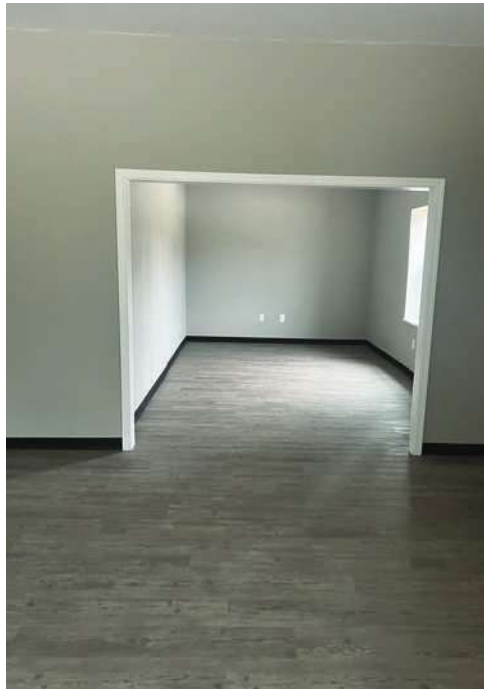
PROPERTY PHOTOS- EXTERIOR



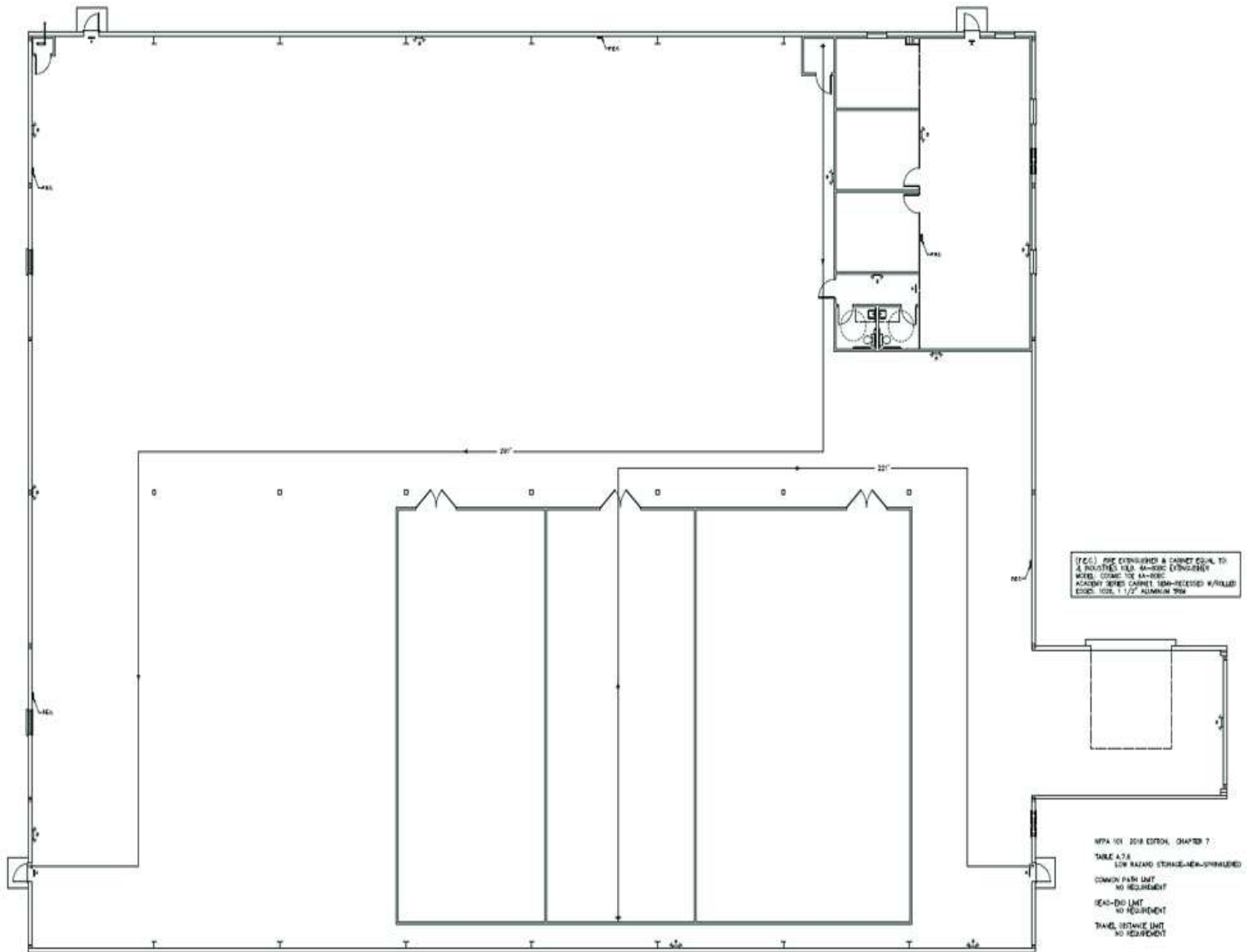
PROPERTY PHOTOS- INTERIOR

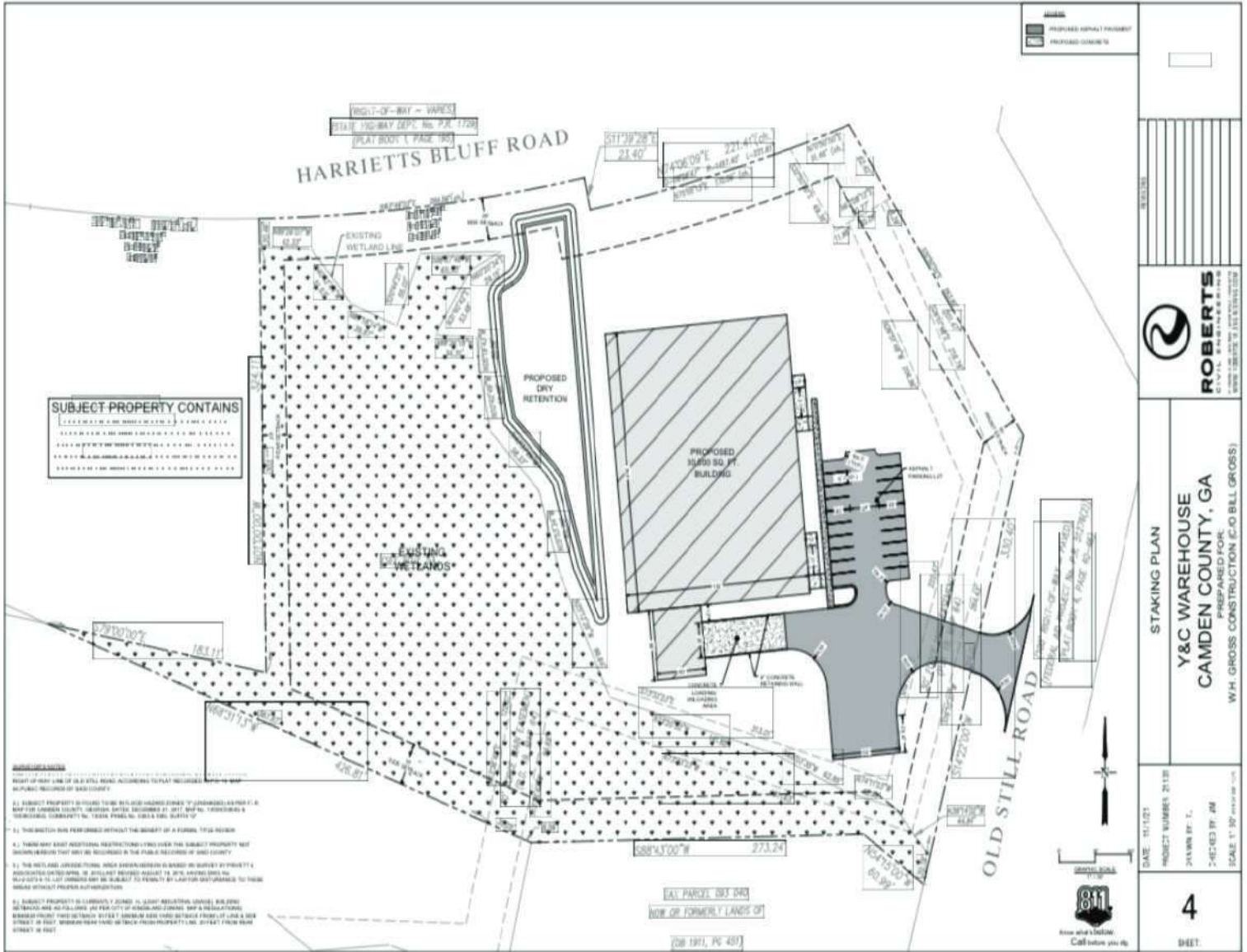


PROPERTY PHOTOS- OFFICE



FLOOR PLAN





STAKING PLAN
Y&C WAREHOUSE
CAMDEN COUNTY, GA
PREPARED FOR:
W.H. GROSS CONSTRUCTION (C/O BILL GROSS)

4
SHEET



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