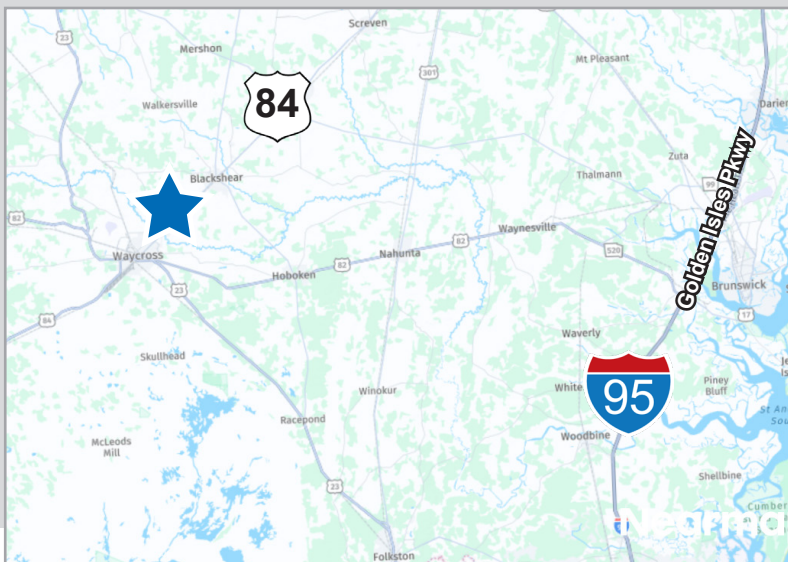


# 1613 W. HWY 84 BLACKSHEAR

BLACKSHEAR, GA | 31516



**±18,500 SF WAREHOUSE ON ±1.7 AC FOR SALE**



- 18,500 SF Grade level warehouse
- 2,200 SF Garage on site leased
- Former Budweiser Distribution facility
- Located on CSX Rail
- 3 Oversize roll-up doors
- 1 interior dock high loading pad
- Zoned Commercial

**Sale Price: \$1,800,000**

For further information, please contact our exclusive agents:

**T. Kirk Watson, SIOR, CCIM** GA Broker

[KWatson@phoenixrealty.net](mailto:KWatson@phoenixrealty.net)

912-222-7142

**Luke Jackson** Industrial Specialist

[ljackson@phoenixrealty.net](mailto:ljackson@phoenixrealty.net)

912-222-7142

Newmark Phoenix Realty Group, Inc.

912.268.4069

561 Ocean Blvd, St Simons Island, GA 31522

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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# PROPERTY PHOTOS

1613 US-84 BLACKSHEAR, GA | 31516



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# EXCELLENT CONNECTIVITY

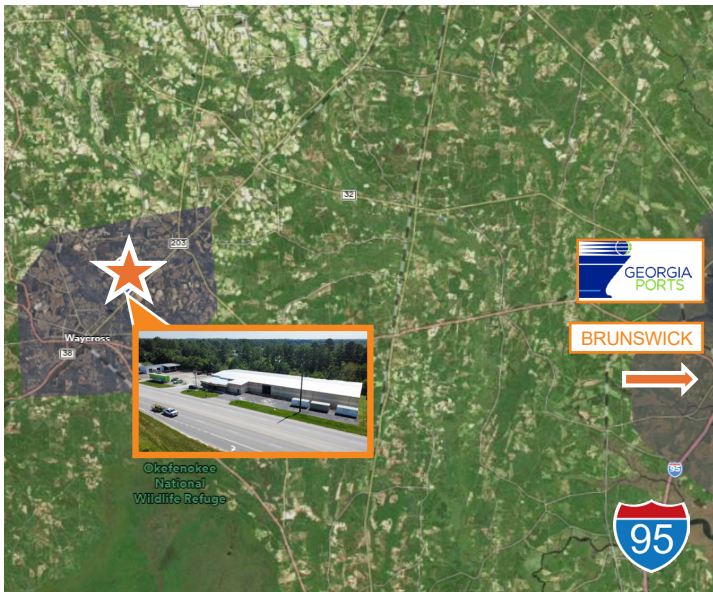
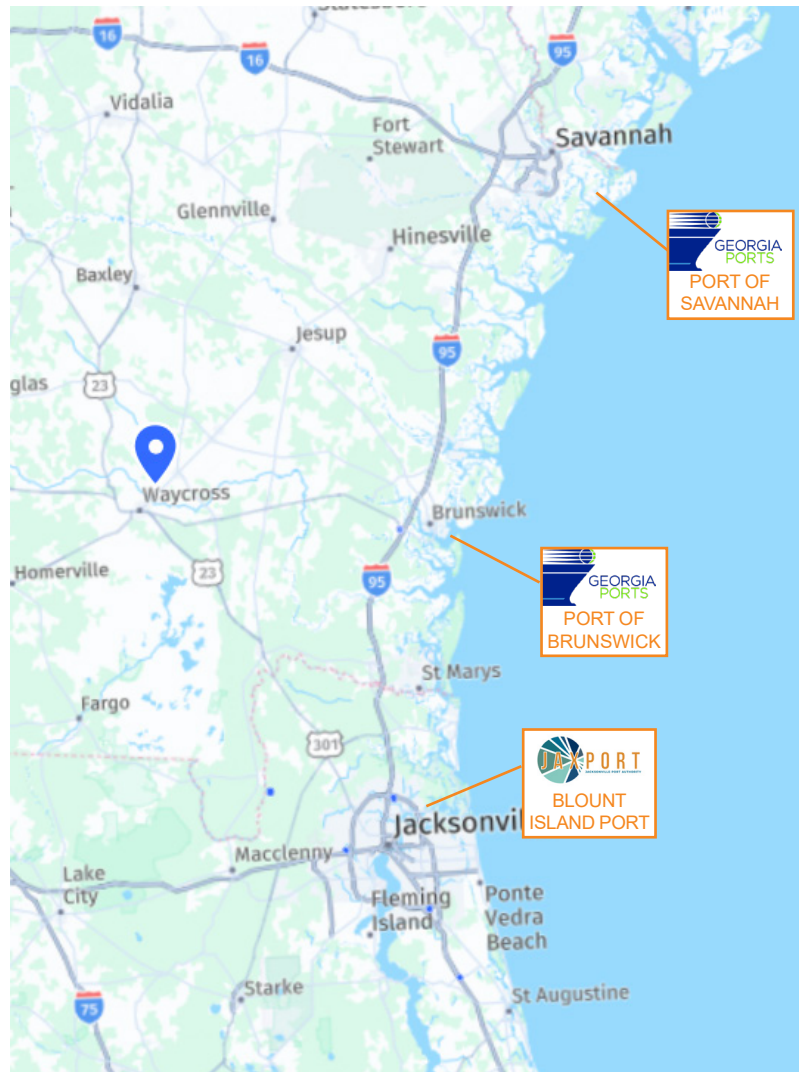
1613 US-84 BLACKSHEAR, GA | 31516



Point of Interest	Time	Miles
<b>I-95</b>	1 hr	55.1
<b>US-17</b>	55 min	49.2
<b>Port of Brunswick</b>	1 hr	53.6
<b>CSX</b>	12 min	6.8

1613 US-84 is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Brunswick and neighboring regions.

## LOCATION MAP



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