

±6,600 SF FLEX WAREHOUSE SPACE FOR LEASE

114 NEWMAN DRIVE | BRUNSWICK, GA 31520



LOCAL MARKET EXPERTS

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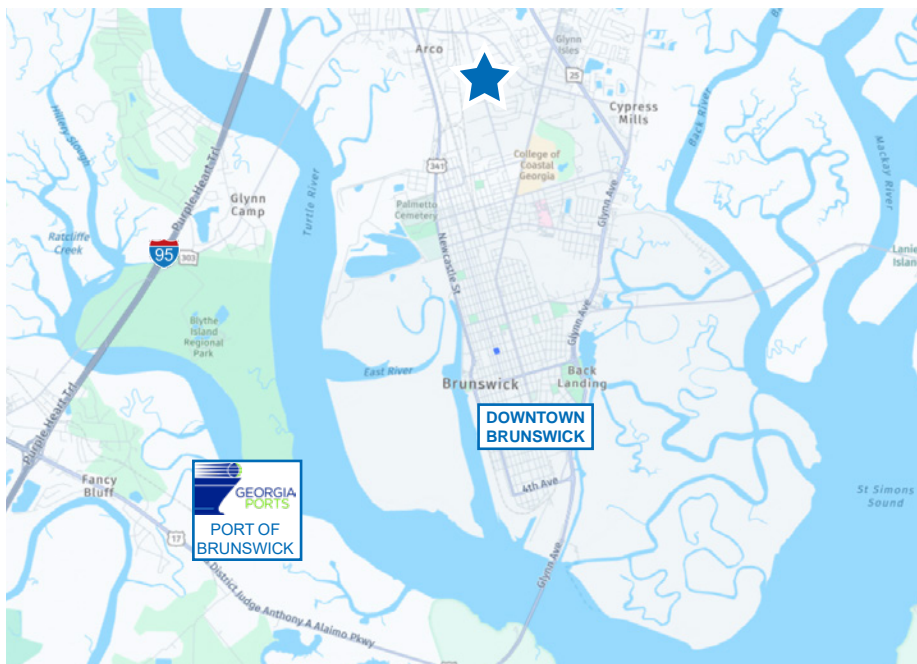
Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

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PROPERTY DETAILS



**Central Glynn County
Location**

**(2) Roll Up Doors
(12'x12' & 16'x12')**

Building Size:

Warehouse:	4,150 SF (Insulated Warehouse)
Office:	2,450 SF (5 Private Offices & Reception Area)
Bathrooms:	2 Total; One in Office with Shower, One in Warehouse
Ceiling Height:	14' Min, 16' Max
Power:	3 Phase Power
Utilities:	City Water And Sewer
Parking:	10 Auto Parking Spots In Front, 10 Auto Parking Spots In Back
Storage:	Fenced Lay Down Yard For Equipment And Truck Parking



Turn Key ±6,600SF Flex Warehouse Opportunity Boasting Office and Warehouse Space With a Fenced Lay Down Yard and 2 Grade Level Roll Up Doors.

Lease Rate: \$11.00 SF/Yr (NNN)

PROPERTY PHOTOS

