



For Sale

**155 Newman Drive
Brunswick, GA 31520**

2.35 Acres

**17,234 Square Feet of Office and Warehouse Space
Former Auto Body Shop**

Glynn County, Georgia

Fred Freyer

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Don Wright & Associates

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St. Simons Island, Georgia 31522

www.donwrightcommercialrealestate.com

Note: The information contained herein along with accompanying documents was obtained from sources deemed reliable but is not guaranteed by Don Wright & Associates.

Summary Of Offering



Description of Property:

The Property consists of 2.35 acres improved with two metal warehouse/office buildings consisting of 752 sf of office/bathroom space, 16,402 sf of shop/warehouse space and 80sf of office mezzanine space. The office is centrally heated and air conditioned. Site improvements consist of 20,000 +/- sf of concrete and asphalt paving and 1200 feet+/- of six foot fencing.

Body Shop Business:

The Property is the former location of The Body Shop, an auto repair business. It currently has all the physical needs for a body shop business including space for detailing, repair, paint booths, paint mixer, storage. And all the items described in the attached Body Shop Equipment That Is Included In The Sale.

Location:

The Property is located at 155 Newman Drive, Brunswick, Ga. 31520 in Glynn County, Ga. outside the Brunswick city limits.

Appraisal:

The Property was appraised on July 20, 2023 by Richard C. Friedman, SRA for \$1,300,000.

Phase II Study:

Whitaker Lab & Engineering conducted a Phase II Limited Soil and Groundwater Assessment on August 15, 2023 and concluded "that no additional environmental investigation of this property is warranted at this time".

Zoning:

The Property is zoned LI and C.

Price:

\$1,300,000.

Flood Zone:

Property is located in Zone X - an area that is outside the 100 and 500 year flood plains.

For Further Information:

Contact Fred Freyer, Associate Broker for Don Wright & Associates, 912-230-0539, fred@fredfreyer.com

Body Shop Equipment Included In The Sale

22' Grabber Bench w / 2 360 degree
Towers (no pumps)

- Includes E- Tronix
measuring system (Chief)
- 4 Frame truck clamps
- 4 Mercedes clamps
- 4 pinch weld/rocker clamps
- 4 90-degree clamps
- Several chains and clamps

for pulling

4 Floor Tracks Inside

1 Track Outside

4 Floor Pulling Towers 2 Pumps

Multiple Tie down Posts

1 2 Post Outside Lift

1 4 Post Inside Drive on Lift

Auto Pulse GYS 220 M3 Wire Welder
(Aluminum, Silicon Bronze, Steel)

Miller 172 Welder (Wire)

2 Lincoln 255 Wilders with Wire Welder

2 75-100' Ext Cords (220v)

1 Little Darling Short Puller

2 Wheel Stands

2 Bumper Jacks

4 Floor Jacks

1 Set of Ramps

1 Vehicle Dolly Adjustable

2 Tram Gauges

3 Roll Around Truck Bed Stands

1 Infra-Red Roll Around Heater

3 Work Benches

Multiple Jack Stands

Strut Spring Compressor Wall Mounted
Press

Bearing Removal Kit

Tie Rod Removal Kit

Elec Pressure Washer

Port A Kool Fan (needs Pump)

1 Pressure Sandblaster

1 URS 500 Thinner Recycler

1 Door Removal Jack

1 Mini PDR Kit

2 Miller Welders (for parts only)

1 Aluminum Stud Welder GYS ALU
Spot

1 Steel Stud Welder – Portable Hand
Held

1 Steel Stud Welder Eagle II Roll
Around

1 Bumper Smith Station

Welding Blankets

2 Big Ass 14' Fans Ceiling Mounted

1 Sullivan Palatek Screw Compressor

1 Transmission Jack

1 Transmission Stand

1 Engine Hoist and Stand

1 Noram Booth w oven 14X33 (Inside)
with Extra filters

1 USI Booth w/over 13x 23 (inside)




1 Kool Kare 134a Recycler Freon






**other misc items not listed

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Don Wright & Associates' Commercial Properties for Sale or Lease

-  Approximate location of Properties
-  Don Wright & Associates Market Boundary
-  Don Wright & Associates Office Locations

-  Interstate
-  U.S. Highway
-  State Highway
-  Military Installation
-  Federal / State Park or Wildlife Preserve

-  County within Market Boundary
-  County with active Don Wright & Associates Listing
-  County outside Market Boundary



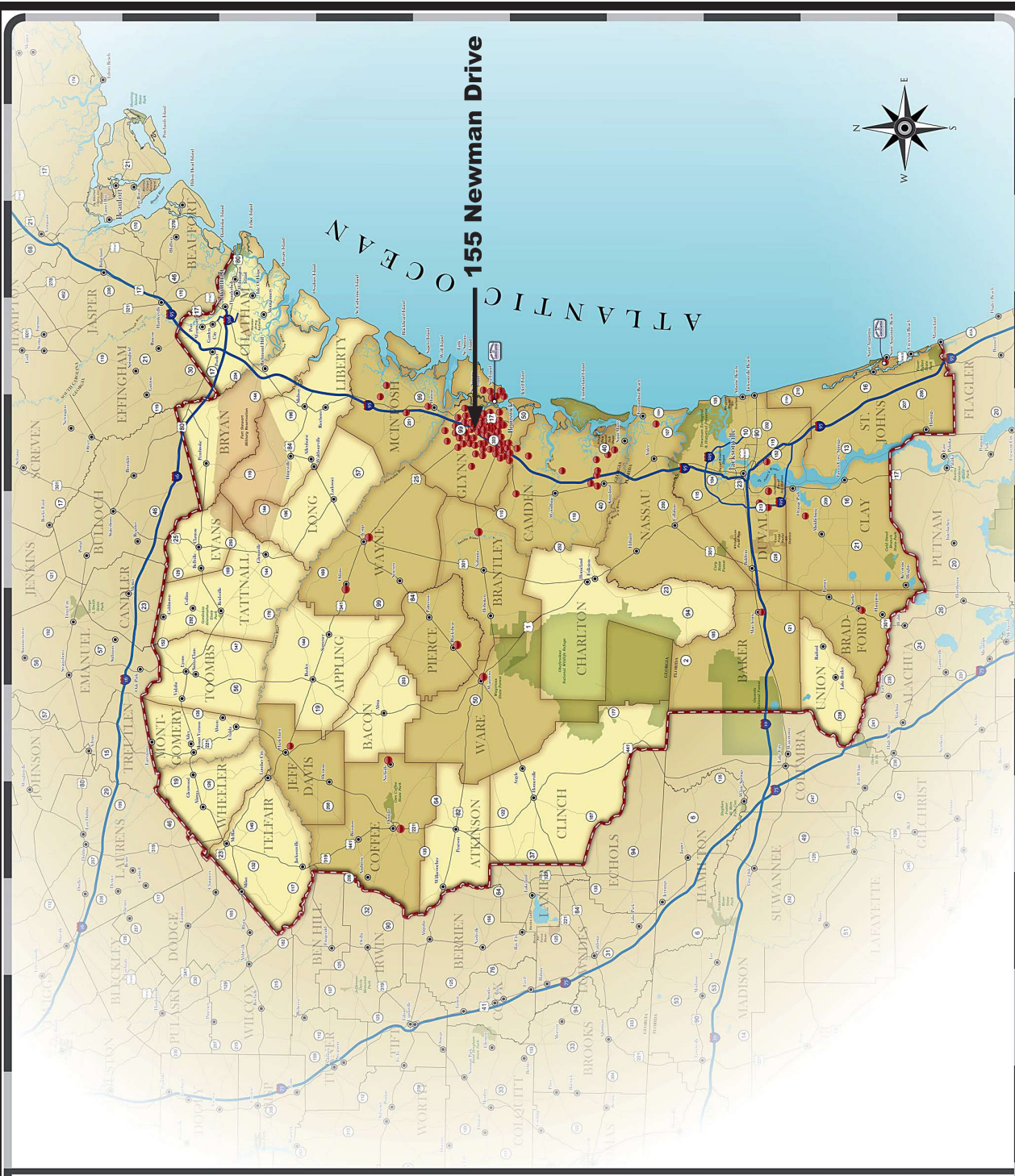
DON WRIGHT & ASSOCIATES

Commercial Real Estate Services

(912) 638-4740

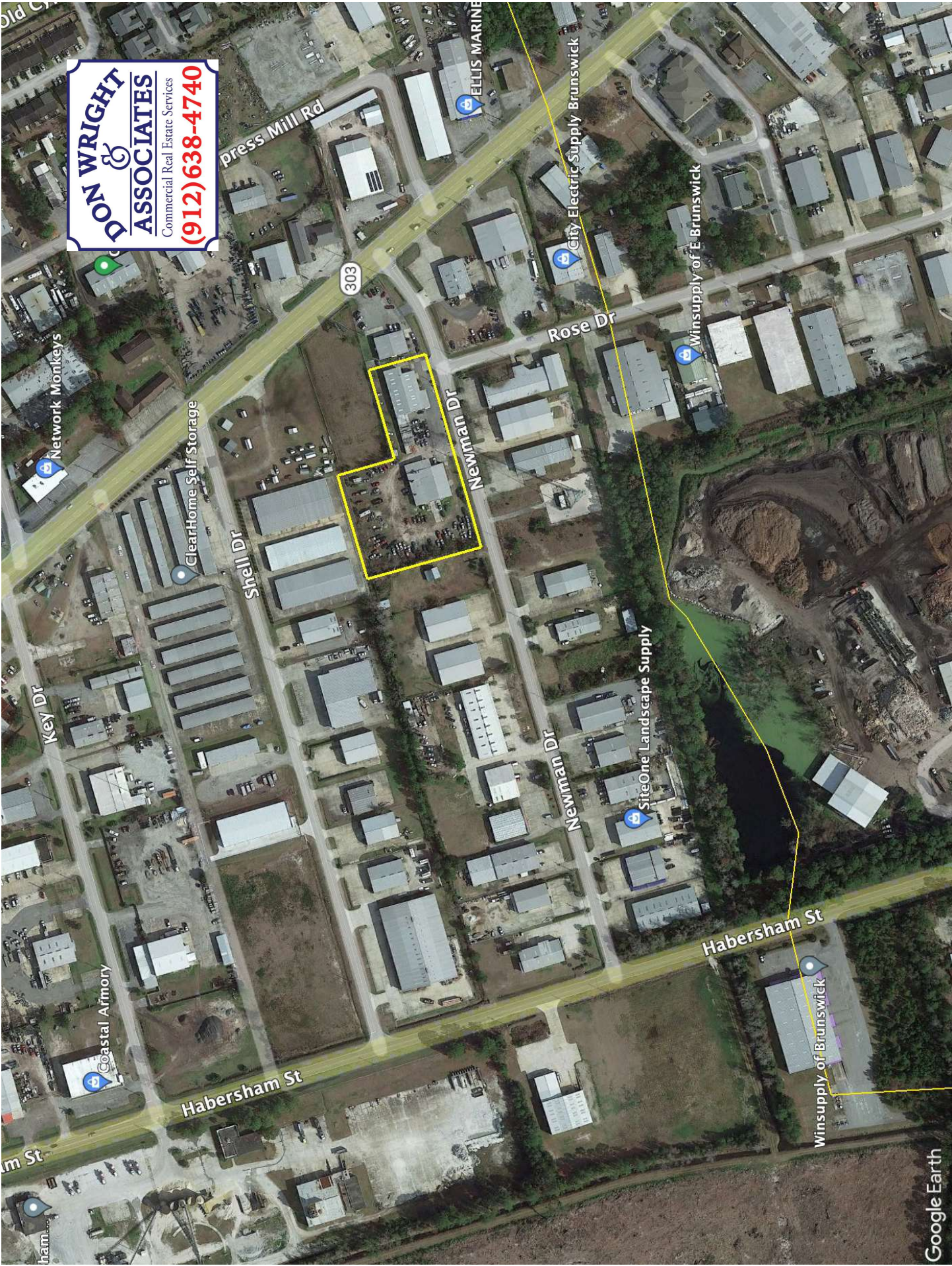
This map illustrates properties listed through Don Wright & Associates as of July 15, 2011. It is for informational purposes only. Listings shown on this map are subject to change and are not intended to constitute an offer of real estate. All information is for illustrative purposes only and one should consult with a professional for more information.

THOMAS & HUTTON

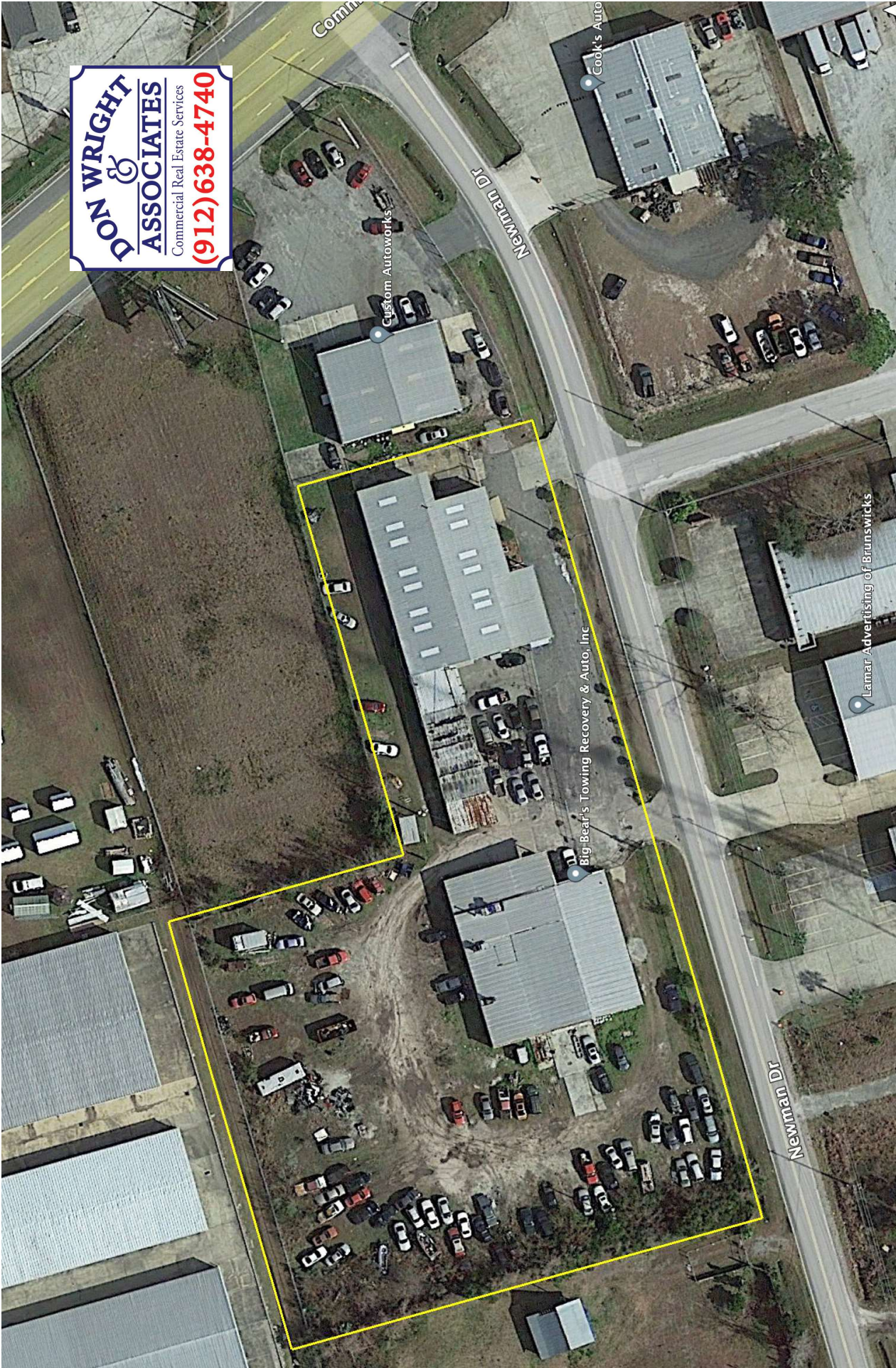


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