

16,500 SF FLEX RETAIL SPACE FOR SALE

1975 COMMERCE DR. | KINGSLAND, GA 31548



LOCAL MARKET EXPERT

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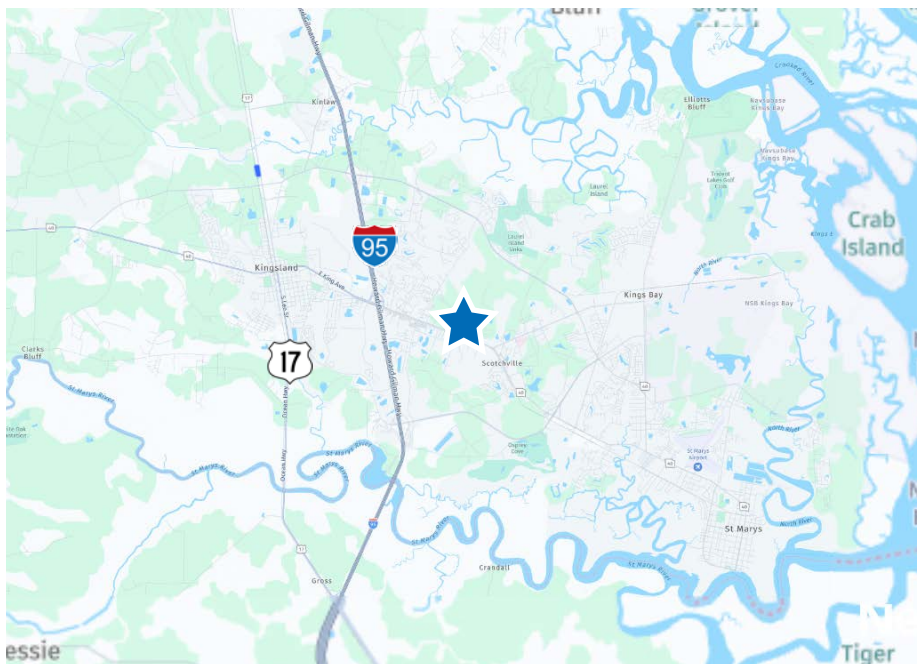
NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



Building Size:
16,500 SF



**Frontage on
Hwy 40**



Zoning:
Commercial (C2)

Total Building Size:

16,500 SF Total (13,200 Showroom & 3,300 Warehouse)

Location:

Strategically located with easy access to Highway 17 and Interstate 95

Roll Up Doors:

(1) Truck High loading Dock

Lot Size:

1.4 AC

Utilities:

City of Kingsland

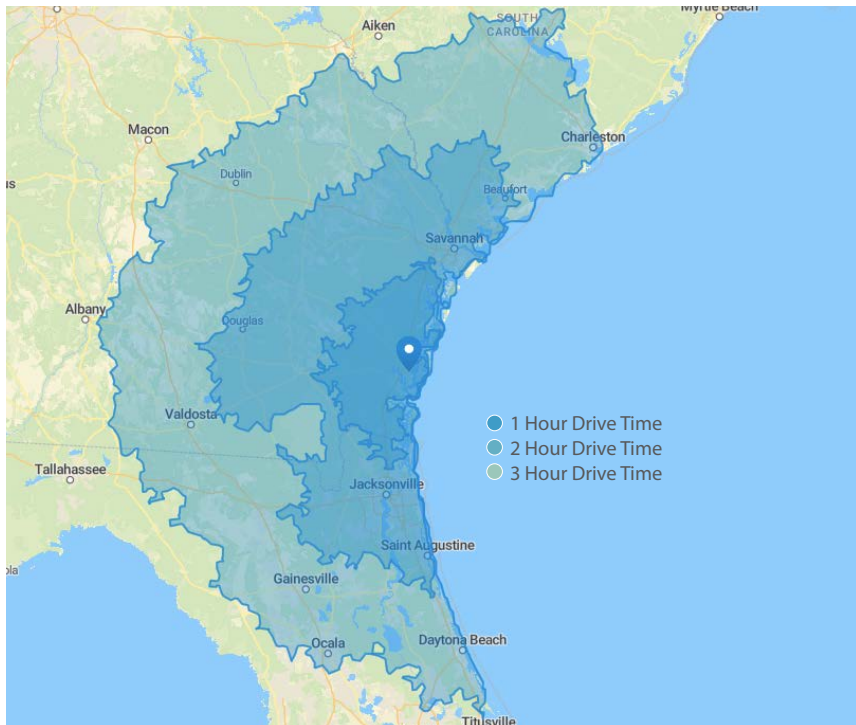
[Click Here for Showroom Video!](#)



Turn Key ±16,500 SF Flex Warehouse Opportunity Boasting Showroom and Warehouse Space. Premier Kingsland industrial location for regional and local distribution.

Asking Price: \$3,000,000

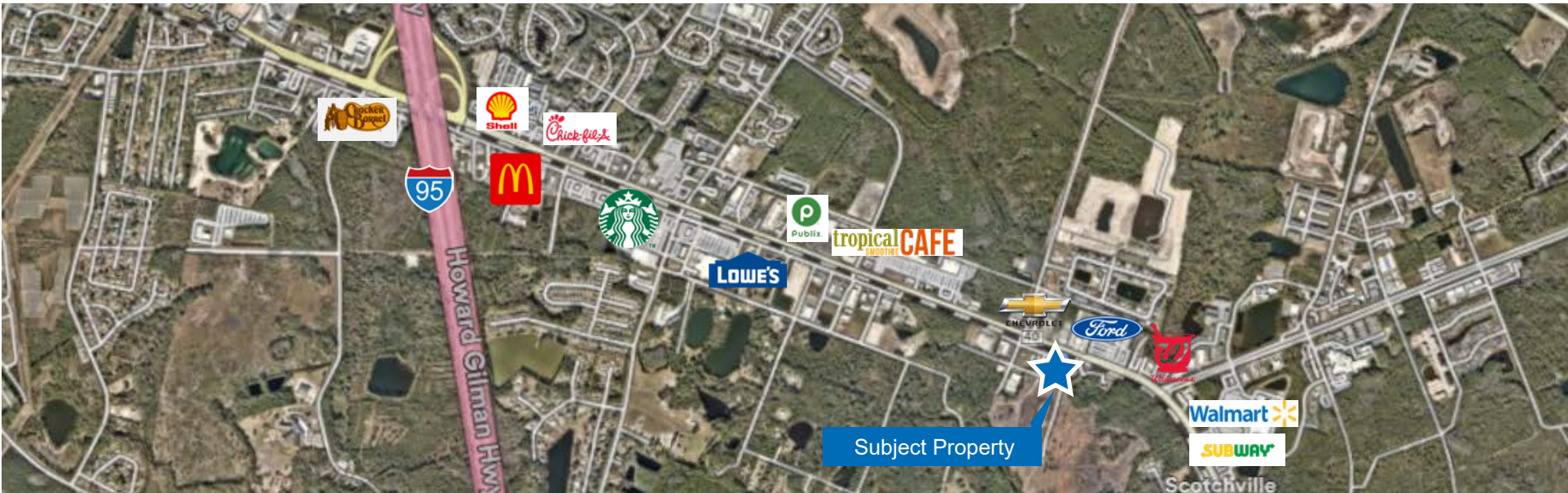
PROPERTY DETAILS



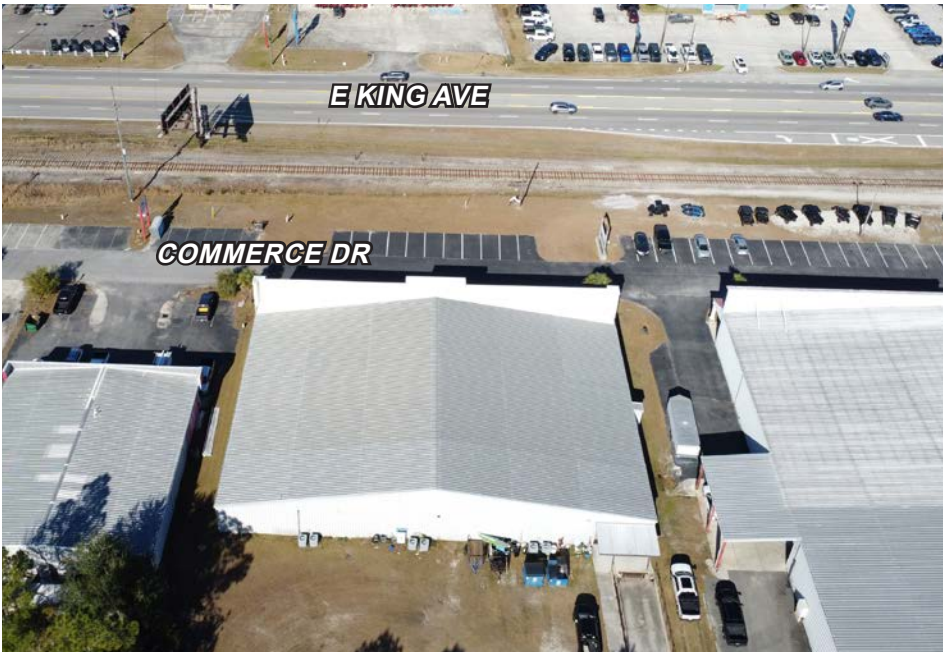
Point of Interest	Time	Miles
 I-95	4 min	1.5
 US-17	8 min	3.7
 Port of Brunswick	35 min	31.7
 Jax International Airport	28 min	26.7
 JaxPort	36 min	34.3
 Port of Savannah	1.5 Hr	109
 Downtown Jax	40 min	36.5

1975 Commerce Dr. is proximate to the region’s major transportation infrastructure, providing direct access and serviceability to neighboring regions.

LOCATION MAP



PROPERTY PHOTOS



WAREHOUSE PHOTOS



SHOWROOM PHOTOS

