

16,500 SF FLEX RETAIL SPACE FOR SALE

1975 COMMERCE DR. | KINGSLAND, GA 31548



LOCAL MARKET EXPERT

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NEWMARK
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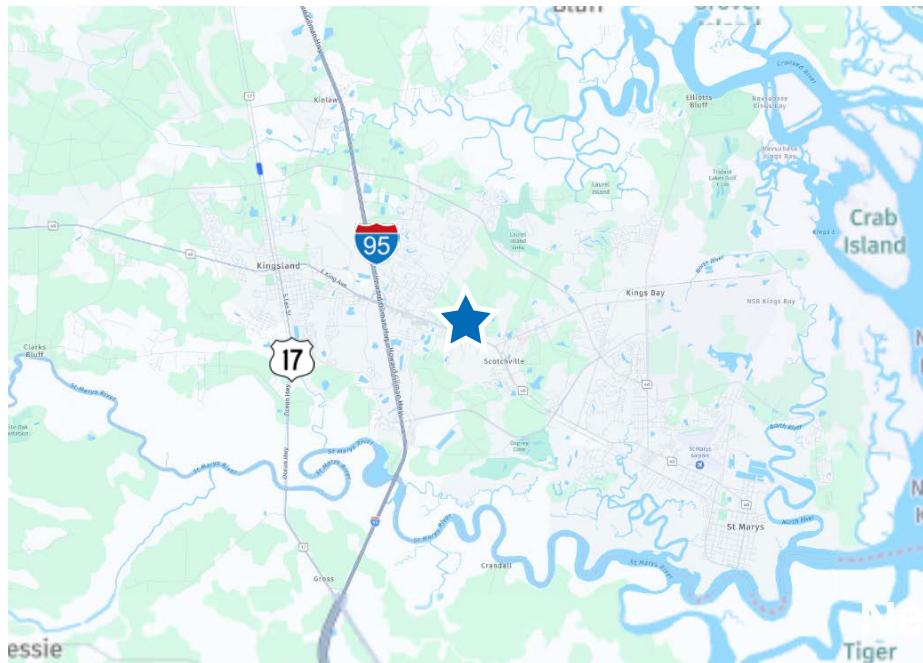
Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

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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

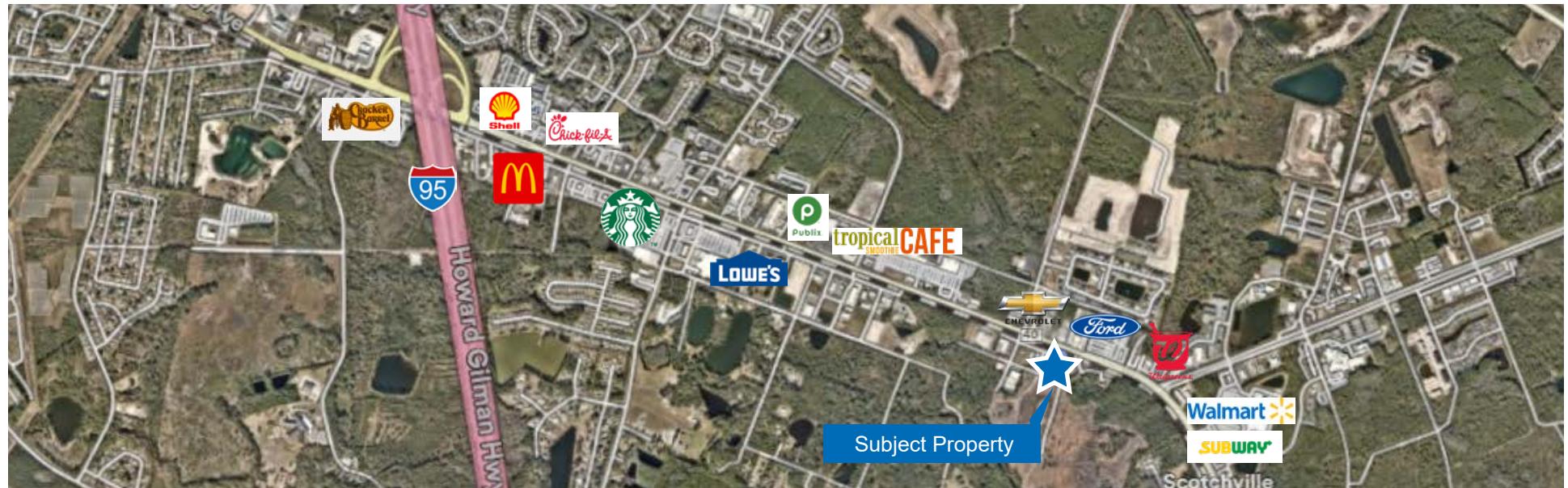
PROPERTY DETAILS



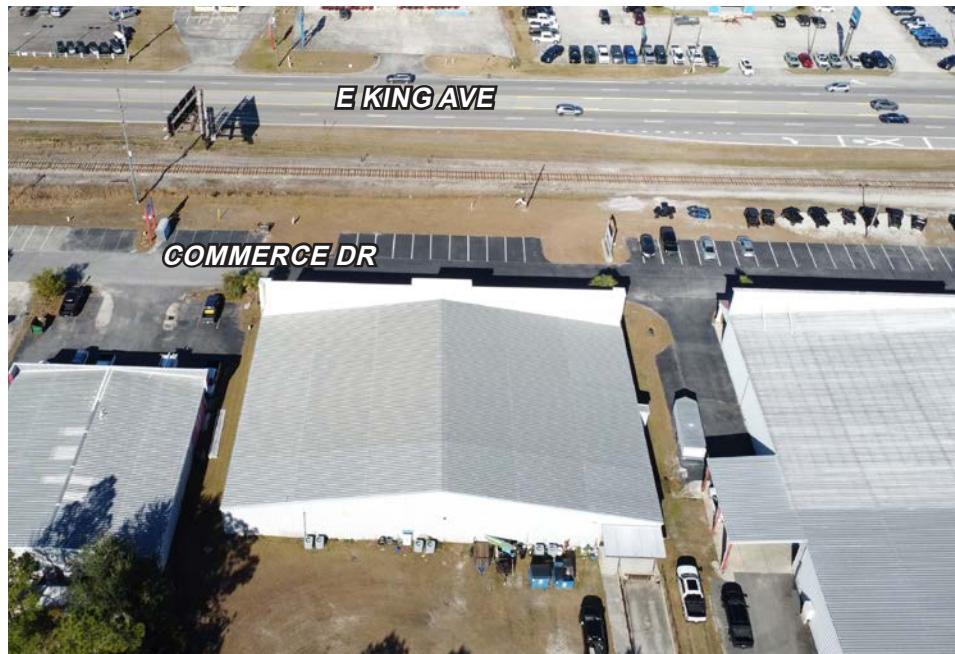
| Point of Interest | Time | Miles |
|----------------------------------|--------|-------|
| I-95 | 4 min | 1.5 |
| US-17 | 8 min | 3.7 |
| Port of Brunswick | 35 min | 31.7 |
| Jax International Airport | 28 min | 26.7 |
| JaxPort | 36 min | 34.3 |
| Port of Savannah | 1.5 Hr | 109 |
| Downtown Jax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



SHOWRROOM PHOTOS

