

3 ACRE FLEX WAREHOUSE FOR LEASE

1025 COMMERCIAL DRIVE | BRUNSWICK, GA 31520



LOCAL MARKET EXPERT

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561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



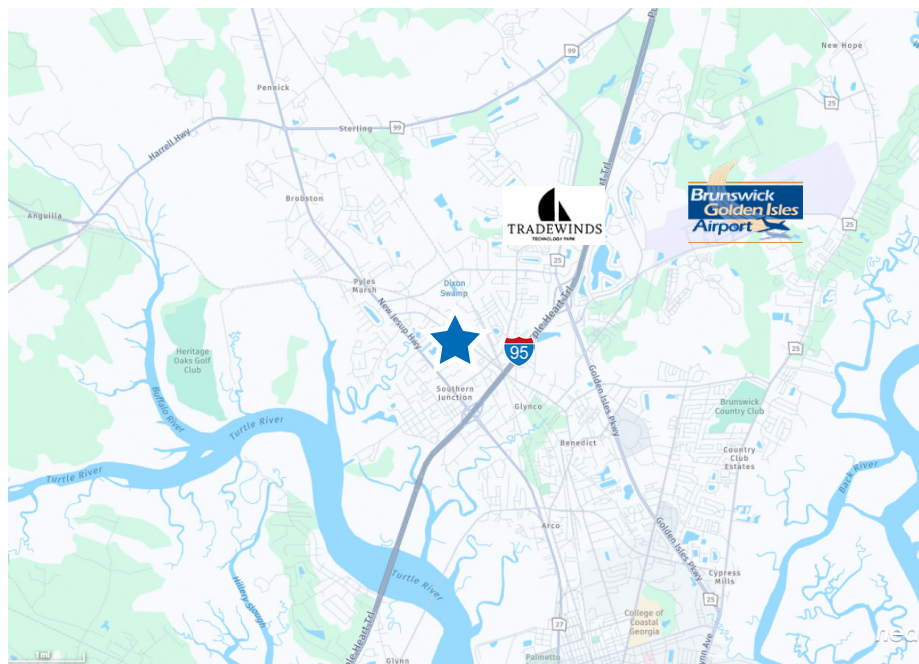
Building Size:
9,968 SF



**Central Glynn County
Location**



**(2) Drive-In
12' x 16'**



Available:	2 Buildings With Fenced Yard
Warehouse:	3,990 SF Total Insulated Warehouse Space
Office:	3,010 SF First Floor Office Space. (8 private offices) 2,986 SF Second Floor Open Concept Space
Lot Size:	2.82 AC
Ceiling Height:	24'
Year Built:	2019
Zoning:	PDG (Planned Development General) Allows For Industrial, Office, and General Commercial Use
Storage:	Fenced Lay Down Yard For Equipment And Truck Parking



Property sits on ±2.82 acres and combines office, warehouse, and outdoor amenities. It includes ±3,010 SF of first-floor office space with private offices and meeting areas, plus ±2,986 SF of flexible upstairs space. There's also ±2,990 SF of insulated warehouse space with high ceilings, along with a separate ±1,000 SF storage building. Additional features include secure gated access, space for tractor-trailer maneuvering, and outdoor touches like a putting green and fire pit.

Lease Rate: Please Inquire

AREA MAP



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

