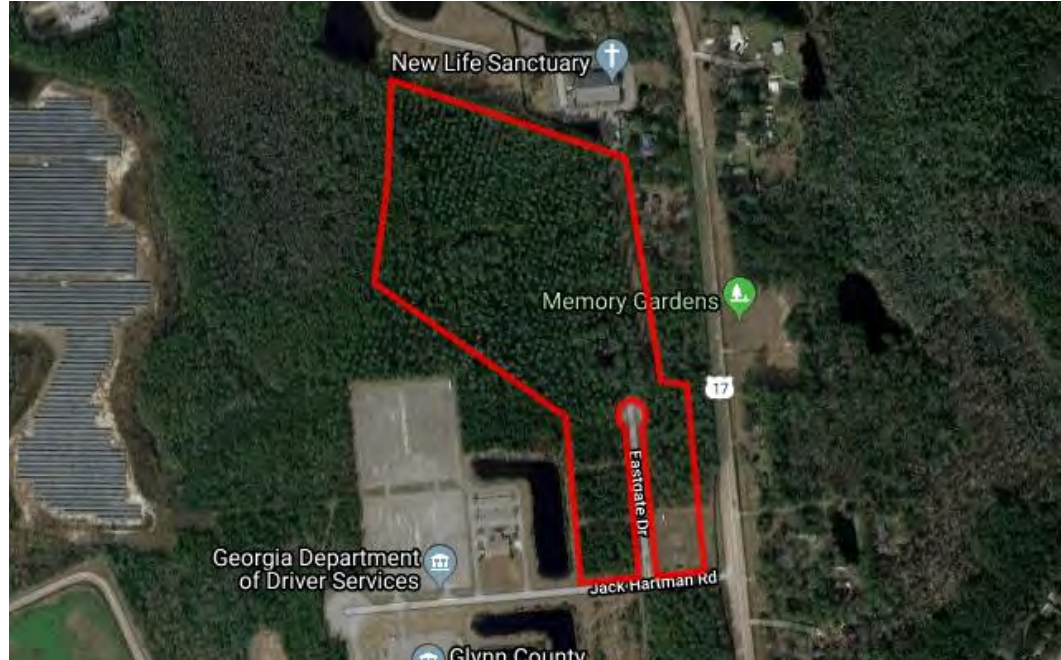
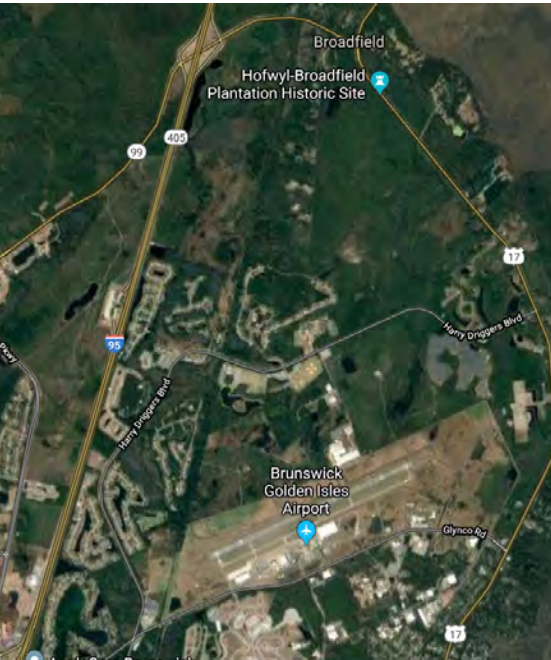
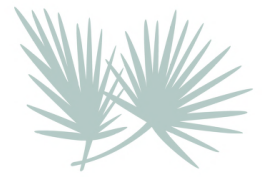


Eastgate Commerce Park

Eastgate Drive

Brunswick, GA 31525



FEATURES

- 30 total acres
- Smallest tract: 1 acre
- Largest tract: 24 acres
- Zoned PD-G; Lite Industrial
- All utilities on site

OVERVIEW

The Eastgate Commerce Park features 30 acres of shovel ready opportunity. Strategically located east of the Brunswick Golden Isles Airport and directly adjacent to US Highway 17. Eastgate Commerce Park is a high profile location for commercial and industrial businesses that require smaller parcels. The industrial park is perfect for new business that prefer a planned and restricted-use industrial park setting. The park is less than 3 miles from access to Interstate 95



RYAN MOORE

President & CEO

ryanmoore@bwkeda.com

912-265-6629

1505 Richmond Street, 2nd Floor

Brunswick, GA 31520

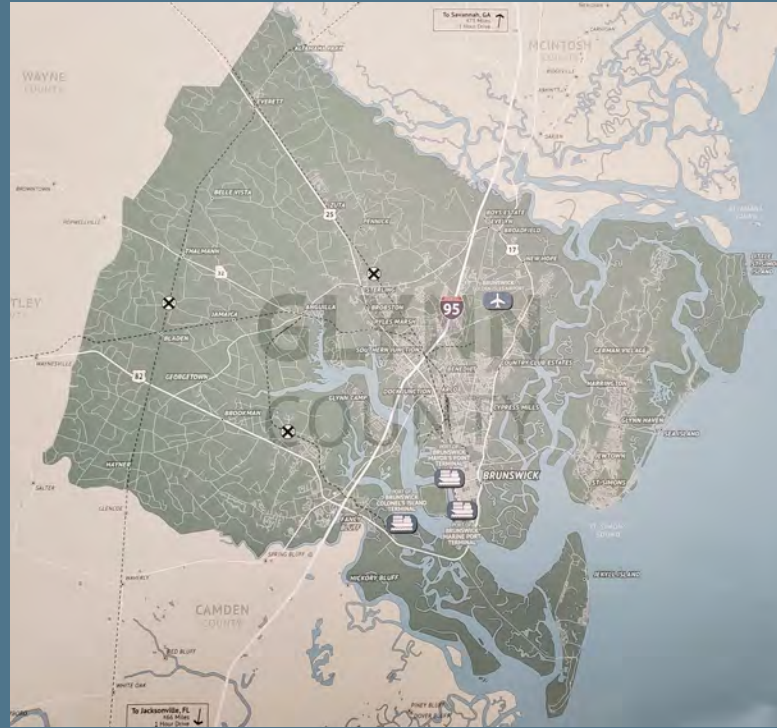
GeorgiasGoldenOpportunity.com

About the Golden Isles

Midway between Savannah, Georgia, and Jacksonville, Florida the Golden Isles of Glynn County include St. Simons Island, Sea Island, Little St. Simons Island & the mainland city of Brunswick.

Industries Thriving on the Coast:

- Aerospace
- Metals, Machinery, and Chemical Manufacturing
- Food Industries and Processing
- Logistics and Distribution



Workforce at a glance

Brunswick, GA MSA Population: 118,456

Labor Force of Glynn County: 41,989

High Schools: 4

Golden Isles Career Academy: 17 career curriculum including Business Education, Manufacturing/Engineering, and Machining

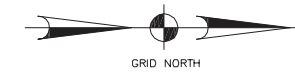
Technical College: Coastal Pines

4 Year College: College of Coastal Georgia

"Certainly the decision to do business here was based on the quality of life, but also geographic location. For Kut Kwick it is important to be connected to other coastal cities by the interstate and four major ports so that we can get the supplies we require and sell our products more efficiently."

*--Daren Pietsch,
Torras Family Companies,
<https://kutkwick.com/>*

EASTGATE COMMERCE PARK PHASE 1, A PORTION OF TRACT ODI-2



NOW OR FORMERLY
GLYNN COUNTY BOARD OF EDUCATION

NOW OR FORMERLY
CDL FACILITY

NOW OR FORMERLY
BRUNSWICK AND GLYNN COUNTY
DEVELOPMENT AUTHORITY

OWNERSHIP INFORMATION
NOT AVAILABLE

JACK HARTMAN BOULEVARD (70' R/W)

NOW OR FORMERLY
BRUNSWICK AND GLYNN COUNTY
DEVELOPMENT AUTHORITY

LOT #1
1.213 AC.

LOT #2
1.213 AC.

LOT #3
LOT TOTAL
1.410 AC.
UPLAND
1.286 AC.
WETLAND
0.124 AC.

LOT #4
1.086 AC.

LOT #5
1.086 AC.

LOT #6
1.109 AC.

EASTGATE DRIVE (70' R/W)

NOW OR FORMERLY
ELNORA AUSTIN

NOW OR
FORMERLY
JAMES POLITE

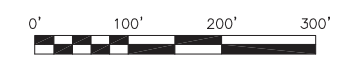
NOW OR FORMERLY
WILLIAM GRANT

NOW OR FORMERLY
NORTH GLYNN UNITED
METHODIST CHURCH, INC.

LOT #7
LOT TOTAL
24.179 AC.
UPLAND
13.117 AC.
WETLAND
11.062 AC.

U.S. HWY 17 (200' R/W)

ACREAGE CHART	
LOTS	31.296 AC.
LOT 1	1.213 AC.
LOT 2	1.213 AC.
LOT 3	1.410 AC.
LOT 4	1.086 AC.
LOT 5	1.086 AC.
LOT 6	1.109 AC.
LOT 7	24.179 AC.
RIGHT OF WAY	1.208 AC.
TOTAL	32.504 AC.



PREPARED FOR:
BRUNSWICK AND GLYNN COUNTY DEVELOPMENT AUTHORITY
EASTGATE COMMERCE PARK, PHASE 1, GLYNN COUNTY, GEORGIA

DATE: 9/1/10 SCALE: 1" = 300' JOB # 09085D

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HWY.
BRUNSWICK, GEORGIA 31525
912-265-0562 09085D-2.DWG