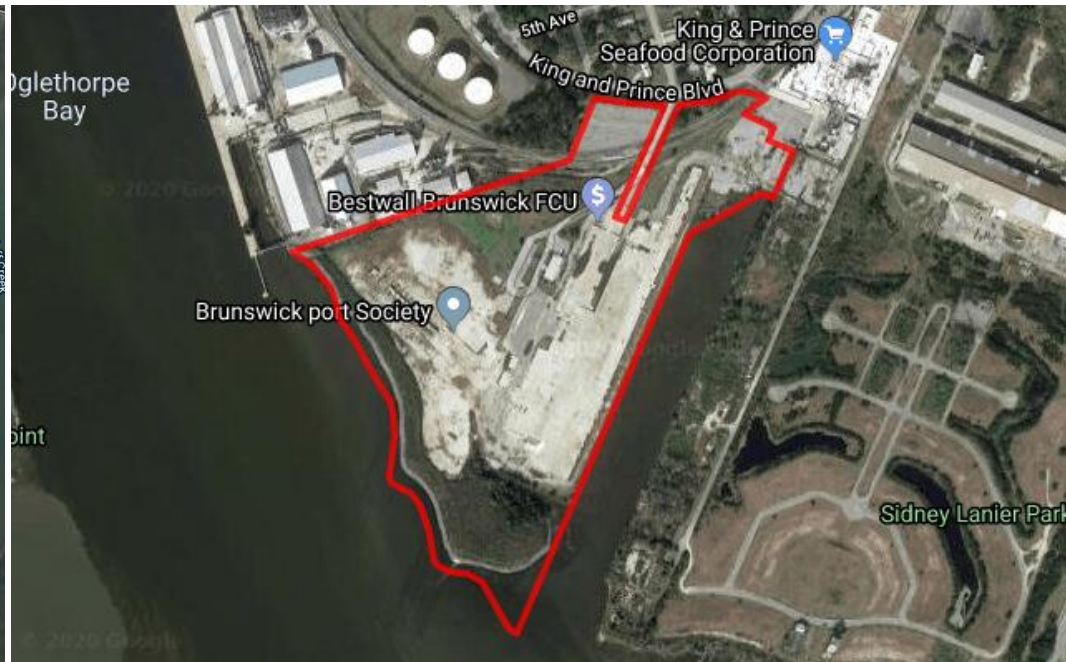
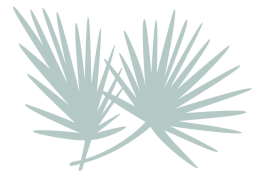


Lanier Boulevard Brunswick, GA 31520



FEATURES

- Lease
- 45 acres
- All utilities on site
- Rail and Port access

OVERVIEW

Available for sublease, +/- 45 acres of land in Brunswick, Georgia. This is a rare opportunity to secure a premier, waterfront facility on Oglethorpe Bay with access to the Brunswick River and Atlantic Ocean. The site was formerly used to manufacture and warehouse gypsum wallboard. The Gypsum Plant has been razed and only the foundation remains. This is a great opportunity for a processing or distribution center with port access.



RYAN MOORE

President & CEO

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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

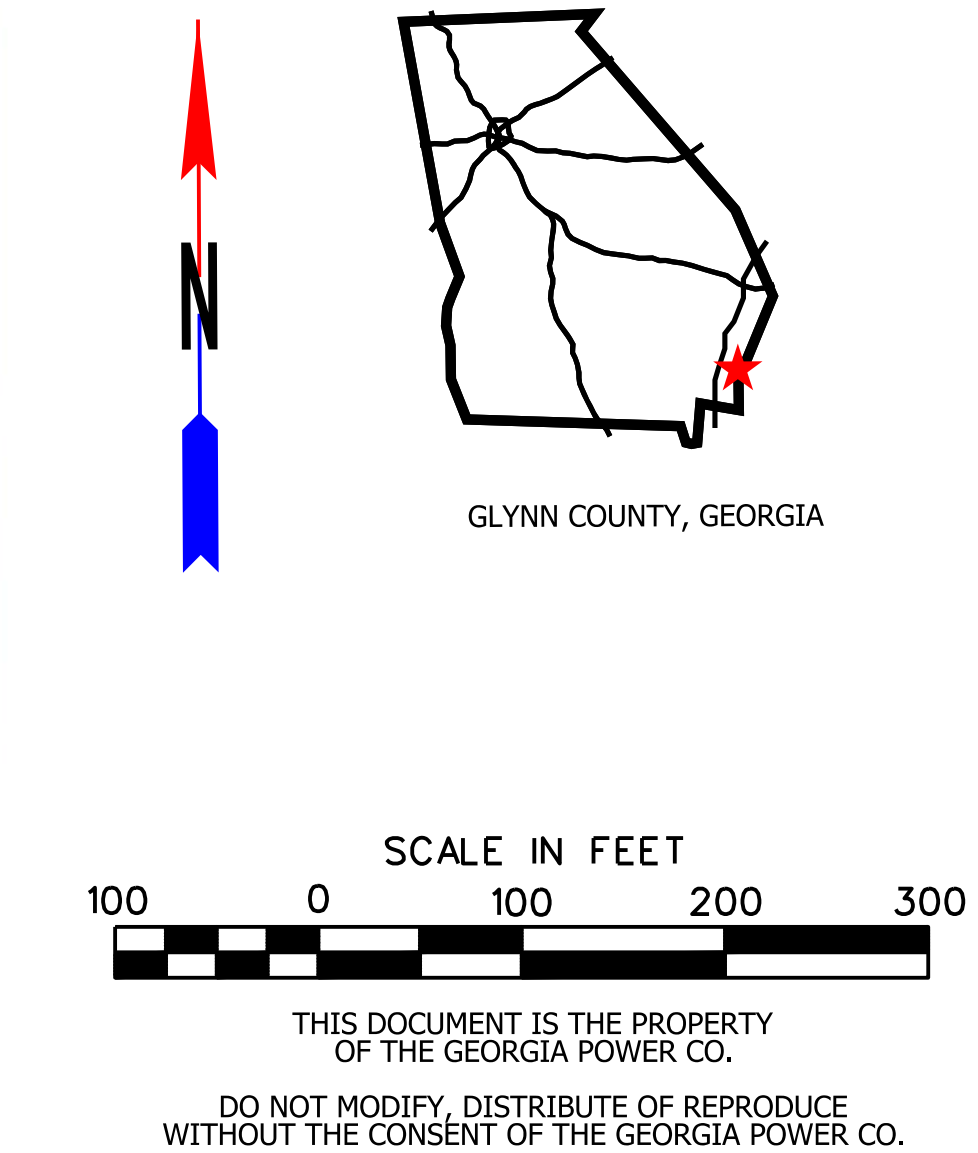
4 Year College: College of Coastal Georgia

"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/>*



NOTE:
1. THE BOUNDARY INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM TAX MAP INFORMATION AND SHOULD NOT BE ASSUMED TO BE CORRECT.
2. PROPOSED SITE LAYOUT IS CONCEPTUAL AND SHOULD BE UTILIZED WITH CAUTION. UNDER NO CIRCUMSTANCE SHOULD THIS DRAWING BE UTILIZED FOR PERMITTING AND / OR SITE CONSTRUCTION.



SITE CONCEPTUAL PROJECT
KING AND PRINCE BLVD/ UNION STREET
GLYNN COUNTY
FOR: BRUNSWICK GLYNN COUNTY
DEVELOPMENT AUTHORITY
PARCEL NO.: 01-00185

Georgia Power
Community and Economic Development
75 Fifth Street N.W., Suite 150
Atlanta, Georgia 30308

DRAWN BY: JOHNSON	DATE: SEP-06-17
CHECKED BY: JOHNSON	POST REL: SEP-06-17
APPROVED BY: JOHNSON	COUNTY: BRUNSWICK
SCALE: AS SHOWN	COUNTY: GLYNN COUNTY
SITE ID NO.	REL NO. 00

PROJECT NAME
SITE CONCEPTUAL