

Former Cold Beverage Distribution Center

2129 LINE STREET, GLYNN COUNTY, BRUNSWICK, GA 31520



OFFERING MEMORANDUM

KW COMMERCIAL
122 Island Professional Park
St. Simons Island, GA 31522

PRESENTED BY:

MIKE PARRISH
Commercial Realtor
O: 404.604.3100
C: 404.805.3450
mikeparrish2@kw.com
GA #349991

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BRUNSWICK, GA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,490,000
AVAILABLE SF:	
LOT SIZE:	2.67 Acres
YEAR BUILT:	1984
BUILDING SIZE:	40,260 SF
RENOVATED:	1988
ZONING:	LI - Limited Industrial
MARKET:	City of Brunswick
PRICE / SF:	\$37.01

PROPERTY OVERVIEW

A former Budweiser distribution center, this 40,000+ facility is located among other light to medium industrial users in mid to north Brunswick, Glynn County. The subject property is situated on approximately 2.7 acres, has multiple offices, admin areas, restroom, full kitchen and plenty of storage and other areas to expand. The facility has multiple dock-high and grade level bay doors with a large parking/staging area for semi-trucks and similar distribution equipment.

PROPERTY HIGHLIGHTS

- Well maintained and in good condition
- Multiple offices, admin areas, kitchens, bathrooms and ample storage.
- Three large warehouse areas, with one being refrigerated, and with ceilings ranging 20' to 27' clear height
- Large refrigeration section in good working order, with ample refrigeration systems in place.
- Multiple dock/loading areas, offering both grade-level and dock-high access
- Ease of access to primary areas of the city and county, as well as ease of access to Highway 341 and I-95.

Property Details

SALE PRICE**\$1,490,000****LOCATION INFORMATION**

Building Name	Former Cold Beverage Distribution Facility
Street Address	2129 Line Street
City, State, Zip	Brunswick, GA 31520
County/Township	Glynn
Market	City of Brunswick
Nearest Highway	US Highway 341 and I-95
Nearest Airport	Brunswick Golden Isles Airport

BUILDING INFORMATION

Building Size	40,260 SF
Price / SF	\$37.01
Year Built	1984
Last Renovated	1988
Occupancy %	0%
Number Of Floors	2
Load Factor	Yes
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	1
Walls	Concrete block
Ceilings	Steel

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	LI - Limited Industrial
Lot Size	2.67 Acres
APN#	01-06330
Lot Frontage	306
Lot Depth	380
Corner Property	Yes
MLS ID#	1612510

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

Property Photos



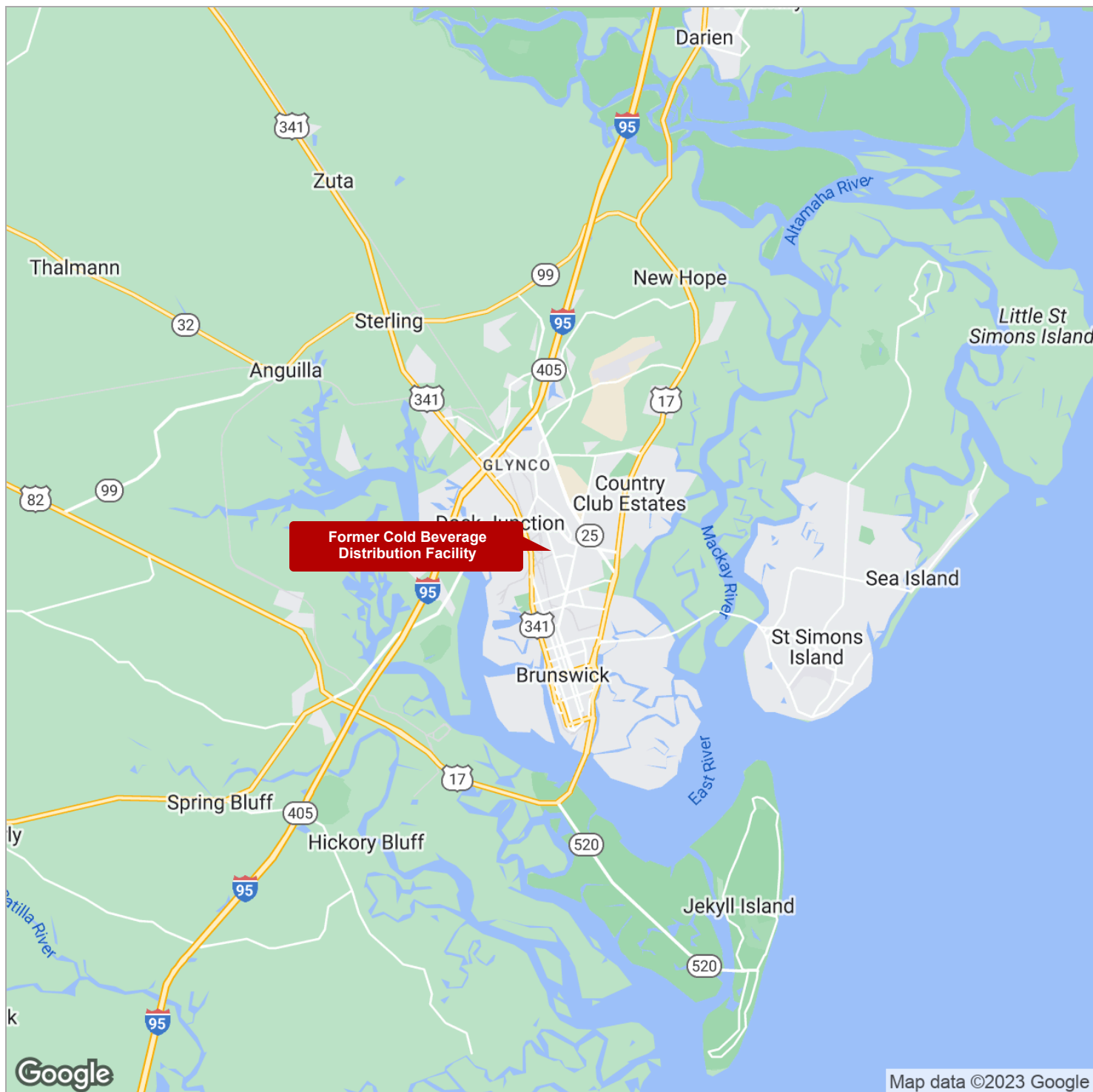
Additional Photos



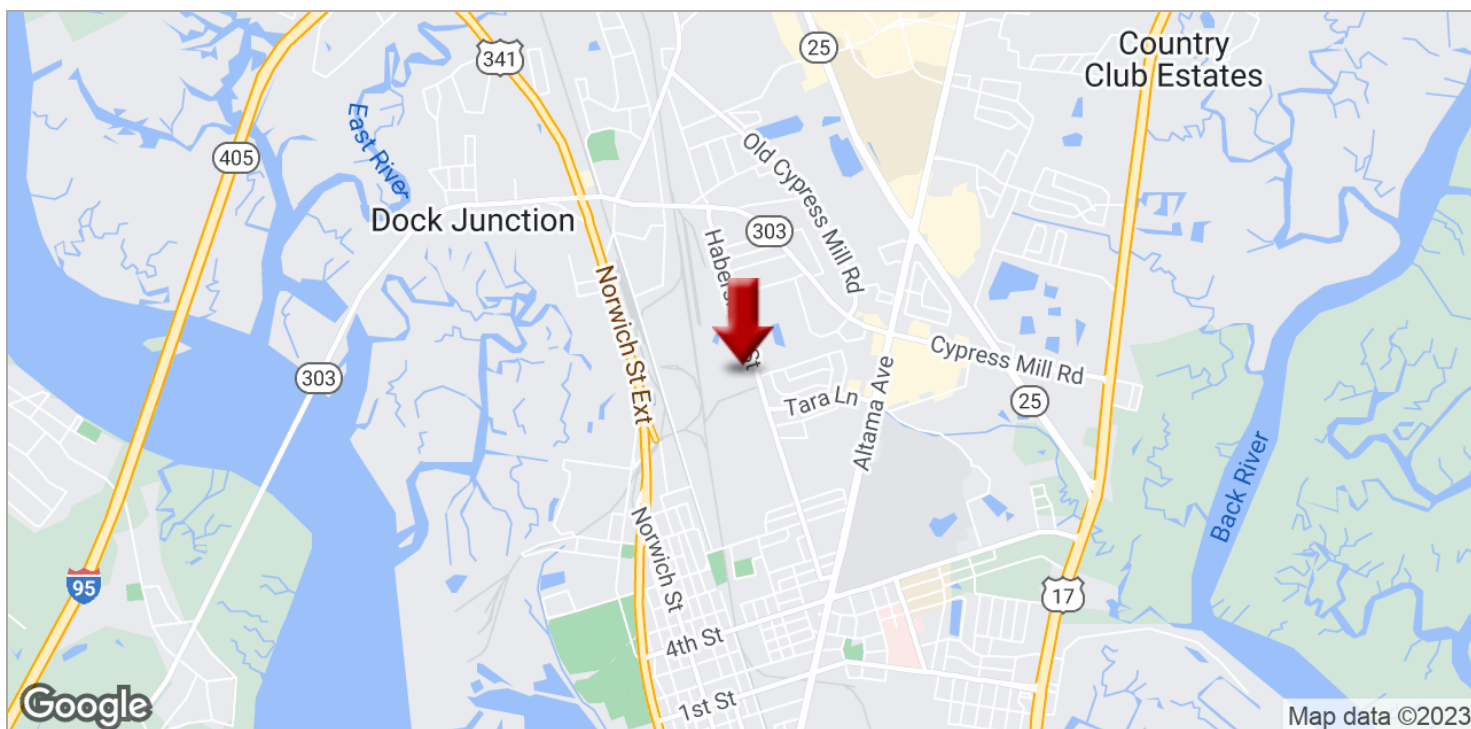
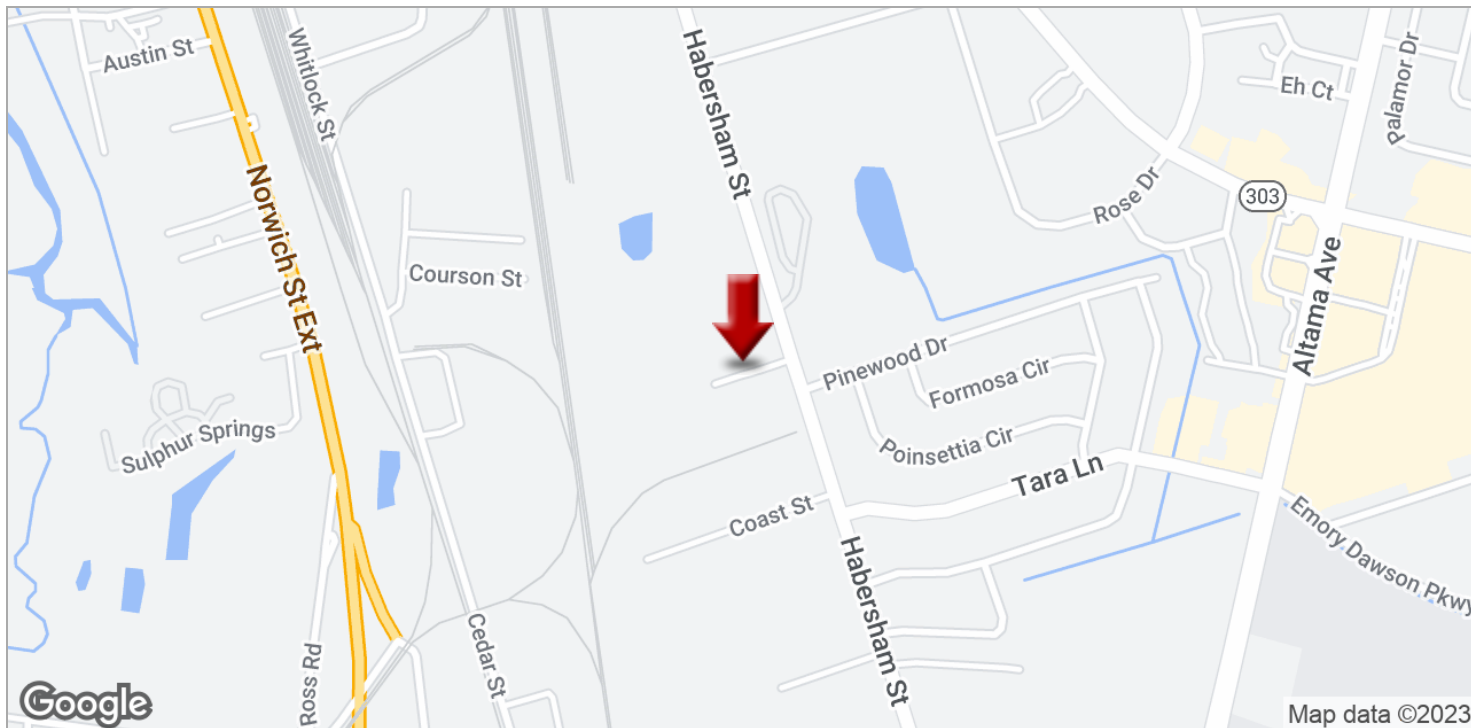
Additional Photos



Regional Map



Location Maps



Aerial Map



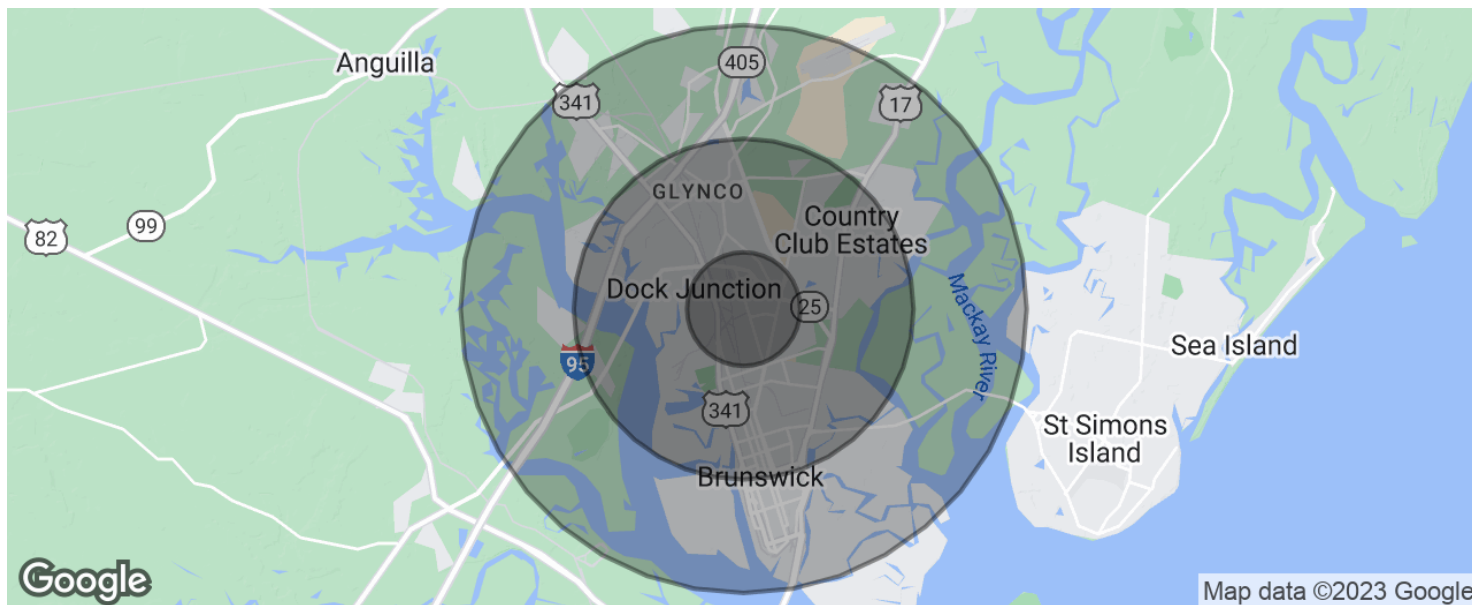
Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	3,339	28,685	41,303
Median age	36.2	36.3	35.9
Median age (male)	32.0	33.8	33.9
Median age (female)	38.9	37.5	36.8

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Total households	1,313	11,275	15,834
Total persons per HH	2.5	2.5	2.6
Average HH income	\$42,018	\$47,359	\$48,797
Average house value	\$207,617	\$152,587	\$158,260

* Demographic data derived from 2020 ACS - US Census

Demographics Map & Report



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