

2100 Line Street

Brunswick, GA 31520

FOR SALE • 192,093 SF WAREHOUSE

For more information:

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Sale Price: \$6,000,000



**CUSHMAN &
WAKEFIELD**

**GILBERT &
EZELLE**

NEWMARK
PHOENIX REALTY GROUP

PROPERTY OVERVIEW

2100 Line Street offers a rare opportunity to acquire a large-scale industrial manufacturing facility in the heart of Glynn County's growing port and logistics corridor. With limited competing inventory within the Brunswick industrial infill market, the facility's scale, infrastructure, and infill location make it well-suited for manufacturing, assembly, warehousing, or distribution users seeking a coastal Georgia presence.

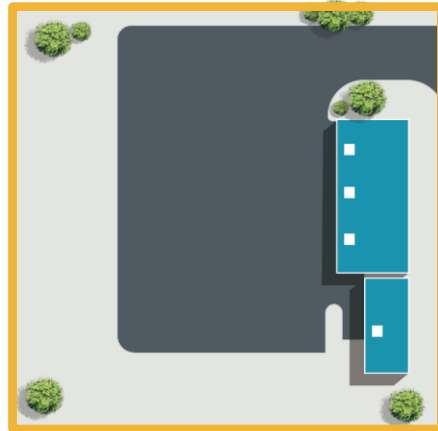
PROPERTY HIGHLIGHTS

- ±192,093 SF industrial manufacturing facility
- Four-building, single-tenant industrial campus
- Six (6) drive-in doors and seven (7) dock-high doors
- Light Industrial (LI) zoning
- Existing manufacturing infrastructure and equipment in place

STRATEGIC NEIGHBORS



SITE PLAN



3.00 ACRES



12.21 ACRES

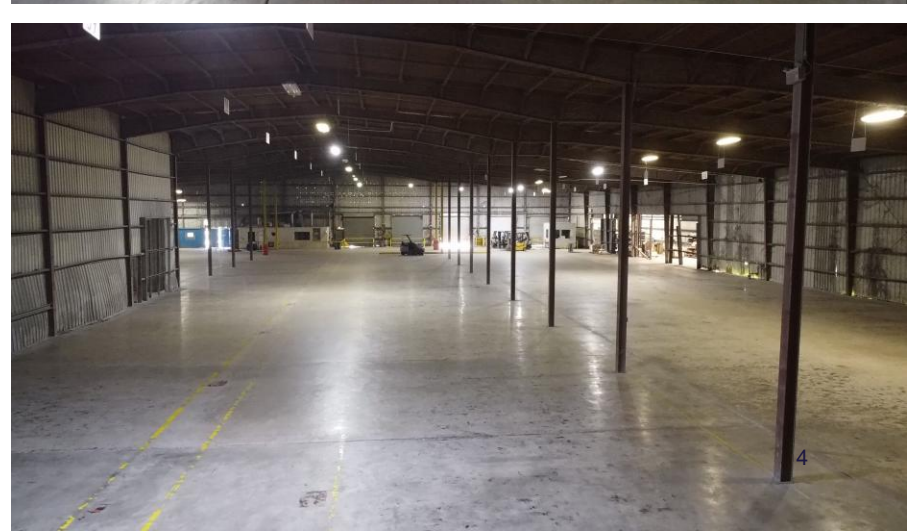
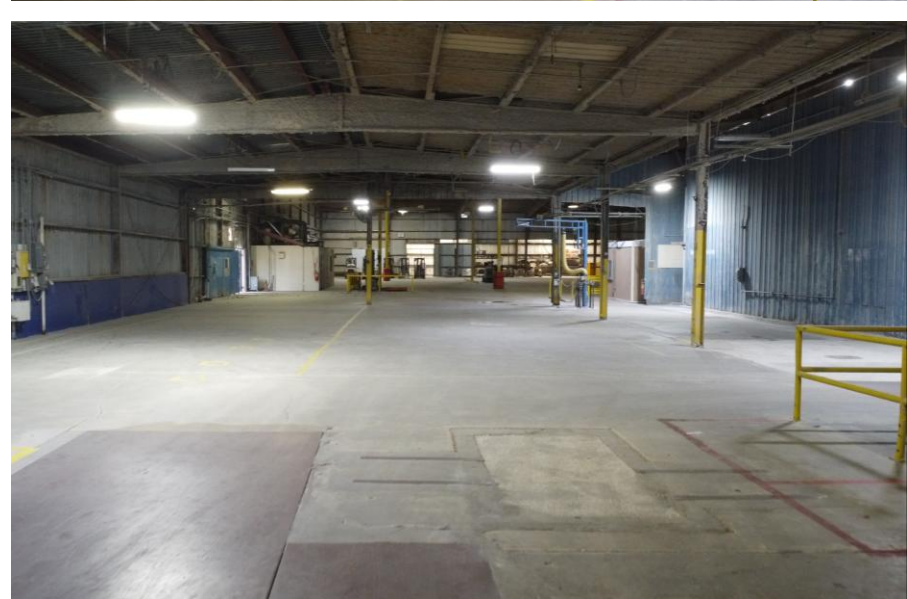
- ▲ DOCK DOOR
- DRIVE-IN DOOR

BUILDING FEATURES

Property Type	Industrial – Manufacturing
Design	Single-tenant, Owner-occupied
Number of Buildings	Four (4)
Gross Building Area	192,093 square feet
Dock / Grade Doors	6 drive-in doors, 7 dock-high doors
Parking	75 surface spaces
Year Built	1972
Construction	Steel I-beam frame, metal walls, metal roof
Lighting	Fluorescent and LED
Equipment	Manufacturing equipment, including furnaces



2100 LINE STREET, BRUNSWICK, GA

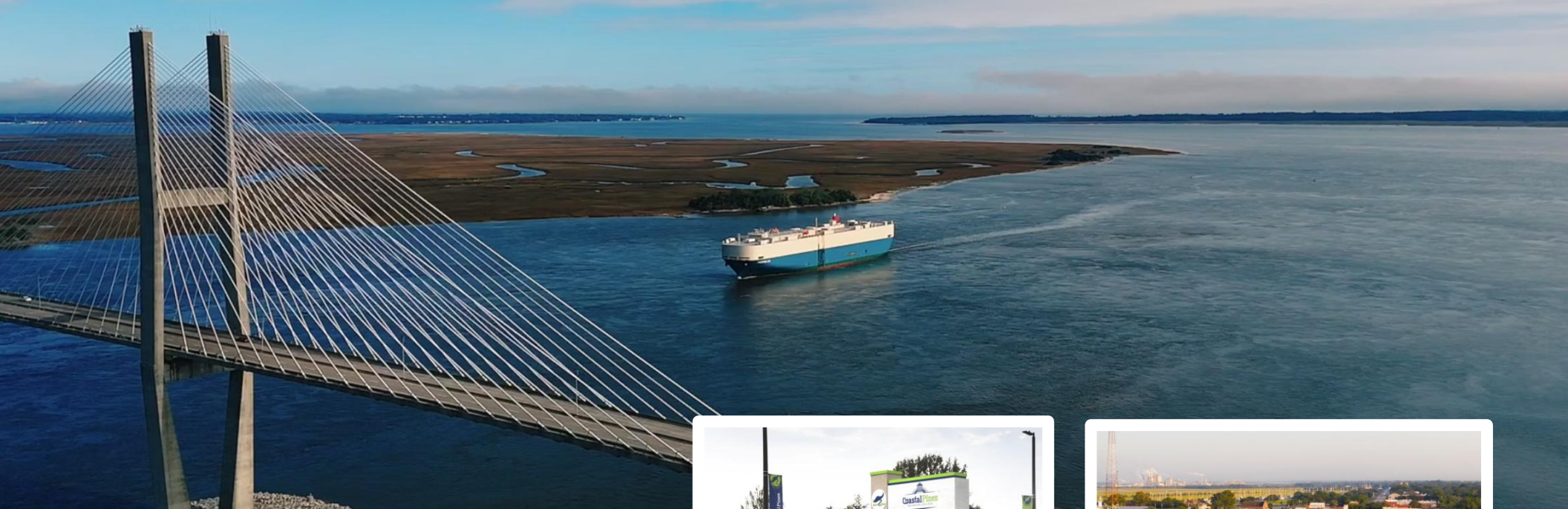


STRATEGIC LOCATION



2100 Line Street sits within one of Coastal Georgia's key industrial and logistics corridors, supported by immediate access to the Port of Brunswick and the broader Southeast distribution network. The property offers excellent connectivity to I-95 and Highway 17, as well as seamless access to Georgia Ports Authority terminals and regional manufacturing and port-driven users.





LOCATION OVERVIEW

STRATEGIC PORT LOCATION

Home to the Port of Brunswick—one of the busiest RoRo ports in the U.S.—Glynn County offers direct connectivity to I-95, key Southeast markets, and global shipping lanes.

BUSINESS-FRIENDLY TAX ENVIRONMENT

Glynn County offers a competitive property tax structure—well below national averages—combined with State of Georgia incentives such as Job Tax Credits and Quality Jobs Tax Credits, helping reduce overall operating costs.



COST-EFFECTIVE REAL ESTATE

Industrial and commercial costs remain meaningfully below major Southeast hubs like Atlanta, Savannah, and Jacksonville. More than 2,000 acres of shovel-ready sites with existing infrastructure help reduce development timelines and upfront capital.

WORKFORCE PIPELINE

A growing labor base supported by Coastal Pines Technical College and Golden Isles College and Career Academy, alongside regional workforce initiatives focused on logistics, manufacturing, and skilled trades.

INFRASTRUCTURE & CONNECTIVITY

Established industrial parks provide port proximity, interstate access, rail service, and reliable utilities, supporting a range of logistics and light manufacturing users.

PORT OF BRUNSWICK

Strategically located along Georgia's coast, the Port of Brunswick is one of **the nation's leading Ro/Ro gateways and a critical hub for automotive, breakbulk, and bulk cargo operations**. Colonels Island serves more than 20 global auto manufacturers with expansive vehicle storage capacity, growing rail infrastructure, and direct access to I-95, I-16, and I-10 for efficient regional distribution.

The port continues to invest in long-term growth, including a new fourth berth scheduled to open in 2027 and expanded rail capacity supporting faster Class I connections throughout the Southeast and Gulf Coast markets. Brunswick also offers strong multimodal advantages with CSX and Norfolk Southern rail service, near-dock warehousing, and specialized facilities supporting forest products, heavy machinery, project cargo, and biomass industries.

With access to major Southeast population centers within a 3–5 hour drive and Georgia's business-friendly logistics environment — including Port Tax Credit incentives and higher legal trucking weight allowances — Brunswick provides a highly competitive platform for industrial users, manufacturers, and distribution operations.



With a planned opening in 2027, a \$100 million fourth berth is being built to serve the Port's growing Ro/Ro business.

FOR MORE INFORMATION, PLEASE CONTACT:



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