



2.375± Acre Industrial Ground Lease / Build-to-Suit

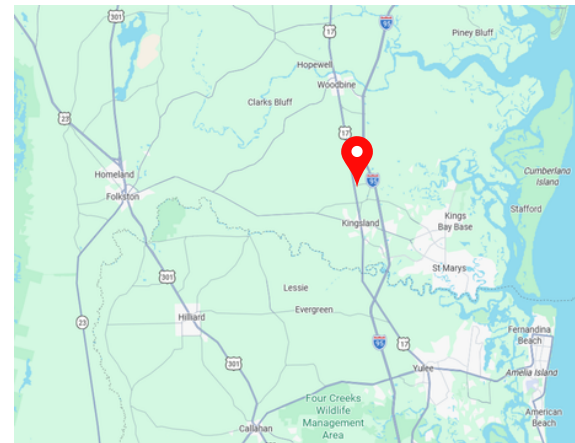
101 Commercial Drive, Woodbine, GA 31569

- 2.374± AC ground lease / build-to-suit industrial site in the Camden County Industrial Park
- Proposed ±30,000 SF warehouse, cold storage, flex distribution, or logistics facility
- Suitable for warehouse, logistics, cold storage, food distribution, 3PL, contractor supply, fleet support, and light industrial users
- Build-to-suit opportunity allowing customization of office, warehouse, loading, refrigeration, and storage requirements
- Industrial park setting with existing road infrastructure and nearby industrial development.
- Potential for dock-high loading, drive-in doors, trailer parking and secured outdoor storage, subject to approvals.
- Strategic location near I-95, Jacksonville, JAXPORT, Port of Brunswick, Jacksonville International Airport, Kingsland and St. Marys
- Opportunity for tenants seeking a modern, purpose-built industrial facility in a strategic coastal Georgia market.



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LAND INFORMATION

Address:	101 Commercial Drive, Woodbine, GA 31569
Location:	Camden County Industrial Park
Parcel Size:	2.375± AC
Frontage:	448.54± ft on Harrietts Bluff Road
Class Code:	Industrial
Conceptual Building Envelope:	Approx 300FT x 100FT
Proposed Building Size:	30,000± SF
Separate Legal Parcel:	Parcel B is established as an individual development parcel adjacent to Parcel A.

STRATEGIC LOGISTICS LOCATION

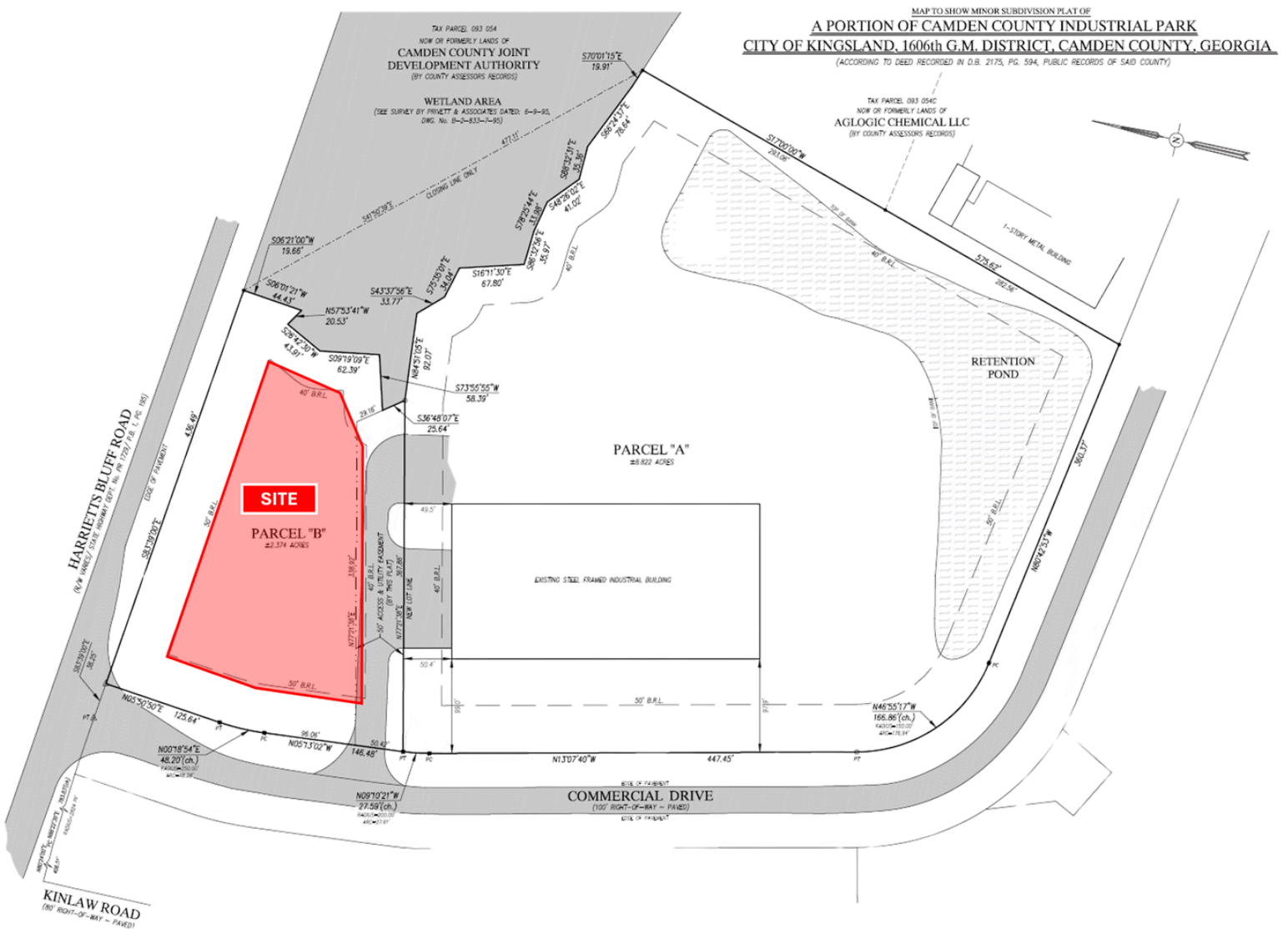
Strategically located within Southeast Georgia's growing logistics corridor, the site offers convenient access to Interstate 95, one of the East Coast's primary transportation routes. The location provides efficient connectivity to Jacksonville, Kingsland, St. Marys, Brunswick, and other major Southeast markets, supporting regional and interstate distribution operations. Proximity to JAXPORT, the Port of Brunswick, Jacksonville International Airport, and regional rail infrastructure enhances multimodal transportation options for industrial users.

The area's transportation network supports warehousing, cold storage, logistics, manufacturing, and supply chain operations requiring efficient movement of goods throughout Georgia, Florida, and the broader Southeast region.

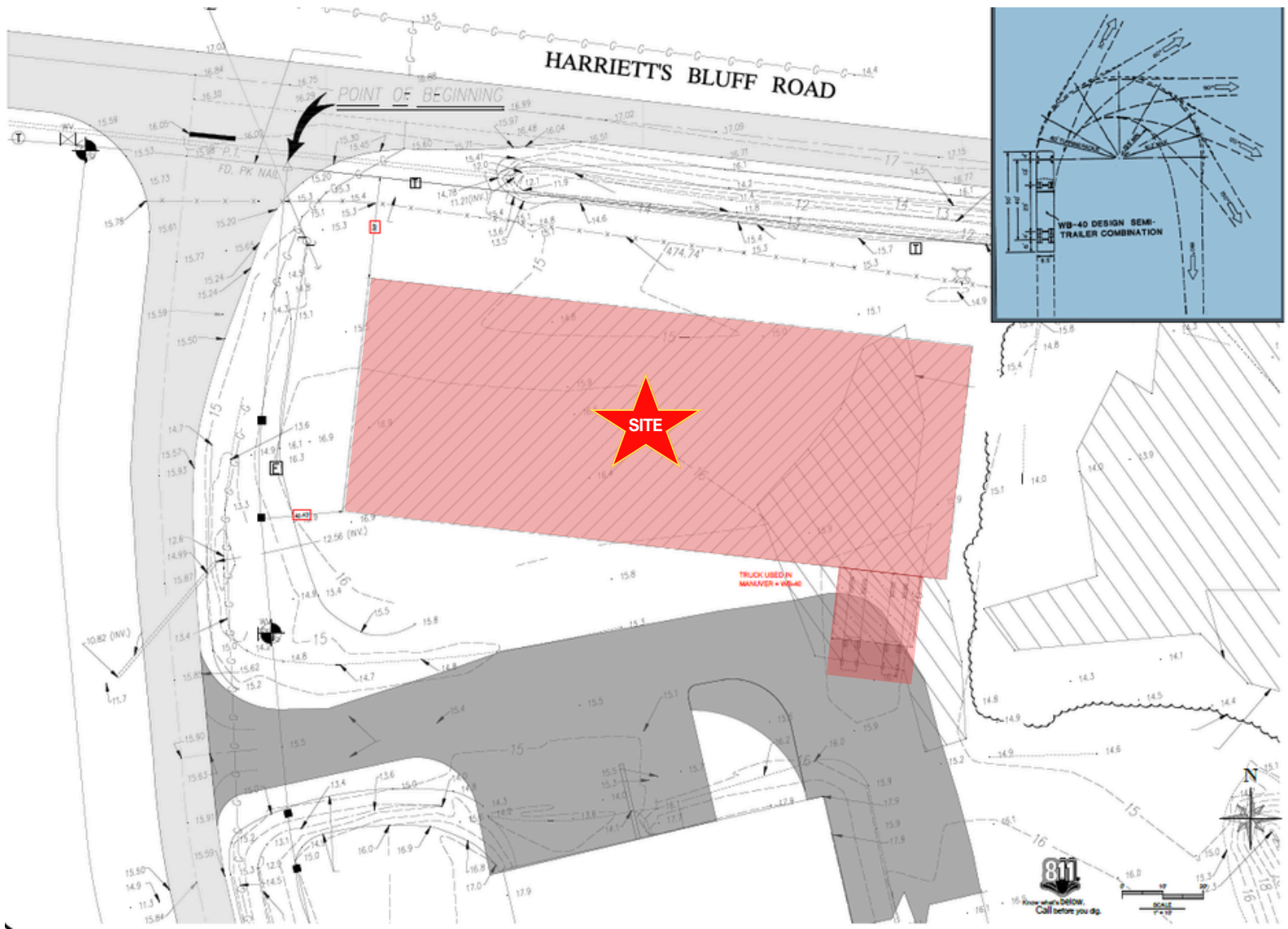
MINOR PLAT - MODEL

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S89°39'00"E FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRIETTS BLUFF ROAD ACCORDING TO DEED RECORDED IN D.B. 2175, PG. 594, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 4.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 5.) SUBJECT PROPERTY IS CURRENTLY ZONED I-G (GENERAL INDUSTRIAL DISTRICT). BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 50 FEET FROM PUBLIC RIGHT-OF-WAY; MINIMUM SIDE YARD SETBACK: 50 FEET FROM SIDE STREET; 40 FEET FROM SIDE LOT LINE; MINIMUM REAR YARD SETBACK: 40 FEET FROM REAR PROPERTY LINE.
- 6.) SUBJECT PROPERTY CONTAINS ±11.196 ACRES AND CONTAINS 2 PARCELS.
- 7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS TAX PARCEL 093 054C
- 8.) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13039C0383G & 13039C0385G, COMMUNITY No. 130238, PANEL No. 0383 & 0385, SUFFIX G.



SITE PLAN - OPTION B





- **Ground Lease / Build-to-Suit Opportunity:** This parcel offers a flexible ground lease and build-to-suit structure, allowing tenants to develop a facility tailored to their specific operational, logistical, and growth requirements.
- **Established Industrial Park Setting:** Situated within a recognized industrial park environment, this site benefits from surrounding industrial development, existing infrastructure, and a location designed to support business and industrial growth.
- **Flexible Development Potential:** This 2.374± acre parcel offers flexibility for warehouse, distribution, cold storage, logistics, manufacturing support, and other industrial users seeking a customized facility solution.
- **Flexible Site Configuration :** Featuring approximately 448.54 FT of frontage along Harrietts Bluff Road and approximately 455 FT of depth along the western boundary, the parcel provides flexibility for building placement, circulation, parking, and operational planning, subject to final design and approvals.
- **Regional Logistics Advantage:** Positioned within Southeast Georgia's growing industrial and distribution market, this site benefits from convenient access to Interstate 95, one of the East Coast's primary transportation corridors. The location offers connectivity to Jacksonville, Kingsland, and St. Marys, while proximity to JAXPORT, the Port of Brunswick, Jacksonville International Airport, and regional transportation infrastructure supports efficient regional and interstate distribution throughout Georgia, Florida, and the broader Southeast.



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For more information about this opportunity, please don't hesitate to contact us.

CONTACT



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E. & O.E.: All acreage, dimensions, building sizes, layouts, and site plans are approximate and subject to final survey, engineering, zoning, utility confirmation, stormwater design, permitting, and operator requirements. Cold storage capability is subject to power, refrigeration, insulation, slab, fire protection, utility, and final design specifications.

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