

FOR LEASE



3045 SCARLETT RD. BRUNSWICK, GA. 31520
±40,200 SF FLEX/WAREHOUSE SPACE
FOR LEASE \$8-10 PSF/YR NNN
ESTIMATED TICAM \$0.83 PSF/YR



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

Atlas Real Estate Advisors is pleased to present the exclusive opportunity to lease 3045 Scarlett Street, a ±40,200 SF square foot flex industrial property situated on 4.52 acres in a prime Brunswick, Georgia, location with immediate access to I-95.

This planned development (PD) zoned site has been recently renovated and is ready for any number of industrial or commercial uses. With frontage on Scarlett Street and visibility from I-95 at Exit 36, the property enjoys both accessibility and exposure in a growing corridor and can be subdivided to accommodate multiple tenants.

Strategically located in central Glynn County, just minutes from the Port of Brunswick, the property is positioned in one of Georgia's strongest logistics and distribution markets. The site benefits from proximity to US 341, US 17, and US 82, making it the ideal location for users seeking a central location in this regional port and logistics hub.

This property is ideally positioned for industrial users, contractors, distributors, or flex-space tenants seeking:

- Proximity to major logistics corridors
- Access to a skilled, growing labor force
- A cost-effective, business-friendly environment
- Strategic placement near the Port of Brunswick for import/export user



PROPERTY OVERVIEW

Property Highlights

- **Total Building Size:** ±40,200 SF
- **Maximum Divisible:** ±40,200 SF
- **Minimum Divisible:** ~10,000 SF
- **Lot Size:** ±4.5 acres
- **Zoning:** PD – Planned Development
- **Available Utilities:** Electric, natural gas, water, sewer
- **Year Built:** 1989 (renovated 2025)
- **Construction:** Split-face masonry block and frame construction with TPO membrane roof
- **Ceiling Height:**
 - Warehouse clearance: ± 12'
- **Fire Protection:** Fully sprinklered
- **Climate Control:** Offices only

Interior Layout

- **Finished Space:** ±6,000 SF Includes reception area, ADA restrooms and private offices & conference room
- **Open Warehouse Space:** ± 34,200 SF

Permitted Uses (Zoning)

- Office/Showroom
- Warehouse & storage
- Retail/Restaurant

Location Advantages

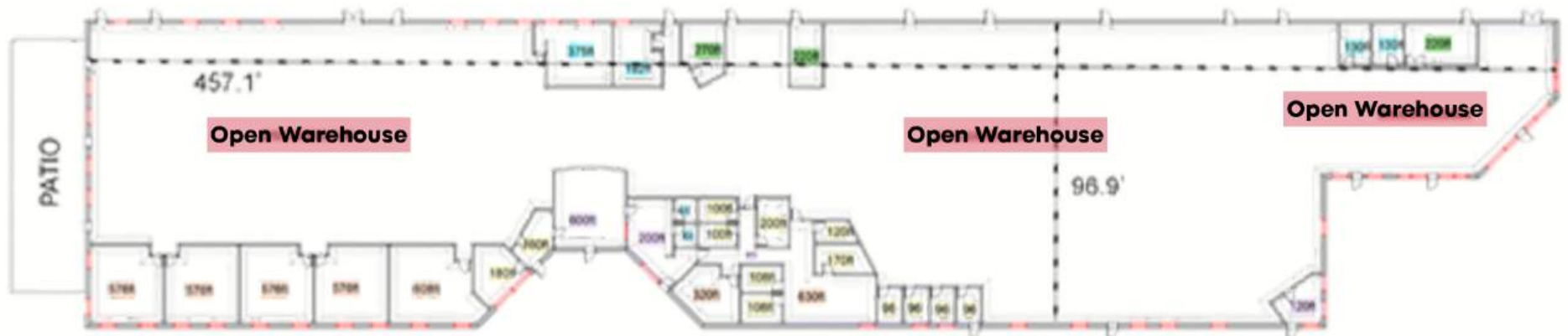
- Prime visibility from **I-95 at Exit 36**
- Easy access to major regional routes: **US 341, US 17, & US 82**
- Minutes from **Port of Brunswick**



SITE PLAN



FLOOR PLAN



Bathrooms

Offices

Conference Rooms

Open Warehouse

Mechanical/IT

Lobby

LOCATION OVERVIEW

Positioned in the northeastern quadrant of I-95 and New Jesup Highway (US 341), this property benefits from excellent visibility and immediate access to a major interstate on-ramp (Exit 36 Northbound I-95).

Ingress/Egress:

- via Hwy 314 to Scarlett St.
- Glyndale or Warren Mason Rd. to Picric St. to Scarlett St.
- Multiple driveways off of Scarlett St. for ease of entry for commercial and industrial traffic



PROXIMITY SUMMARY

HIGHWAYS

- I-95 – Major East Coast corridor from Miami to Canada
- US 341 – Southeast corridor from Wayne County to Brunswick
- US 17 – Southbound access from Liberty County
- US 82 – Eastbound from I-75 to Brunswick

PORTS

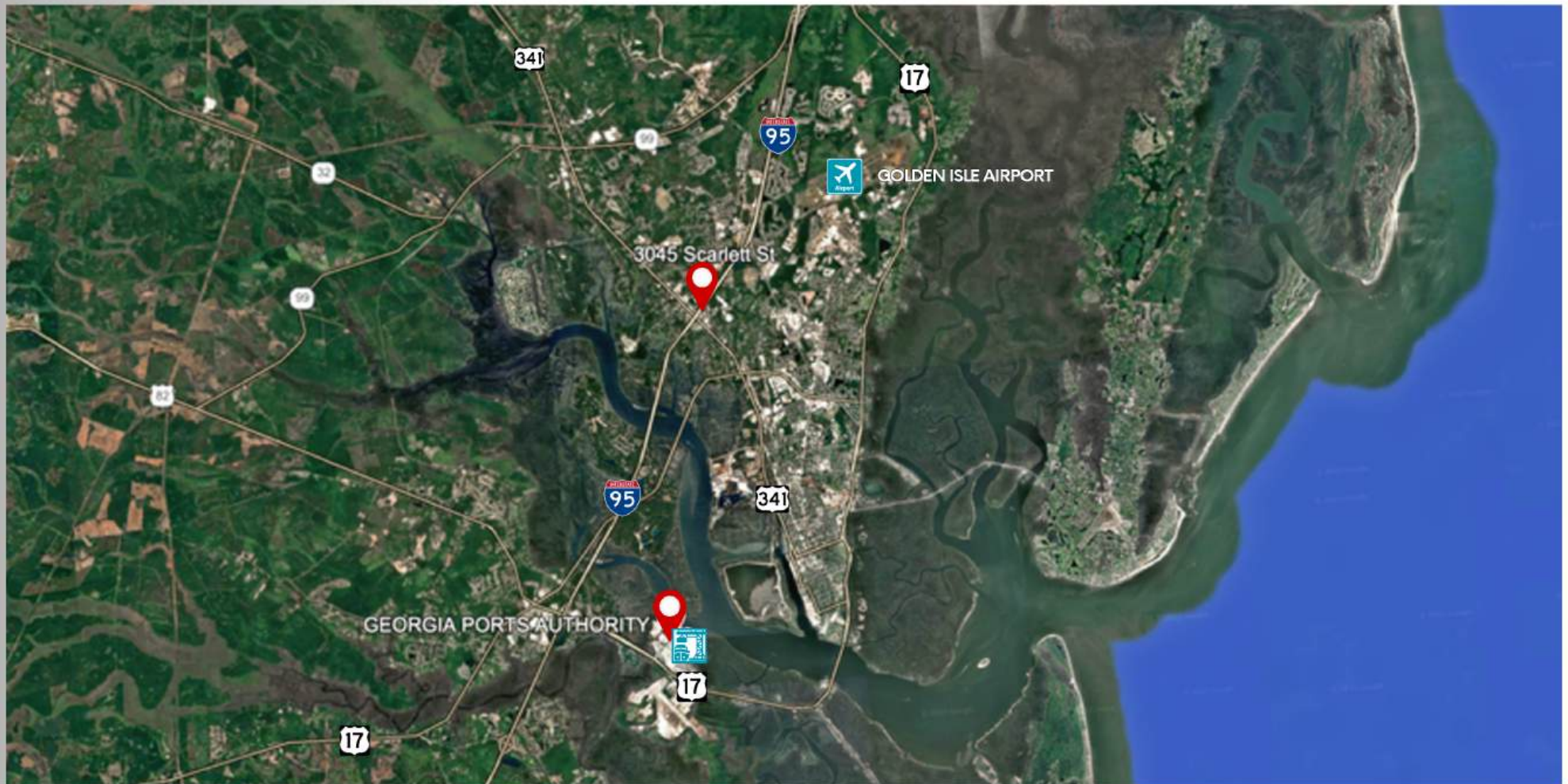
- Port of Brunswick-**11 miles**
- Port of Savannah-**75 miles**
- Port of Jacksonville-**60 miles**

AIRPORTS

- Brunswick Golden Isles Airport (commercial)-**5 miles**
- Jacksonville International Airport-**59 miles**
- Savannah Hilton Head Airport-**70 miles**

RAIL

- Martin-Marietta Brunswick Rail Yard-**3 miles**

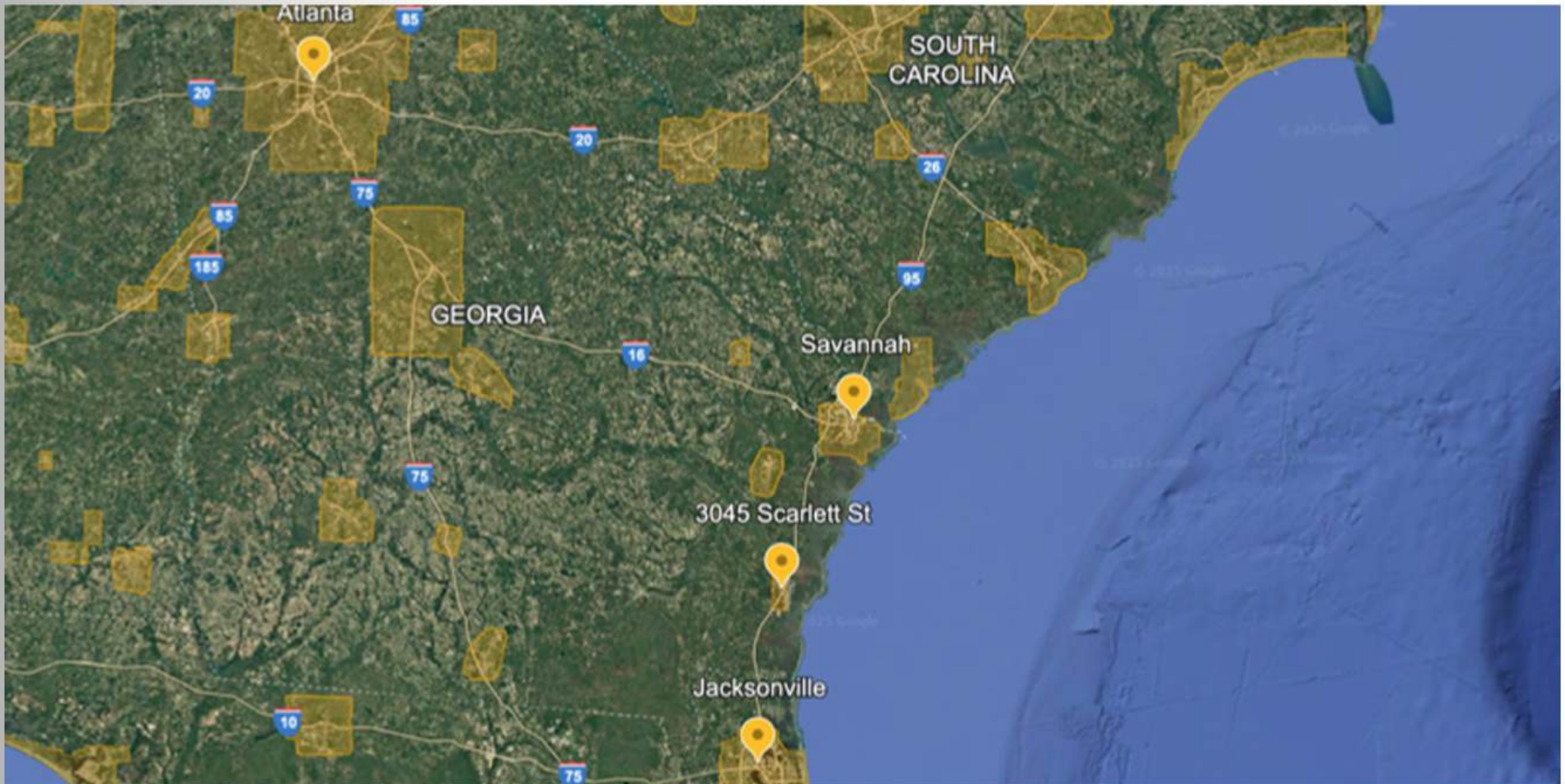


LOCATION

Brunswick provides convenient access to rapidly expanding markets like Jacksonville, Savannah, Charleston, and Atlanta, enabling companies to efficiently serve a broad multi-state population. Additionally, its industrial land and facility costs are more affordable than those in larger coastal cities, making it an attractive choice for businesses aiming to optimize operational expenses.

DISTANCE TO:

SAVANNAH.....**75 MILES**
JACKSONVILLE.....**68 MILES**
ATLANTA**300 MILES**



PROPERTY CONDITION

Recent Improvements – Completed in 2025

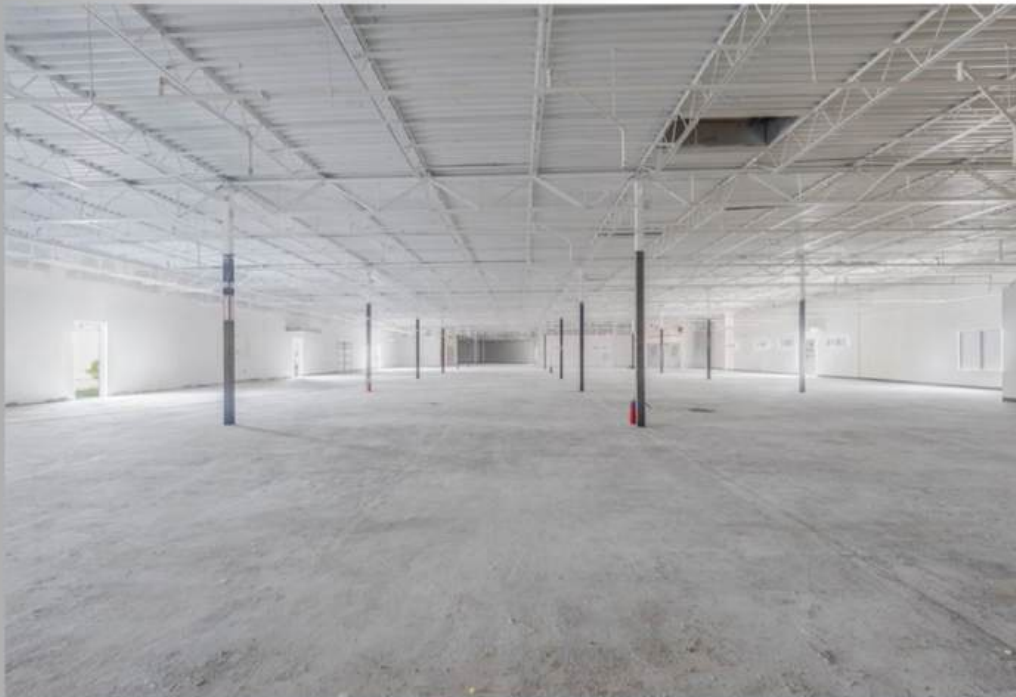
- **Interior Demolition**
 - Full interior gut completed, including removal of non-structural walls, drop ceilings, and finishes
 - Debris cleared and site prepped
- **Roof Replacement**
 - New TPO membrane roofing system installed
 - Upgraded sheet metal caps on parapet walls
 - New flashing at all HVAC curb locations
- **HVAC Upgrades**
 - All new HVAC equipment and controls installed in office
 - Inline dehumidification systems added
- **Electrical Updates**
 - TBD based on user requirements



GALLERY



GALLERY



Located in a strategic logistics and industrial hub, Brunswick offers tenants workforce access, transportation infrastructure, and strong regional connectivity—all backed by supportive local leadership and incentives.

Population & Workforce

- Total Population (5-mile radius): ~33,000
- Labor Force: Glynn County boasts a regional labor shed of over 76,000 workers, drawing from multiple surrounding counties.
- Median Age: ~36 years
- Educational Attainment: ~85% high school diploma or higher; ~19% bachelor's degree or higher
- Local Colleges: College of Coastal Georgia (~3,000 students) and proximity to coastal technical schools support workforce development.

Major Employers Nearby

- Brunswick Cellulose (bleached pulp production)
- Rich Products Corporation
- Wallenius Wilhelmsen and International Auto Processing
- King & Prince Seafood
- Gulfstream Aerospace
- United Road Services
- PaR Marine
- Stambaugh Aviation
- Port of Brunswick
- Federal Law Enforcement Training Center HQ

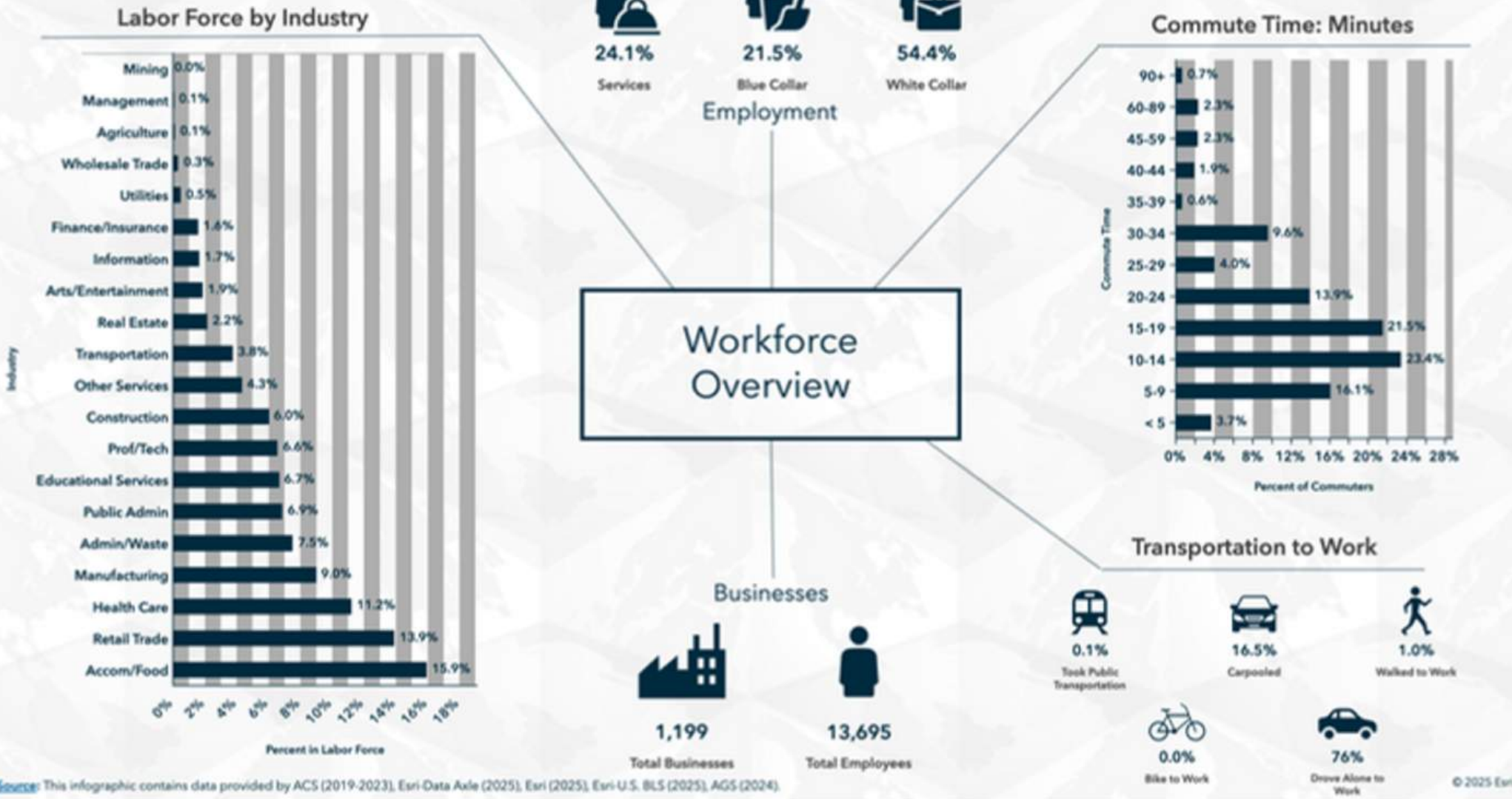
Tax Benefits & Incentives: Georgia offers Job Tax Credits and Port Tax Incentives, with Glynn County providing local support for job creators and tenants investing in the community.

Brunswick–Glynn County Joint Water and Sewer Commission and Georgia Power offer industrial infrastructure incentives.



Economic Development Profile

3045 Scarlett St, Brunswick, Georgia, 31520



ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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