

±8,300 SF WAREHOUSE SPACE FOR LEASE

112 KEY DRIVE | BRUNSWICK, GA 31520



LOCAL MARKET EXPERTS

LUKE JACKSON

Commercial Real Estate Associate

ljackson@phoenixrealty.net

T 912.268.4069

M 912.222.7142

T. KIRK WATSON, CCIM SIOR

Executive VP | South Georgia Broker

kwatson@phoenixrealty.net

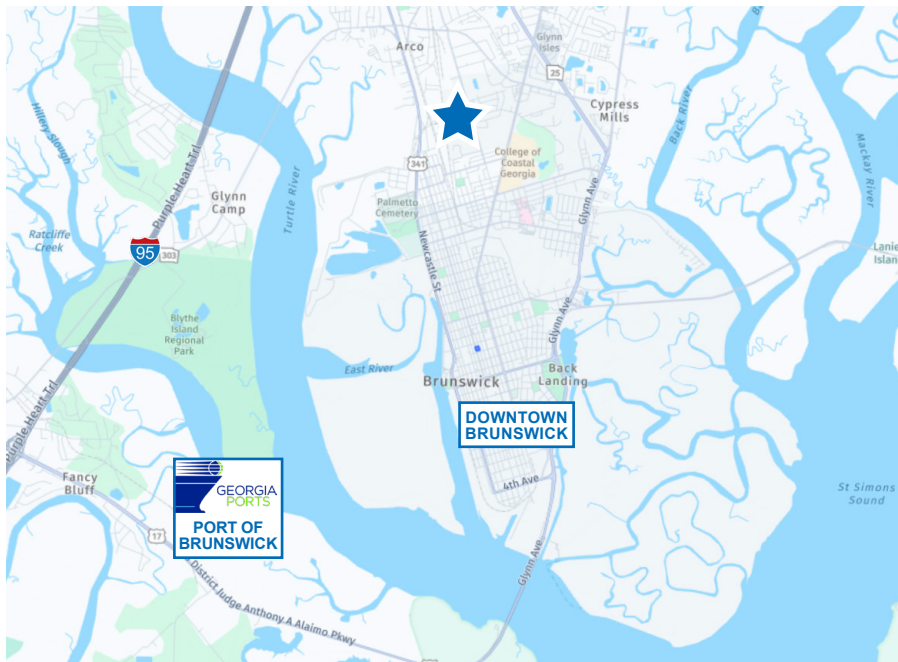
T 912.268.4069

M 912.222.5480

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd., Suite 310
Jacksonville, FL 32256

PROPERTY DETAILS



Available SF:
±8,300 SF



**Central Glynn County
Location**



**3 Roll Up
Doors**

Warehouse:	±8,300 SF
Parking:	Front: 12 Auto Spots Rear: 15-20 Truck spots/equipment storage
Ceiling Height:	13' Min, 16' Max
Zoning:	LI (Light Industrial)
Acreage:	1 AC Total with Half Acre Lay Down Yard
Doors:	3 Grade Level Roll Up Doors: 13' x 12', 13' x 13', 12' x 14'

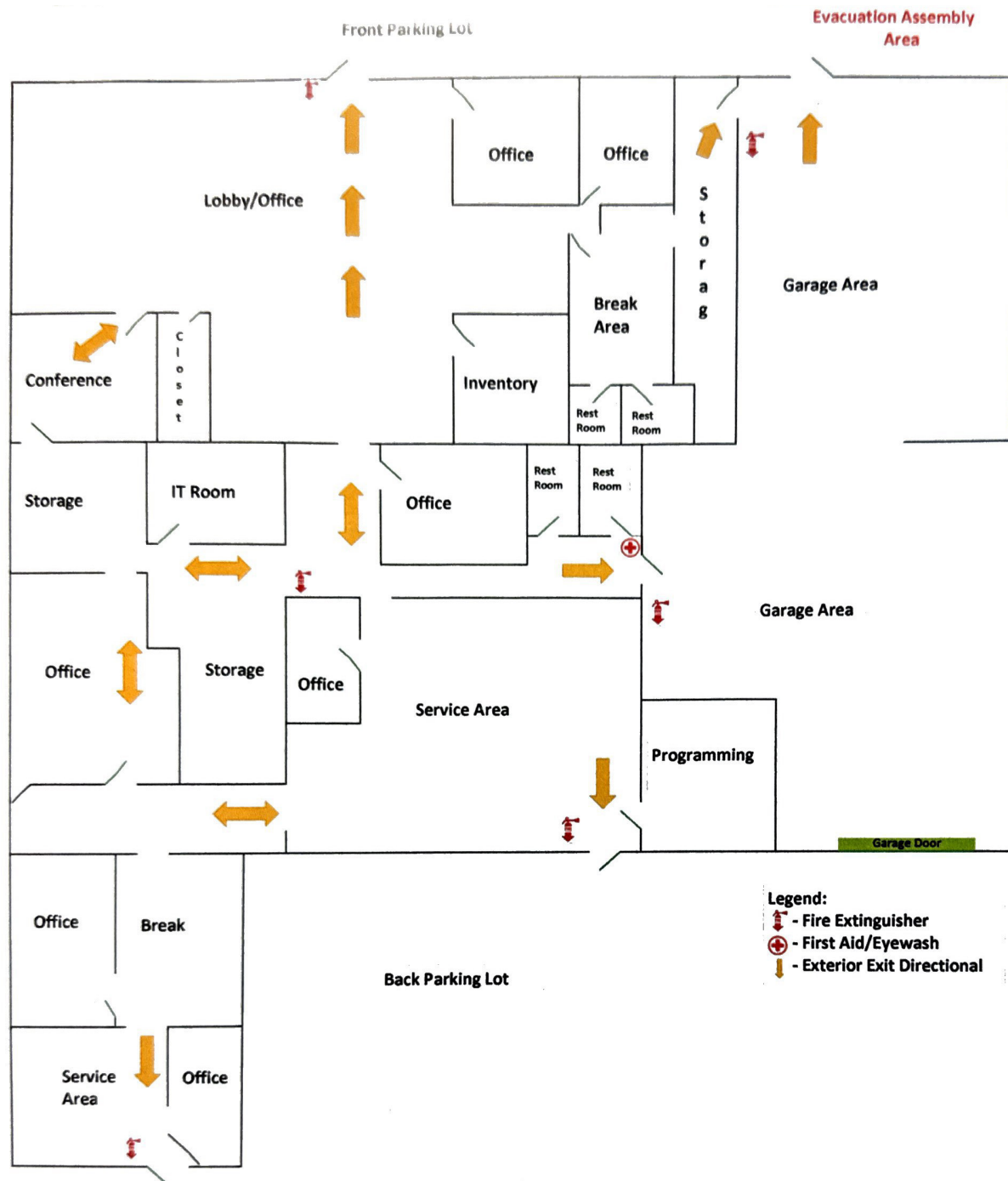


The Brunswick industrial market has a vacancy rate of 1.9% as of the third quarter of 2026. Over the past year, the market's vacancy rate has changed by 1.0%, a result of 61,000 SF of net delivered space and -10,000 SF of net absorption.

The Brunswick industrial market contains roughly 7.2 million SF of inventory. The market has approximately 3.7 million SF of logistics inventory, 420,000 SF of flex inventory, and 3.0 million SF of specialized inventory.

Lease Rate: \$10 SF (NNN)

FLOORPLAN



PROPERTY PHOTOS

