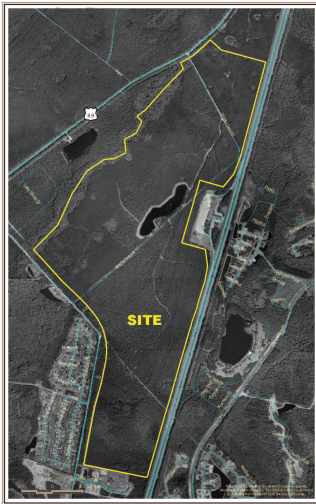


# Tradewinds Coastal Logistics Park

## Industrial - Site



Glynn County  
6500 Hwy 99  
Brunswick, GA 31525

For Sale or Lease

**For Sale or Lease**

Sale/Lease Price



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 687	<b>Avail Acreage:</b> 687	<b>Largest Tract:</b> 687
<b>Smallest Tract:</b> 10	<b>GRAD:</b> Yes	<b>In City Limits:</b> No	<b>Current Zoning:</b> Planned Development General (PDG)
<b>Land Use North:</b> Commercial/Industrial	<b>Land Use South:</b> Commercial/Industrial	<b>Land Use East:</b> Interstate	<b>Land Use West:</b> Multi Family
<b>Dev Stage:</b> Fully zoned and entitled industrial	<b>Rail Available:</b> Yes	<b>Rail Siding:</b> No	<b>Rail Provider:</b> Norfolk Southern/CSX
<b>Environ Ph1:</b> Yes	<b>Ph1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> Yes
<b>Covenants:</b> No	<b>Ownership:</b> Developer		

## Utilities

<b>Fire Rating:</b> 5	<b>Police Protection:</b> County	<b>Fire Protection:</b> County	<b>Telecommunications:</b> AT&T
<b>Electric Provider:</b> Georgia Power Co.	<b>Sewer Provider:</b> Brunswick Glynn Joint Water & Sewer	<b>Water Provider:</b> Brunswick Glynn Joint Water & Sewer	<b>Gas Provider:</b> AGL Resources
<b>Electric Size:</b> 3 phase overhead with 277/480 kV	<b>Sewer Size:</b> 13.5 M, 10"	<b>Water Size:</b> 12" Main	<b>Gas Size:</b> 4" High Pressure Steel

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 3/\$1,750 (2019)

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## Tradewinds Coastal Logistics Park

Dual interchange access  
8,000' of frontage on I-95  
PDG Zoning with industrial text provides for development flexibility

*Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.*