

FOR SALE › SHELL WAREHOUSE/STORAGE BUILDING



20 Bryce Industrial Drive

GARDEN CITY, GA 31405



Property Summary

20 Bryce Industrial Drive is a unique opportunity to acquire a 33,600 SF industrial property. The building comprises forty-two (42) 800 SF units (some combined), each with a 10'x12' roll up door. Each unit measures 20'x40'. The building is designed to accommodate a range of warehouse and storage users with its flexible combinations. Majority of the units are in 'shell' condition (without office buildout or plumbing).

ASKING PRICE: \$2,395,000

Property Highlights

- › Zoned: Light Industrial, Garden City
- › In place income
- › Built in 2008
- › Fenced with security gate access
- › 16'-18' Ceiling height
- › 2.52 Acre lot
- › 80 Parking spaces (resurfaced in 2018)

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545 E. York Street
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VACANT 16 UNITS (12,800 SF)

LEASED 26 UNITS (9,400 SF)

OWNER 14 UNITS (11,400 SF)

Rent Roll			
Tenant	Annual Rent	Lease Expiry	Units
Southern Pipe	\$36,000.00	May 2019	4
SAV Windows	\$10,200.00	October 2019	1
Brannen	\$8,400.00	February 2020	1
SHF	\$2,400.00	March 2019	1
Nichols	Currently Owner Occupied		2
ATM	\$31,800.00	March 2022	4
CBS	\$8,400.00	March 2020	1
LCFS	*Currently Owner Occupied		12
TOTAL	\$87,000.00		

*May leaseback



WEST END

SOUTHERN PIPE (1,800 SF)	
SOUTHERN PIPE (1,800 SF)	
SAV WINDOWS (800 SF)	VACANT (800 SF)
VACANT (800 SF)	VACANT (800 SF)
VACANT (800 SF)	VACANT (800 SF)
VACANT (800 SF)	VACANT (800 SF)
VACANT (800 SF)	BRANNEN (800 SF)
VACANT (800 SF)	VACANT (800 SF)
VACANT (800 SF)	SHF (800 SF)
NICHOLS (1,800 SF)	
ATM (3,200 SF)	
	CBS (800 SF)
VACANT (4,000 SF)	
LOW COUNTRY FLEET SERVICES (9,600 SF) 12 UNITS	

EAST END

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Location Characteristics

INTERSTATE-16 ›	±1.1 Miles	DOWNTOWN SAVANNAH ›	±8.3 Miles
HIGHWAY 17 ›	±1.9 Miles	OCEAN TERMINAL ›	±8.9 Miles
INTERSTATE-95 ›	±3.6 Miles	SAVANNAH HH INT'L AIRPORT ›	±9.9 Miles
POOLER ›	±6.9 Miles	RICHMOND HILL, GA ›	±11.9 Miles
PORT OF SAVANNAH ›	±7.2 Miles	RINCON, GA ›	±20.9 Miles

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Typical 800 SF Unit



4,000 SF Unit (5 combined units)

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