

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)

SEBASTIAN FINDLAY
Associate
912 483 6160
sebastian.findlay@colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

20 Bryce Industrial Drive

GARDEN CITY, GA 31405

VACANT 7 UNITS (5,600 SF)

LEASED 35 UNITS (28,000 SF)

OWNER 14 UNITS (11,400 SF)

Rent Roll			
Tenant	Annual Rent	Lease Expiry	Units
Southern Pipe	\$36,000.00	May 2020	4
SAV Windows	\$10,200.00	October 2019	1
Pennock Flower	\$19,800.00	July 2024	2
FC Trading	\$9,600.00	June 2020	1
BBC Tech.	\$43,200.00	June 2020	5
Dental Wellness	\$10,200.00	December 2019	1
Brannen	\$8,400.00	February 2020	1
SHF	\$2,400.00	March 2020	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	\$180,000.00		

*May leaseback



WEST END

SOUTHERN PIPE (1,800 SF)	
SOUTHERN PIPE (1,800 SF)	
SAV WINDOWS (800 SF)	PENNOCK FLOWER (800 SF)
VACANT (800 SF)	PENNOCK FLOWER (800 SF)
VACANT (800 SF)	DENTAL WELLNESS (800 SF)
VACANT (800 SF)	FC TRADING (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)
BBC TECHNOLOGIES (4,000 SF)	
LOW COUNTRY FLEET SERVICES (9,600 SF) 12 UNITS	

EAST END

SEBASTIAN FINDLAY
Associate
912 483 6160
sebastian.findlay@colliers.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

FOR SALE > SHELL WAREHOUSE/STORAGE BUILDING



20 Bryce Industrial Drive

GARDEN CITY, GA 31405



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

SEBASTIAN FINDLAY
Associate
912 483 6160
sebastian.findlay@colliers.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

FOR SALE › SHELL WAREHOUSE/STORAGE BUILDING



20 Bryce Industrial Drive

GARDEN CITY, GA 31405



The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com