



**921 Old Still Road
Woodbine, GA 31569**

30,000± SF INDUSTRIAL WAREHOUSE

27,920± SF Warehouse

2,080± SF Office - Fully Furnished

Built in 2022
(Never Occupied)

20' Clear Height

Open Dock Loading
Two (2) Edge of Dock Levelers

One (1) 15' X 20' Roll-Up Door

Brand New Racking

Zoned IL - Light Industrial
(City of Kingsland)

0.4 Miles from I-95 via Exit 7

Adjacent to proposed 500 AC Industrial Park
"I-95 Gateway Logistics Center"

FOR MORE INFORMATION PLEASE CONTACT

DOUG MYERS
770.729.2822 (o)
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PROPERTY SPECIFICATIONS

SIZE	Total:	30,000± Square Feet
	Warehouse:	27,920± Square Feet
	Office:	2,080± Square Feet
DIMENSIONS		200' x 150' (Cross Dock Design)
SITE		5.84± Acres
CONSTRUCTION	Walls:	Pre-Engineered Steel Frame
	Slab:	6" Concrete Slab w/Epoxy Coating
	Roof:	Galvalum
	Ceiling Height:	20' Clear Minimum
HVAC		One (1) 10 Ton Unit One (1) 2.5 Ton Unit
ELECTRICAL		400 Amps / 3 Phase
SPRINKLER		Wet Sprinkler System
LIGHTING		LED
TRUCK LOADING		Open Dock Loading
		Two (2) Edge of Dock Levelers
		One (1) 15' X 20' Roll-Up Door
ZONING		LI (Light Industrial) City of Kingsland
PARKING		18 Automobile
TRANSPORTATION		Approximately 0.4 mile from I-95 via Exit 7

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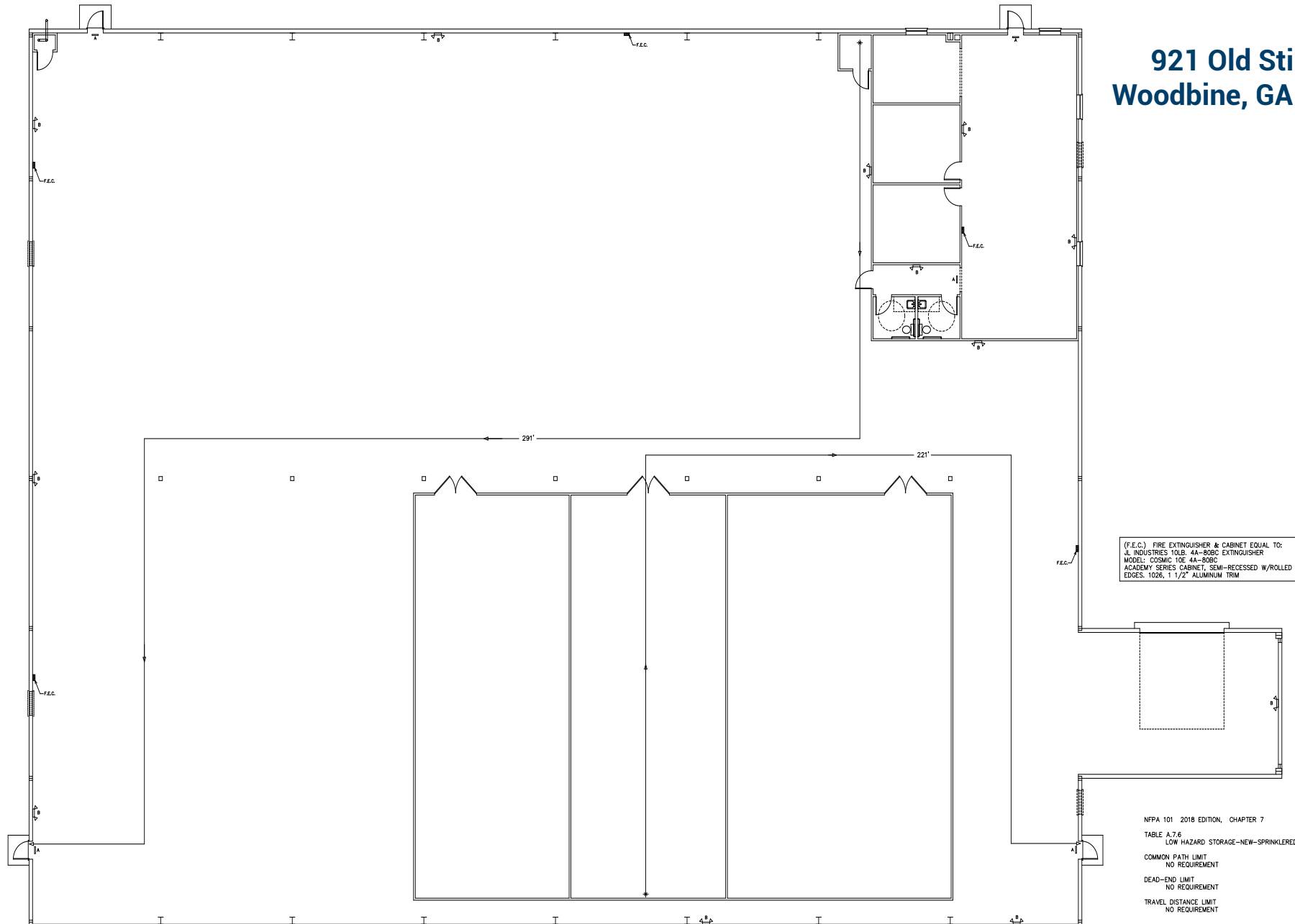
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