



FOR LEASE

3045 SCARLETT ST. BRUNSWICK, GA 31520
21,644 SF WAREHOUSE ZONED INDUSTRIAL
\$8 PSF/YR NNN ESTIMATED TICAM 0.83 PSF/YR



EXECUTIVE SUMMARY

3045 Scarlett St., is a ±40,200 SF flex industrial property with a 21,644 SF space available for lease, situated on 4.52 acres in a prime Brunswick, Georgia, location with immediate access to I-95.

The property offers excellent flexibility for a variety of industrial or commercial uses and benefits from rare outdoor storage capabilities—a valuable feature in today's supply-constrained market. With frontage on Scarlett St. and visibility from the northbound I-95 on-ramp at Exit 36, the property has both accessibility and exposure in this growing logistics corridor.

3045 Scarlett St. is in one of Georgia's strongest logistics and distribution markets. Its proximity to US 341, US 17, and US 82 creates multiple regional and interstate transportation options and contributes to Brunswick's emergence as a regional port and logistics hub.

This property is ideally positioned for industrial users, contractors, distributors, or flex-space tenants seeking:

- Proximity to major logistics corridors
- Access to a skilled, growing labor force
- A cost-effective, business-friendly environment
- Strategic placement near the Port of Brunswick for import/export



Property Highlights

- **Total Building Size:** ±40,200 SF
- **Available Space:** ±21,644 SF
- **Lot Size:** ±4.5157 acres (196,704 SF)
- **Zoning:** PD – Planned Development (Established Mixed Use)
- **Available Utilities:** Electric, natural gas, water, sewer
- **Year Built:** 1989
- **Construction:** Split-face masonry block and frame construction with TPO membrane roof
- **Ceiling Height:**
 - Warehouse clearance:
 - Roof height: ±14'
- **Loading Access:**
 - Rear double doors only
- **Fire Protection:** Fully sprinklered
- **Climate Control:** Offices only

Interior

- **Remaining Finished Space:** ±21,644 SF
 - ADA restrooms and private offices
 - Open Warehouse Space:

Permitted Uses (Zoning)

- Manufacturing, processing, or assembly
- Warehouse & storage
- Fitness studio or gym
- Wholesale business

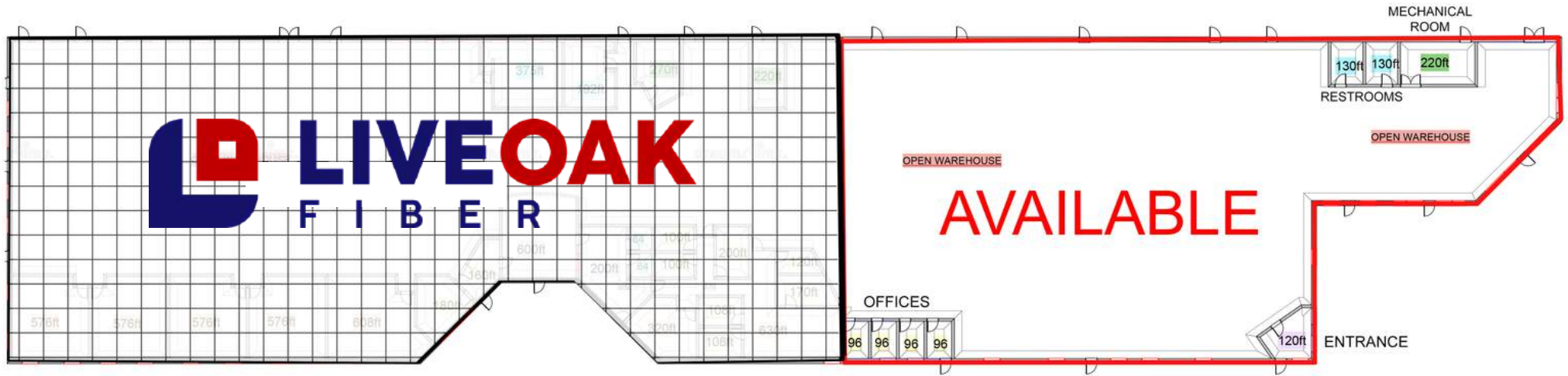
Location Advantages

- Prime visibility from **I-95 Northbound at Exit 36**
- Access to major regional routes: **US 341, US 17, US 82**
- Minutes from **Port of Brunswick**

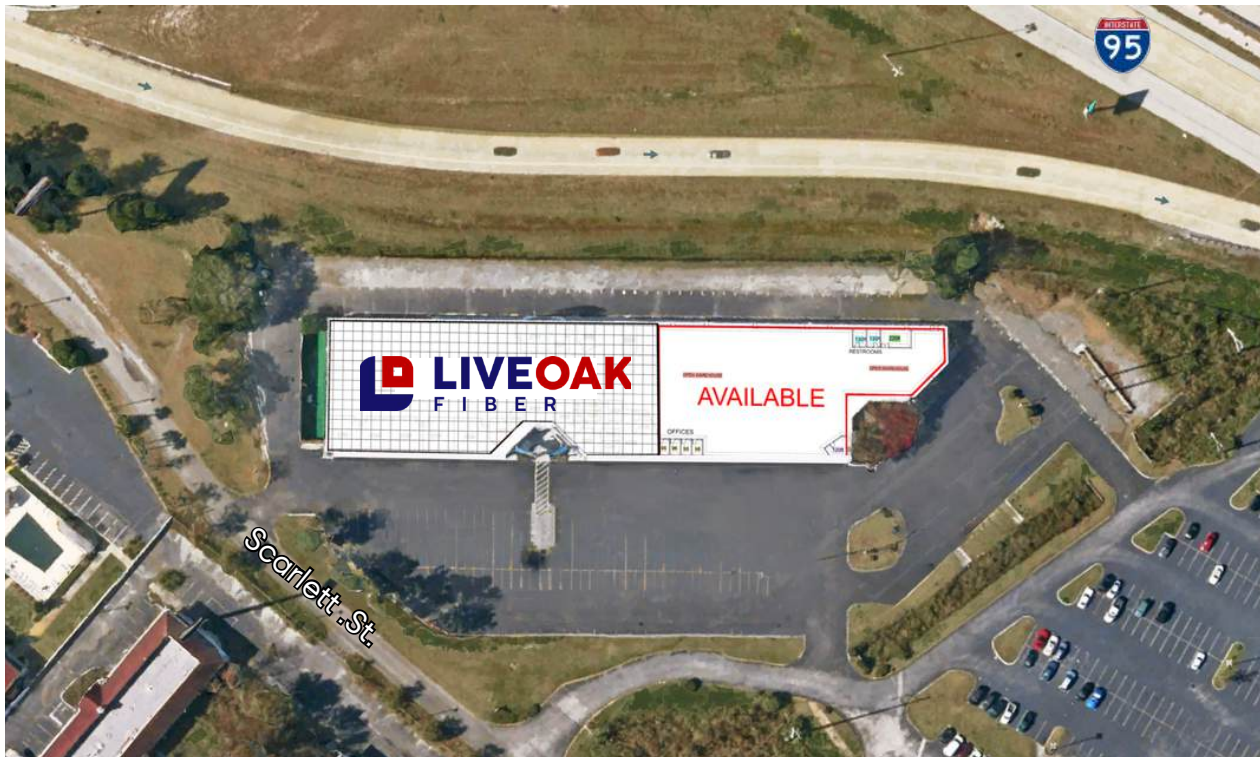
SITE PLAN



FLOORPLAN



The available space is ~21,644 SF whose current configuration includes 4 offices, 2 restrooms, a mechanical room, and a lobby/foyer. The remaining ~20,660 SF is open warehouse space.



LOCATION OVERVIEW

Positioned in the northeastern quadrant of I-95 and New Jesup Highway (US 341), this property benefits from its visibility and immediate access to I-95 on-ramp at Exit 36 Northbound providing exceptional opportunity for signage and branding.

Primary Access Routes:

- **I-95** – Major East Coast corridor from Miami to Canada
- **US 341** – Southeast corridor from Wayne County to Brunswick
- **US 17** – Southbound access from Liberty County
- **US 82** – Eastbound from I-75 to Brunswick
- **Rail Access:** CSX rail lines serve the Brunswick industrial corridor
- **Seaport:** 10 min from the Port of Brunswick, the 3rd-largest roll-on/roll-off auto port in the U.S.
- **Airport:** Brunswick Golden Isles Airport (commercial service)

Ingress/Egress:

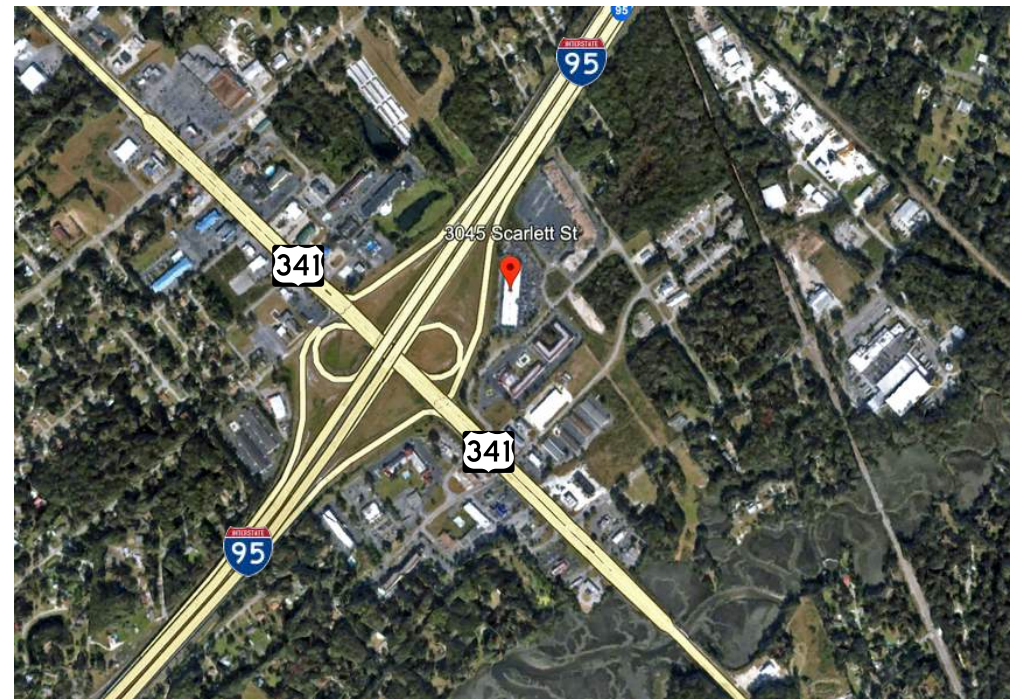
- via Hwy 314 to Scarlett St.
- Glyndale or Warren Mason Rd. to Picric St. to Scarlett St.
- Multiple driveways off of Scarlett St. for ease of entry for commercial and industrial traffic

Brunswick offers tenants workforce access, transportation infrastructure, and strong regional connectivity—all backed by supportive local leadership and incentives.

Major Industries Nearby

- Logistics & Warehousing
- Maritime & Port Operations (Port of Brunswick)
- Manufacturing & Fabrication
- Government & Law Enforcement Training (FLETC HQ nearby)

Tax Benefits & Incentives: Georgia offers Job Tax Credits and Port Tax Incentives, with Glynn County providing local support for job creators and tenants investing in the community. Brunswick-Glynn County Joint Water and Sewer Commission and Georgia Power offer industrial infrastructure incentives.



PROPERTY CONDITION

Recent Improvements – Completed in 2025

- **Interior Demolition**

- Full interior gut completed, including removal of non-structural walls, ceilings, and finishes
- Debris cleared and site prepped for redevelopment

- **Roof Replacement**

- New TPO membrane roofing system installed
- Upgraded sheet metal caps on parapet walls
- New flashing at all HVAC curb locations

- **HVAC Upgrades**

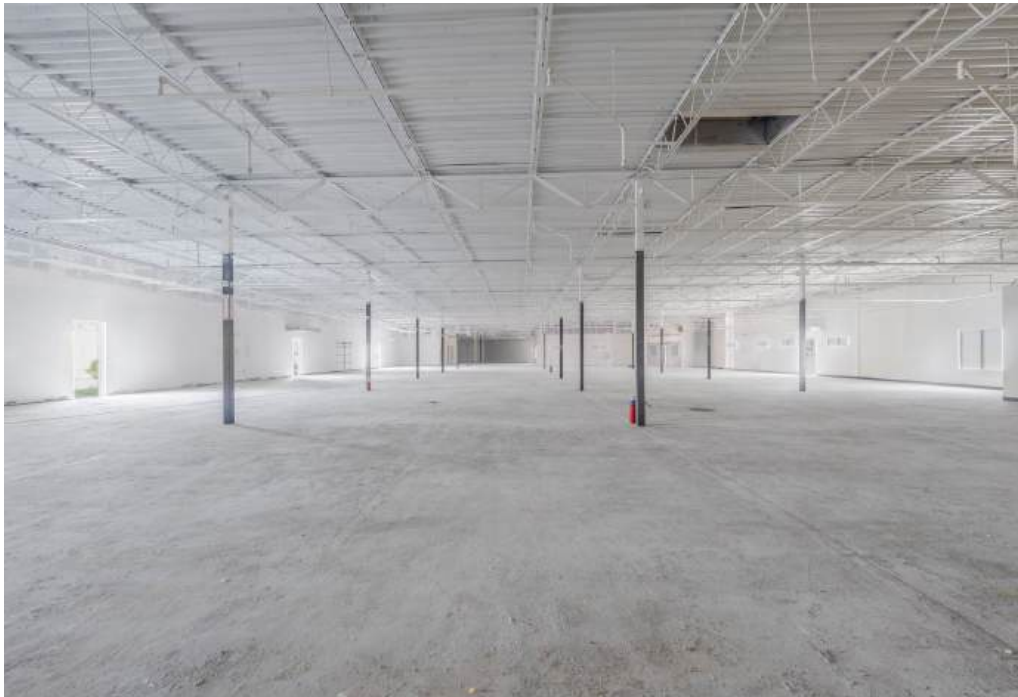
- All new HVAC equipment and controls installed
- Inline dehumidification systems added

- **Electrical Updates**

- New 800-amp main service installed
- Electrical system split into two 400-amp subpanels







| 3045 Scarlett St, Brunswick, Georgia, 31520 | Ring of 10 miles

85,838

Population

44.0

Median Age

2.4

Average Household
Size

48,154

2025 Working-Age
Population



0.8% ↑

Pop Growth Rate is 42.1% higher
than **United States**



1.2% ↑

Housing Units Growth Rate is 28% higher
than **United States**.

Business Environment



3,446

2026 Industry:
Manufacturing



2.5%

2025
Transportation/Warehouse
Bus (NAICS) (%)



7.0%

2025 Construction
Businesses (NAICS) (%)

Laborforce Profile



19.8%

Services



20.7%

Trades/Skilled Labor



59.5%

Office Based

Total Population



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), U.S. Census (2000, 2010, 2020). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Area Businesses w/Most Employees

Manufacturing, Transportation, Warehouse/Industrial

Company/Business Name	Business Category	Employee Count	Sales Volume
Georgia-Pacific Cellulose Mill	Branch	600	349,623,000
King & Prince Seafood Corp	Headquarters	500	
Gulfstream Aerospace Corp	Branch	237	34,537,000
Transportation Department	Independent	200	27,971,000
Glynn County Schools-Transportation	Independent	170	7,131,000
International Auto Processing	Independent	170	155,808,000
Glynn County Sheriff's Office	Independent	150	
The Home Depot	Branch	136	49,481,000
United States Postal Service	Branch	133	
Emerald Princess Casino	Independent	100	17,202,000

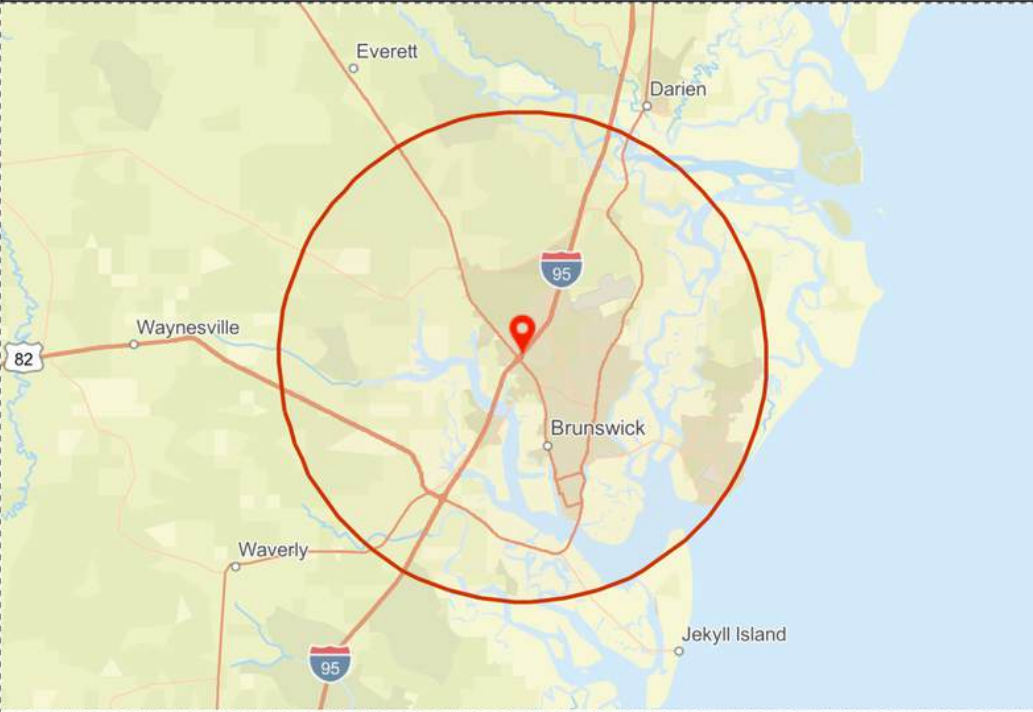
DEMOGRAPHICS

2025 Key Demographic Indicators (Esri)

2025 Total Population	85,838
2025 Median Age	44.0
2025 Total Households	35,349
2025 Owner Occupied HUs	22,527
2025 Renter Occupied HUs	12,822
2025 Average Household Size	2.36
2025 Average Household Income	\$115,272
2025 Average Home Value	\$428,904
2025 Dom Tapestry Segment Name	Burbs and Beyond

Expenditures

Expenditures	Average Spent	Total	Percent
Total Budget Expenditures	\$99,212.88	\$3,507,076,233	100.0%
Food	\$11,826.85	\$418,067,299	11.9%
Food at Home	\$7,657.20	\$270,674,512	7.7%
Food Away from Home	\$4,169.65	\$147,392,786	4.2%
Alcoholic Beverages	\$661.21	\$23,373,280	0.7%
Housing	\$31,663.05	\$1,119,257,250	31.9%
Shelter	\$25,584.40	\$904,382,934	25.8%
Utilities, Fuel and Public Services	\$6,078.65	\$214,874,316	6.1%
Housekeeping Supplies	\$2,795.10	\$98,804,081	2.8%
Household Operations	\$930.65	\$32,897,708	0.9%
Household Furnishings and Equipment	\$2,728.40	\$96,446,131	2.8%
Apparel and Services	\$2,410.36	\$85,203,965	2.4%
Transportation	\$11,137.16	\$393,687,477	11.2%
Travel	\$3,362.80	\$118,871,480	3.4%
Health Care	\$7,954.06	\$281,168,185	8.0%
Entertainment and Recreation	\$4,086.15	\$144,441,365	4.1%
Personal Care Products & Services	\$1,080.51	\$38,194,806	1.1%
Education	\$1,832.22	\$64,767,257	1.8%



ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.