



In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585 | A Licensed Georgia Broker #77666

Automotive Sub-Lease Opportunity with National Tenant

Brunswick, Georgia

Co-tenant with Established Auto Glass Service
Turn-Key Newly Renovated Automotive Building
8 Service Bays included in Sublease
Prime Location at Signalized Hard Corner

1504 Gloucester St, Brunswick, GA 31520

[View Map](#)

Offering Memorandum



8-Bay Opportunity for Immediate Sublease



Automotive Space for Sublease \$5,500/Month + NNN

Inquire with Broker for Lease Details

The Opportunity

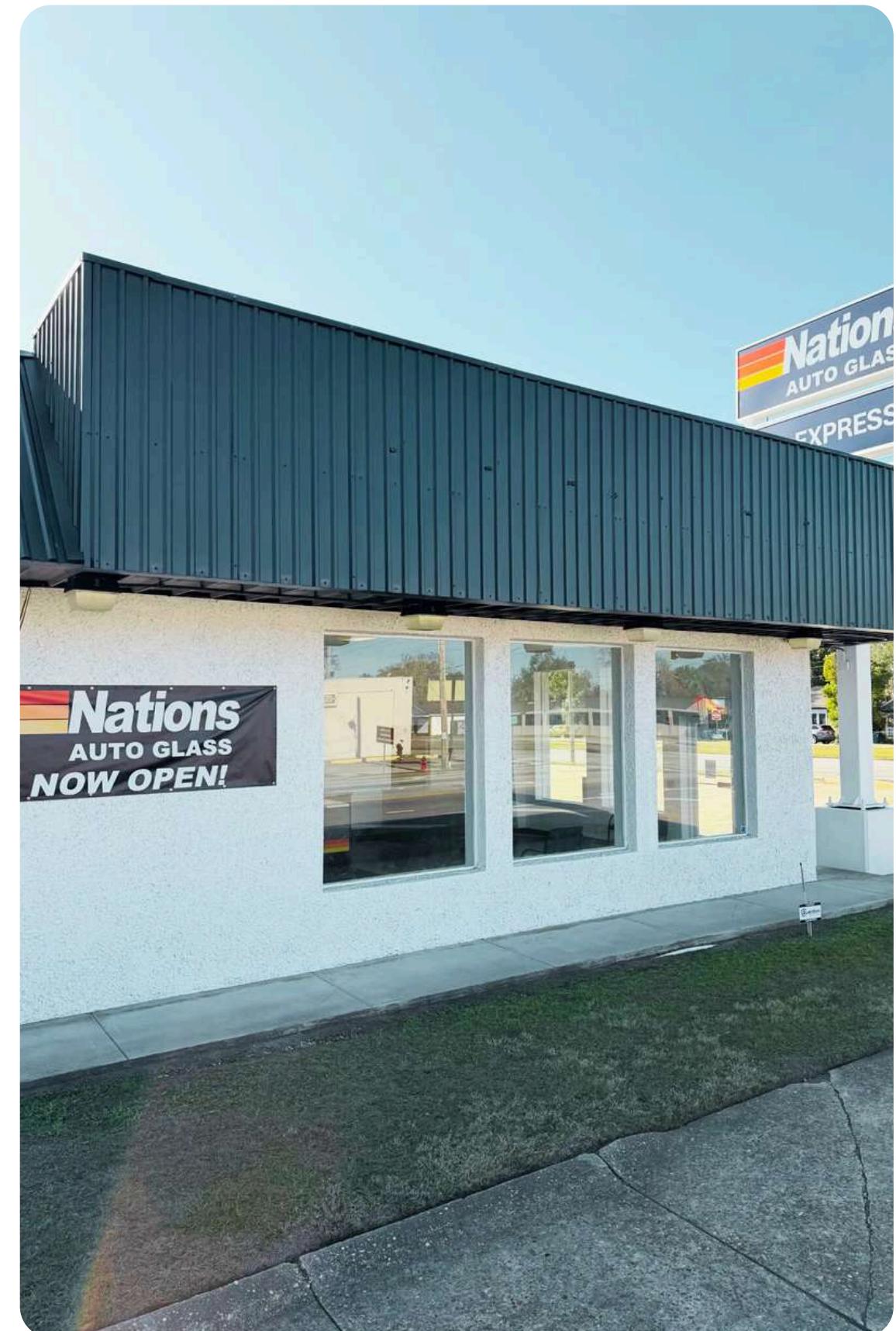
- Newly renovated **6,600 SF building**
- Co-tenant with a national auto glass tenant
- Sub-tenant takes first 8 bays
- Located at **Hard-Corner Signalized Intersection**
- Excellent visibility and access along major thoroughfare in Brunswick
- **Pylon Sign Available:** Lower pylon cabinet can be utilized by sub-tenant
- **Front building signage opportunity** - front of the building fascia available for channel letter signage
- **80/20 split on utilities** with current tenant





Property Details

Address	1504 Gloucester St Brunswick, GA 31520
Building Size	6,600 SF
Land Size	0.59 AC
APN	01-01798
Parking Spaces	14
Year Built / Renovated:	2001/2025
Total Service Bays	10



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Scott Reid

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