



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

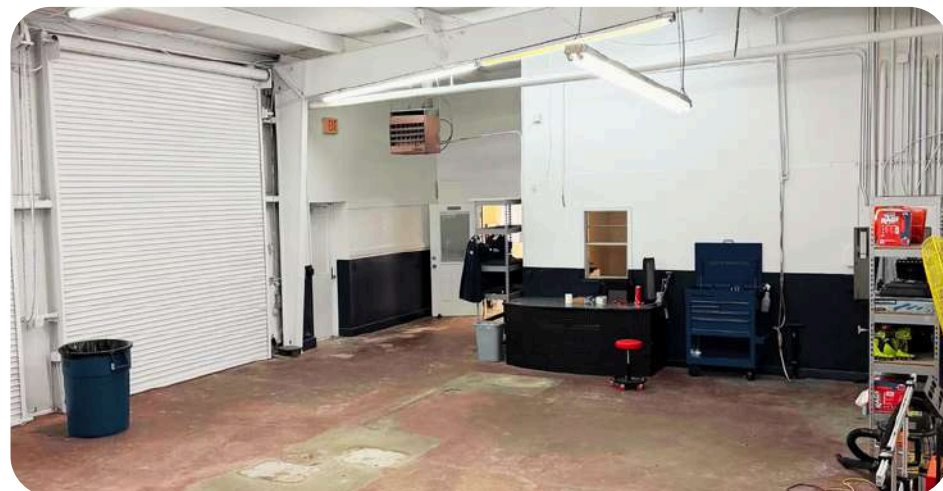
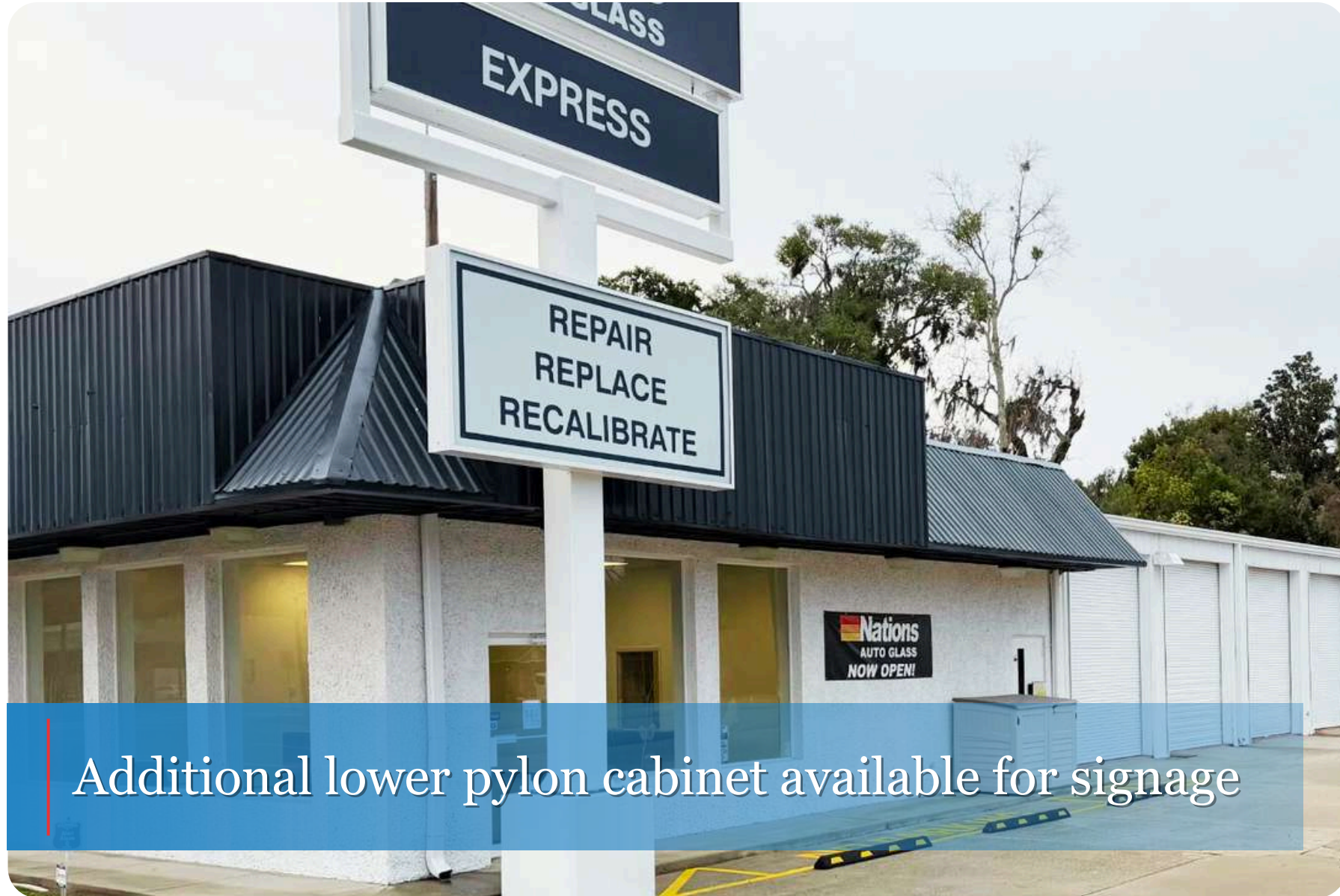
1504 Gloucester St, Brunswick, GA 31520

[View Map](#)

Offering Memorandum



8-Bay Opportunity for Immediate Sublease



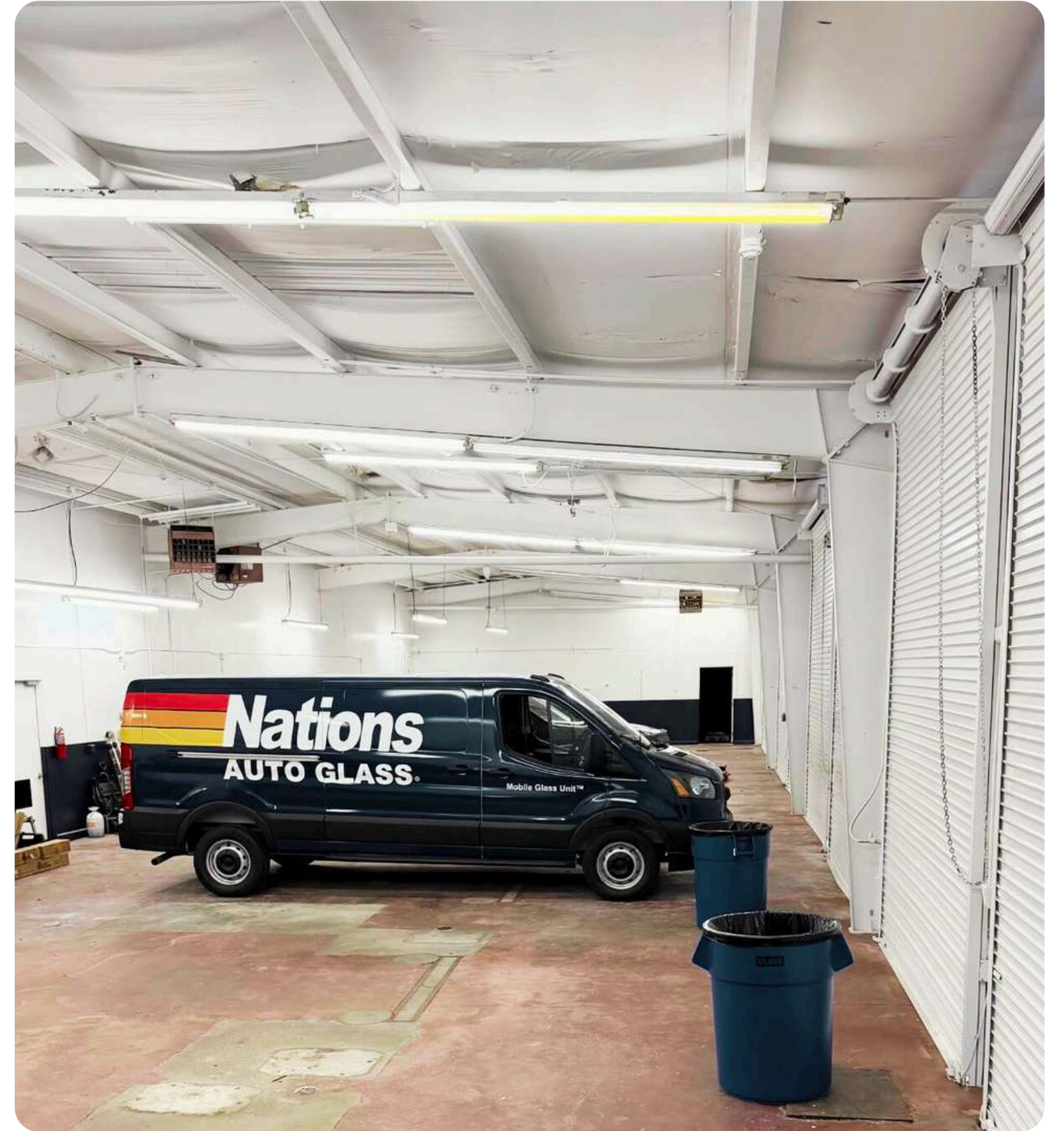
Automotive Space for Sublease

\$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



Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | GA License #367495



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 263-8763 | CA DRE LIC #02235147

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