

# Golden Isles Gateway Industrial Park

## Georgia Highway 99

### Brunswick, GA 31525



- Phase I environmental assessment
- Preliminary geo-technical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation



## FEATURES

- 70 total acres
- Smallest tract: 5 acres
- Largest tract: 70 acres
- Out of all FEMA Flood Zones and Category 5 Hurricane Storm Surge
- Water/Sewer on site
- 100,000 cars daily
- Parcel ID 03-17615

## OVERVIEW

Gateway Industrial Park is located directly off of I 95 on Exit 42 and ideal for distribution, light manufacturing, or large-scale retail.

The site has great access for industrial users. The Industrial grade entrance onto Hwy 99, was upgraded to include a center turn lane. The entrance is 4,200 feet from the exit 42 interchange on I95. The property is less than 7 miles to BQK and 11 miles to Port of Brunswick.

For users requiring additional space to grow, Coastal Tradewinds Industrial Park is adjacent and provides nearly 700 acres of Georgia GRAD certified land.

The property is owned and managed by the Development Authority. Competitive land pricing and additional incentives available for projects within our targeted industries- Aerospace, Manufacturing, and Logistics.



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N 49°00'16" E	93.03'	C1	2832.04'	551.38'	550.51'	N 43°25'37" E
L2	N 52°09'02" W	25.00'	C2	2964.79'	878.26'	875.05'	N 29°21'47" E
L3	S 37°03'05" W	136.12'	C3	2929.79'	185.34'	185.31'	N 21°36'03" E
L4	N 36°49'03" E	81.83'	C4	2955.00'	168.49'	168.47'	N 16°38'14" E

# NOTE:

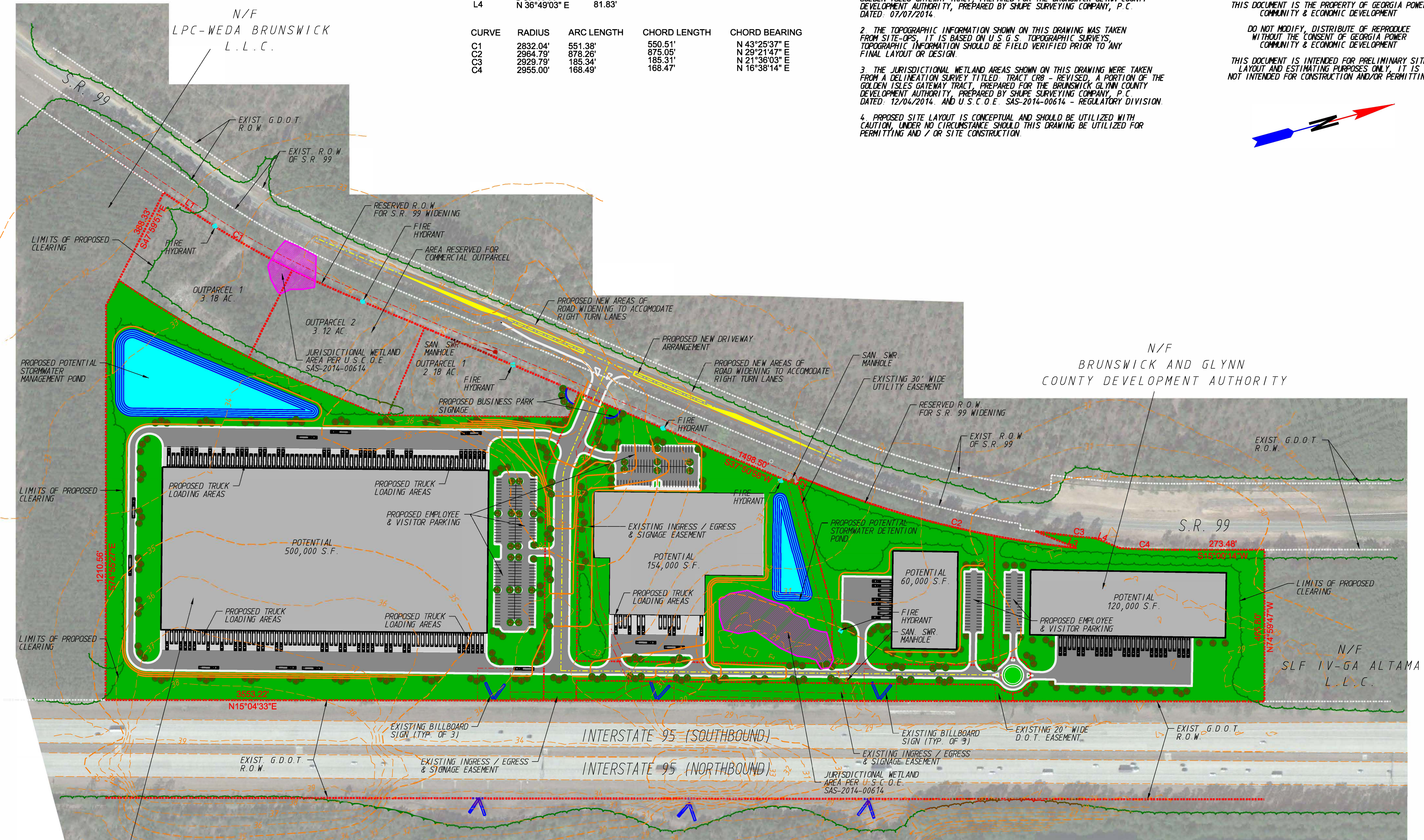
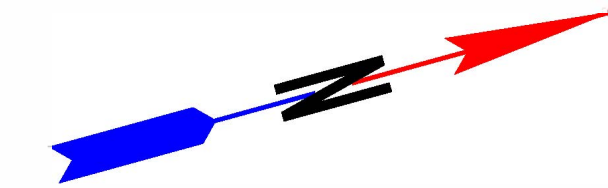
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SCALE IN FEET  
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N/F  
BRUNSWICK AND GLYNN  
COUNTY DEVELOPMENT AUTHORITY

**GOLDEN ISLES**  
DEVELOPMENT AUTHORITY

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CHECKED BY: PALACIOS	DATE: MAR-23-16
APPROVED BY: PALACIOS	CITY: BRUNSWICK
SCALE: AS SHOWN	COUNTY: GLYNN
SITE ID NO. 8623	REL NO. 01
PROJECT NAME: GOLDEN ISLES GATEWAY TRACT CONCEPTUAL LAYOUT	

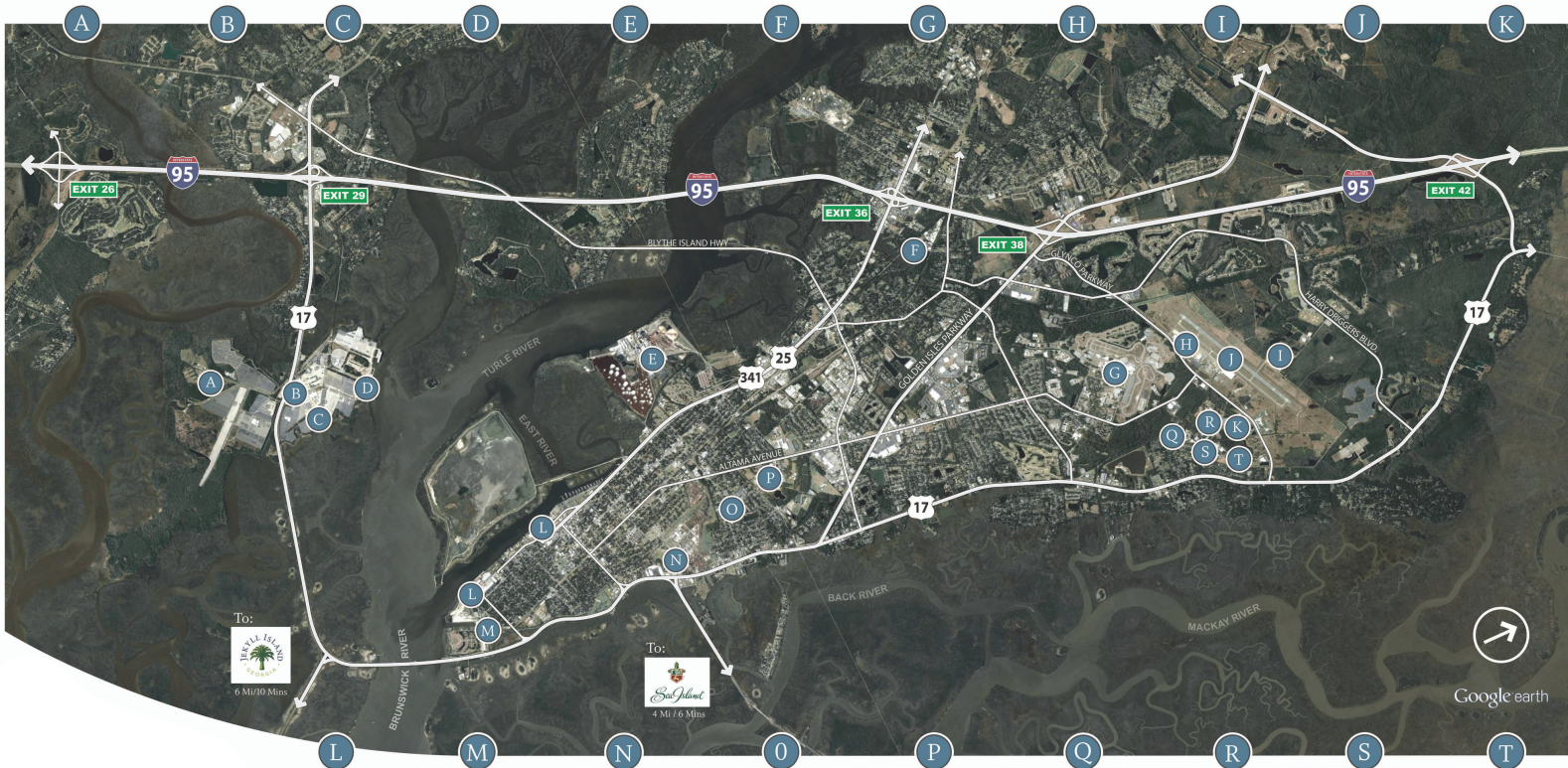
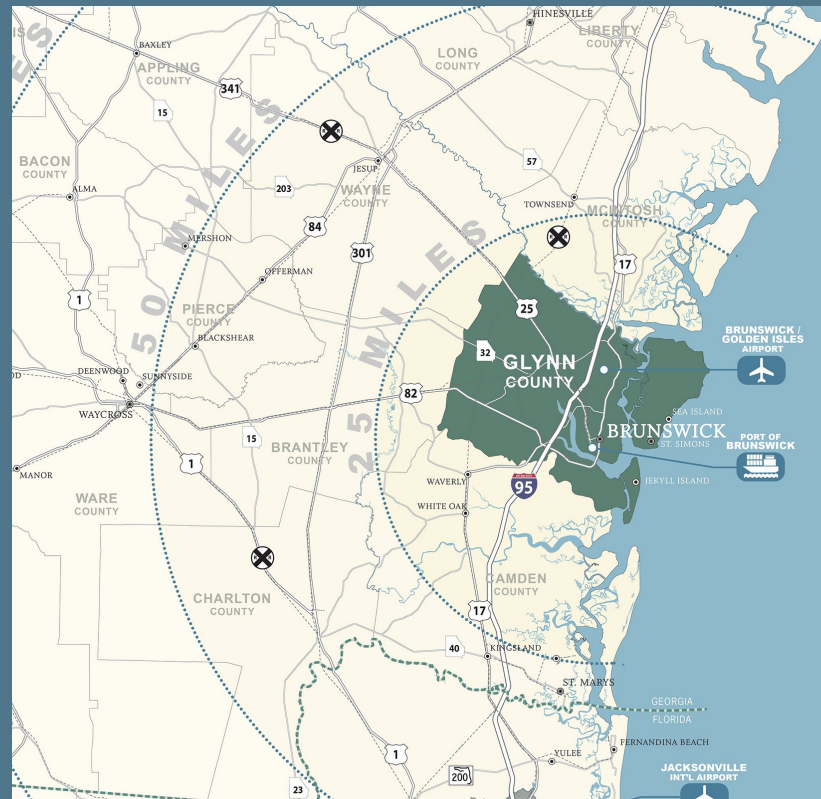


# About the Golden Isles

Midway between Savannah, Georgia, and Jacksonville, Florida the Golden Isles of Glynn County include St. Simons Island, Jekyll Island, Sea Island, Little St. Simons Island & the mainland city of Brunswick.

Industries thriving on the Coast:

- Aerospace
- Metals, Machinery, and Chemical Manufacturing
- Food Production and Processing
- Logistics and Distribution



[www.georgiasgoldenopportunity.com](http://www.georgiasgoldenopportunity.com)

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