

Fully Leased Commercial Building

St. Marys, Camden County, GA 31558



FOR SALE - 11942 Colerain Road, St. Marys, Camden County, GA

- **Location:** Directly across Charlie Smith Highway (Hwy. 40) from Kings Bay Naval Base, and within 1/2 mile of the main gate.
- **Size:** 12,738 ±SF on 2.02 Acres
- **Built:** 2000 with renovations in 2004. Roof and ridge vent replaced in 2016. HVAC units replaced 2016-2018
- **Construction:** One story, concrete slab foundation, steel with metal roof, brick front. Abundant parking (front and back). One grade-level overhead door at rear. 100% finished interior
- **Tax Parcel:** 134 005D
- **Traffic Counts: (GA DOT 2018)**
 - 10,700 VPD (Hwy. 40, near Colerain intersection)
 - 7, 930 VPD (Colerain Rd./ St. Marys Rd. intersection)
- **Occupancy:** 100% Leased and Occupied
BAE Systems: 9,174 SF (Tenant since 2005, renewed in 2018 for additional 5-year term.)
Colerain Church: 3,564 SF
- **Adjacent & Nearby Uses:**
 - Navy Federal Credit Union- East
 - Kings Bay Naval Base- East
 - Boardwalk Apartment- West
 - Convenience store/ Gas station- North
 - Hammock Cove Apartments- North
 - St. Marys Self Storage- South
- **Zoning:** C-2 Commercial
- **Price:** ~~\$919,500~~ **\$850,000**

Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.

Robert Driggers, CCIM

912-506-9837

912-634-5900

rdriggers@driggerscommercial.com

Fully Leased Commercial Building St. Marys, Camden County, GA 31558



Front View of Entrances



Front View



View of Front from Parking Lot



Rear View



View, East Side, From Navy Federal Parking



Existing Signage

Surrounding Area Photos



Boardwalk Apartments



C-Store-Gas, Across Colerain Road



Hammock Cove Apartments, Entry



Main Gate at Kings Bay

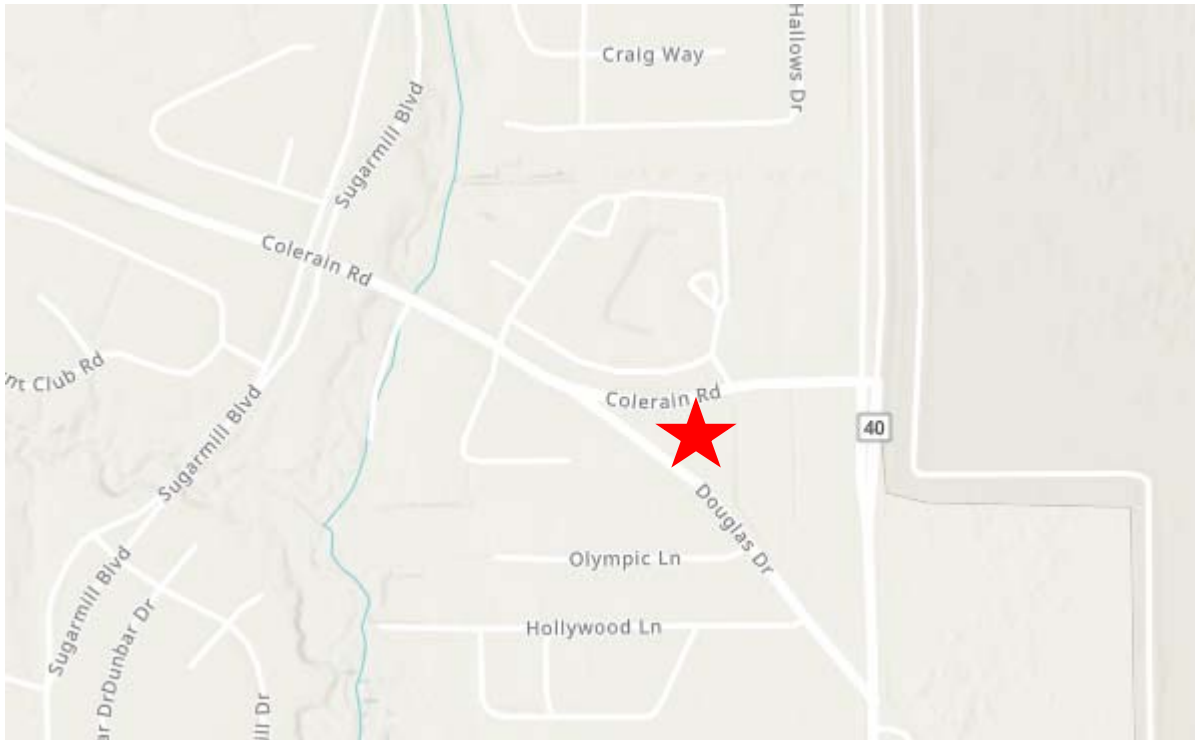


The Reserve at Sugar Mill Apartments



Self Storage, Coming Soon, Just South

**Fully Leased Commercial Building
St. Marys, Camden County, GA 31558**



Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.