

4.13 +/- Ac Commercial Flex Space Kingsland, GA  
0 Al Gay Dr  
Kingsland, GA 31548

**\$875,000**  
4.130± Acres  
Camden County





## 4.13 +/- Ac Commercial Flex Space Kingsland, GA Kingsland, GA / Camden County

### SUMMARY

#### Address

0 Al Gay Dr

#### City, State Zip

Kingsland, GA 31548

#### County

Camden County

#### Type

Undeveloped Land, Commercial, Business Opportunity

#### Latitude / Longitude

30.783366 / -81.642871

#### Acreage

4.130

#### Price

\$875,000

#### Property Website

<https://www.mossyoakproperties.com/property/4-13-ac-commercial-flex-space-kingsland-ga-camden-georgia/81145/>



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### **PROPERTY DESCRIPTION**

#### **Description**

Prime Flex Space – 4.13 Acres in Kingsland, GA

This 4.13-acre Industrial / Commercial acreage is perfectly positioned in the heart of Kingsland's fast-growing industrial and commercial area. An Ideal location for commercial flex space, storage or business location. Located directly behind the new Texas Road House location, adjacent to the Friot Lay Distribution Hub, and one parcel away from Lowes this property has prime location. With direct frontage on Al Gay Drive and a deeded easement from Boone Street, this property offers excellent access and visibility. Zoned Industrial, it's well-suited for a variety of uses including warehousing, distribution, light manufacturing, or business expansion.

#### **Property Features:**

- 4.13 Acres Zoned Industrial
- Frontage on Al Gay Drive
- Deeded Easement Access from Boone Street
- Located in a High-Growth Commercial Area
- Flexible Use: Ideal for Flex Space, Warehouse, or Light Industrial

#### **Conveniently Located:**

- Less than 2 miles from I-95
- 5 minutes to Downtown Kingsland, GA
- 10 minutes to St. Marys, GA
- 35 minutes to Jacksonville International Airport
- 45 minutes to Downtown Jacksonville, FL
- 35 Minutes to Brunswick, GA

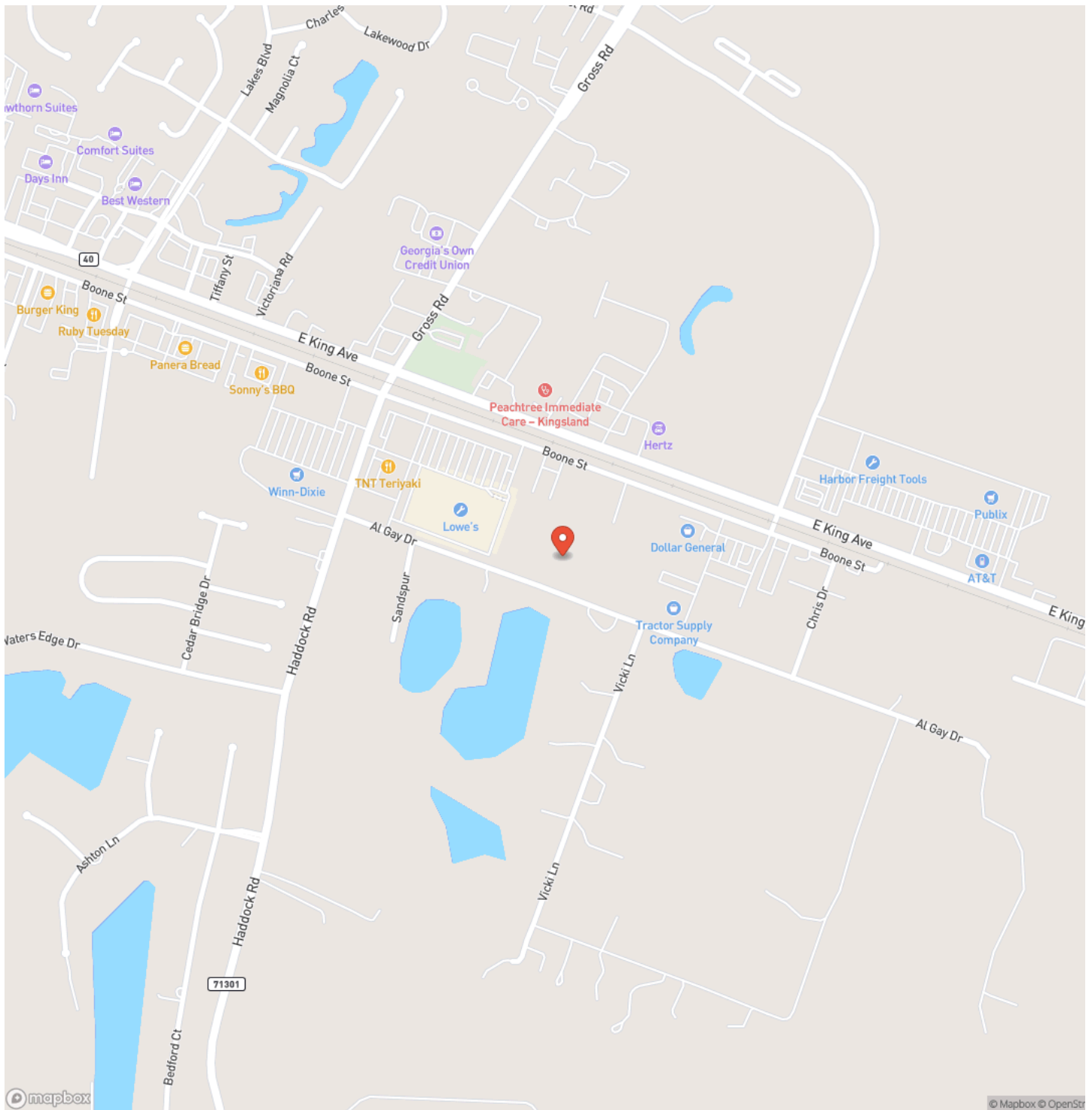
Contact Brogan Napier (Cell: [904-814-9737](tel:904-814-9737)) with Mossy Oak Properties for more information on this property or others like it.



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Kingsland, GA / Camden County

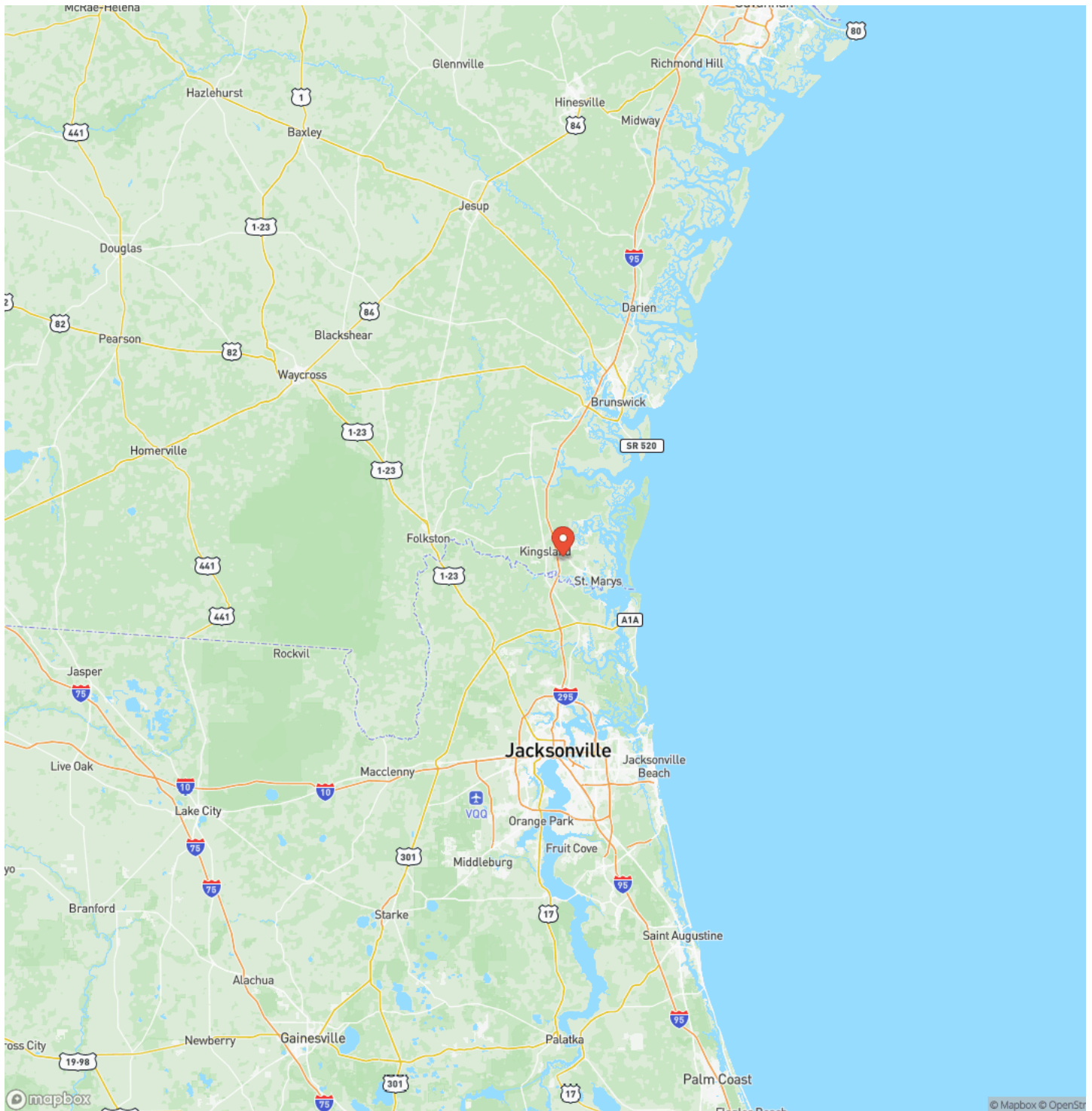


## Locator Map



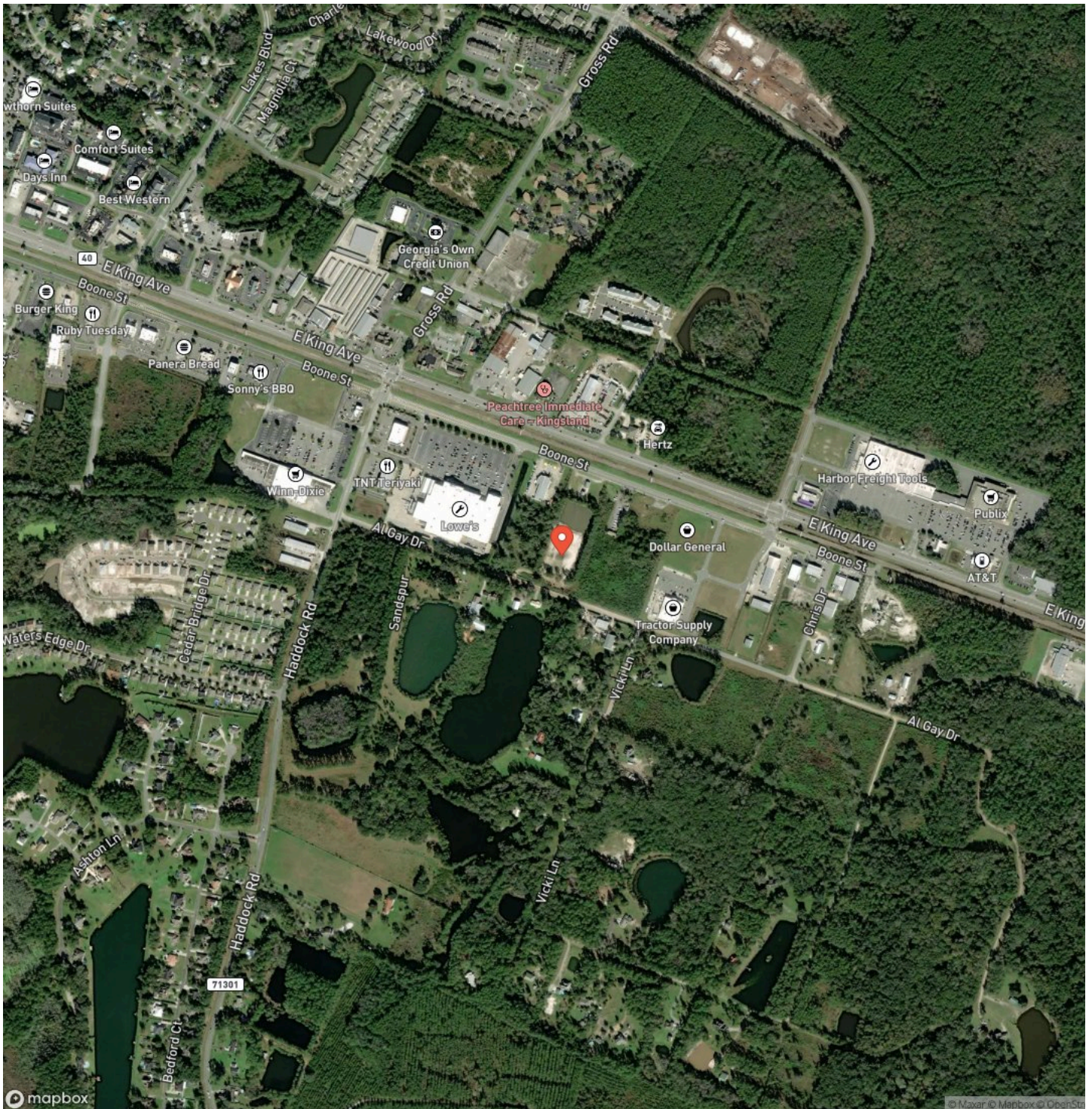


## Locator Map





## Satellite Map





**4.13 +/- Ac Commercial Flex Space Kingsland, GA  
Kingsland, GA / Camden County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brogan Napier

## Mobile

(904) 814-9737

## Office

(912) 674-2700

## Email

bnapier@mossyoakproperties.com

**Address**

309 Arnow Court

## City / State / Zip

## NOTES

[illegible]



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**MossyOakProperties.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Coastal Land and Real Estate**

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