



±3,000 SF FLEX AVAILABLE FOR LEASE

2500 Memorial Dr. | Waycross, GA 31503

- Land Area: ±14,160 SF
- Building Size: ±1,250 SF Warehouse
- Office Size: ±1,800 SF
- Located in the south GA market
- Excellent access to US Highways 1, 23, and 82
- Zoned C3 - Commercial
- Built in 1995

LEASE RATE: \$15/SF NNN

LOCAL MARKET EXPERTS

LUKE JACKSON

Commercial Real Estate Associate

ljackson@phoenixrealty.net

T 912.268.4069

M 912.222.7142

KIRK WATSON, CCIM, SIOR

Executive VP

kwatson@phoenixrealty.net

T 912.268.4069

M 912.222.5480

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310

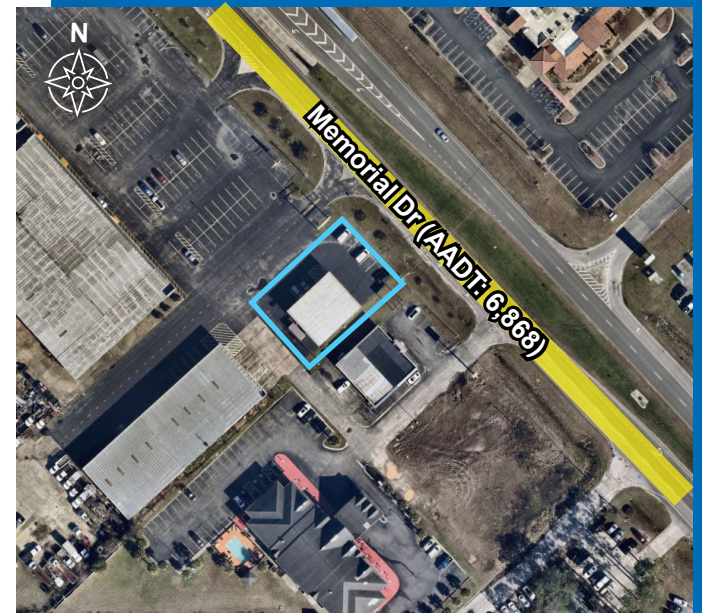
Jacksonville, FL 32256

PROPERTY OVERVIEW

2500 Memorial Dr. | Waycross, GA 31503

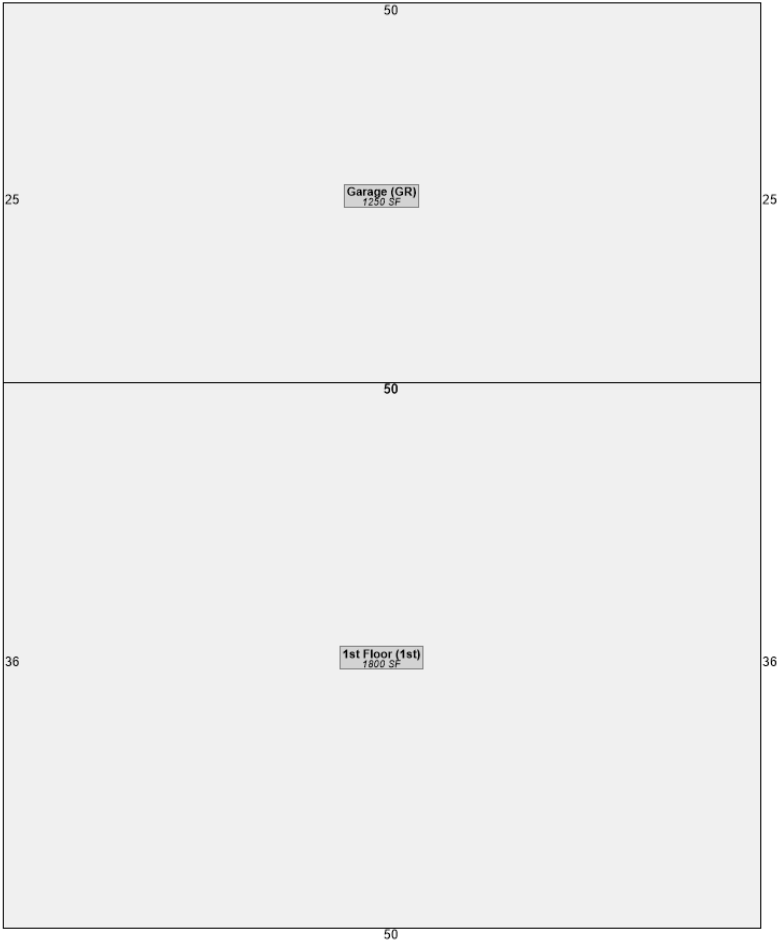
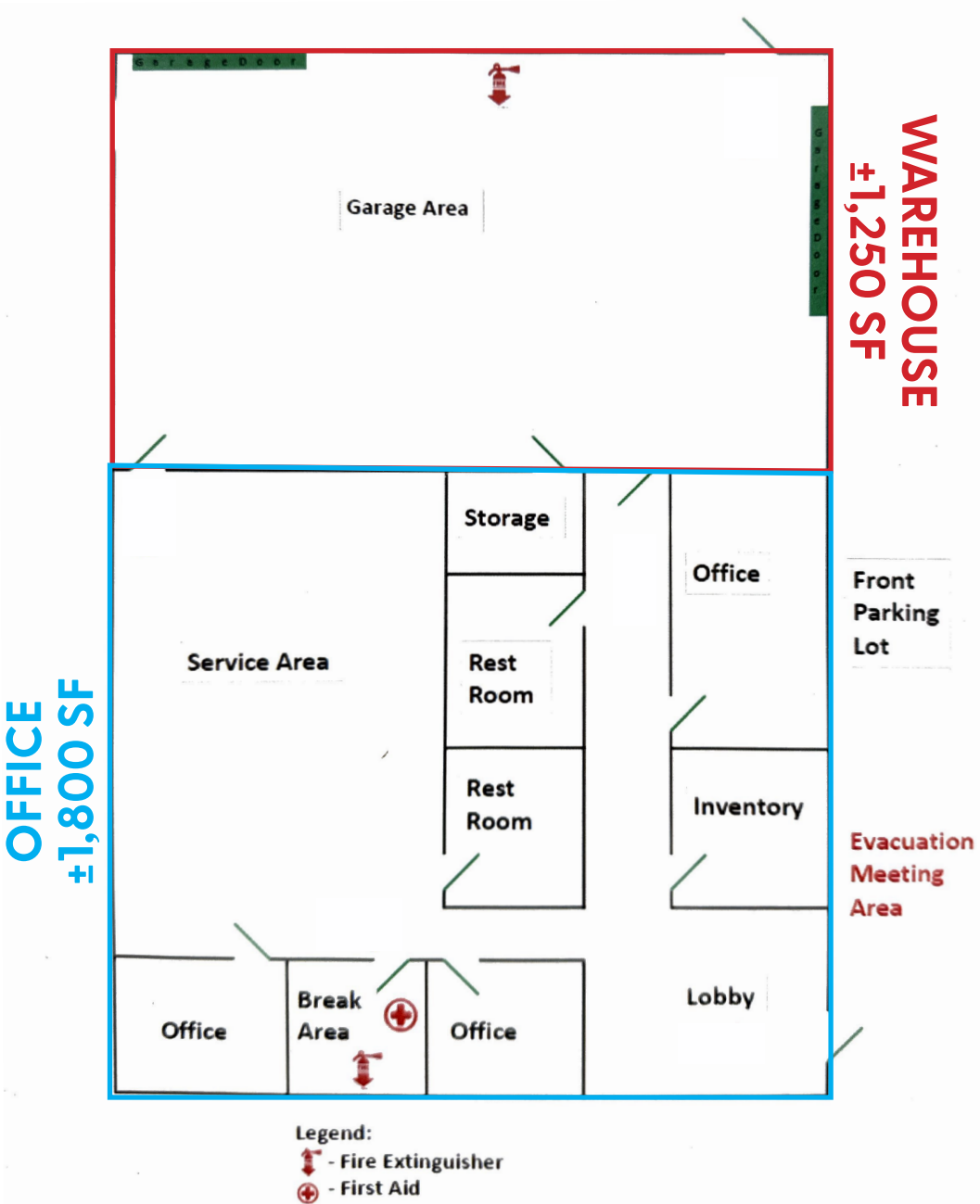


Address:	2500 Memorial Dr. Waycross, GA 21503
Land Area:	0.31 AC
Building Size:	±1,250 SF Warehouse ±1,800 SF Office
Ceiling Height	14'
Industrial Doors:	2 Grade Level Roll Up Doors (12' X 12')
Parking:	Front: 12 Auto Spots Rear: 3 Truck spots/ equipment storage
Year Built:	1995
Zoning:	C3 - Commercial



FLOOR PLAN

2500 Memorial Dr. | Waycross, GA 31503



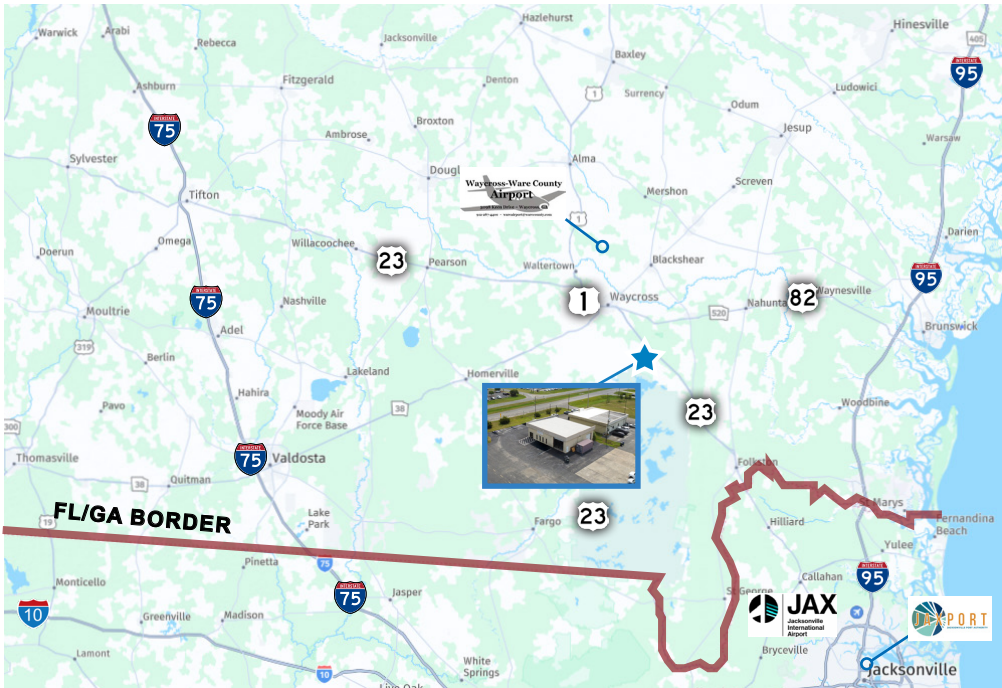
PROPERTY PHOTOS

2500 Memorial Dr. | Waycross, GA 31503



THE IDEAL LOCATION

2500 Memorial Dr. | Waycross, GA 31503



2500 Memorial Drive is strategically located along a primary commercial corridor in Waycross, offering excellent connectivity to major transportation routes, including US Highway 1, US Highway 23, and US Highway 82, providing efficient access throughout Southeast Georgia and neighboring markets.

Distance To:	Miles
Interstate 75	67.1
Interstate 95	48.1
Interstate 10	75.2
Annett Bus Lines	2.7
JAXPort	75.6
Atlanta Int'l Airport	232
Waycross-Ware County Airport	7.7
Jacksonville Int'l Airport	67.9

