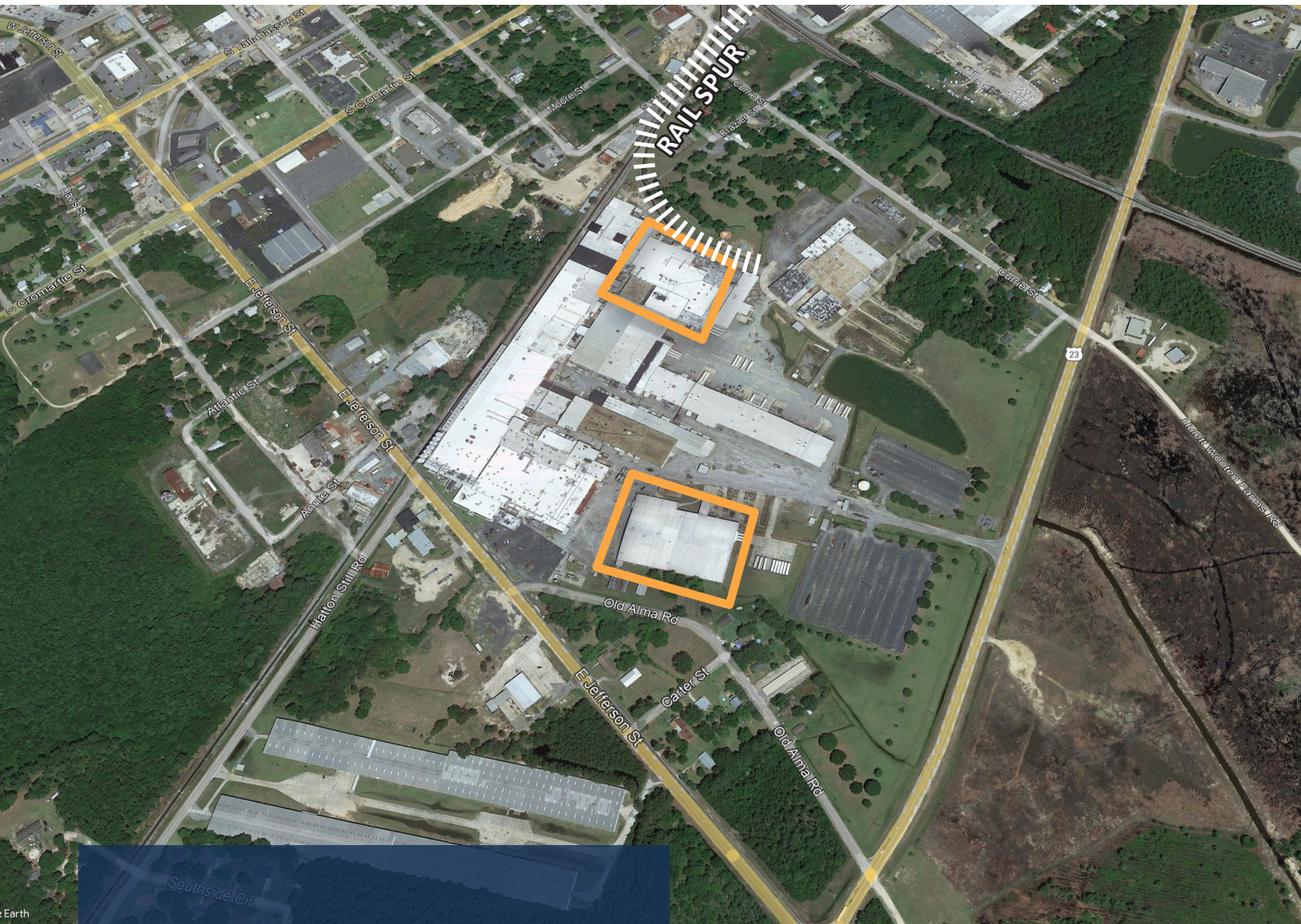


INDUSTRIAL PROPERTY FOR LEASE

95 E JEFFERSON STREET

HAZLEHURST, GA 31539



PROPERTY HIGHLIGHTS

- CSX rail served facility and separate warehouse facility for lease
- 100,000-200,000 SF available
- Heavy infrastructure in place from historical uses
- Ample parking and yard space for outdoor needs
- Lease Rate: \$3.00/sf NNN

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



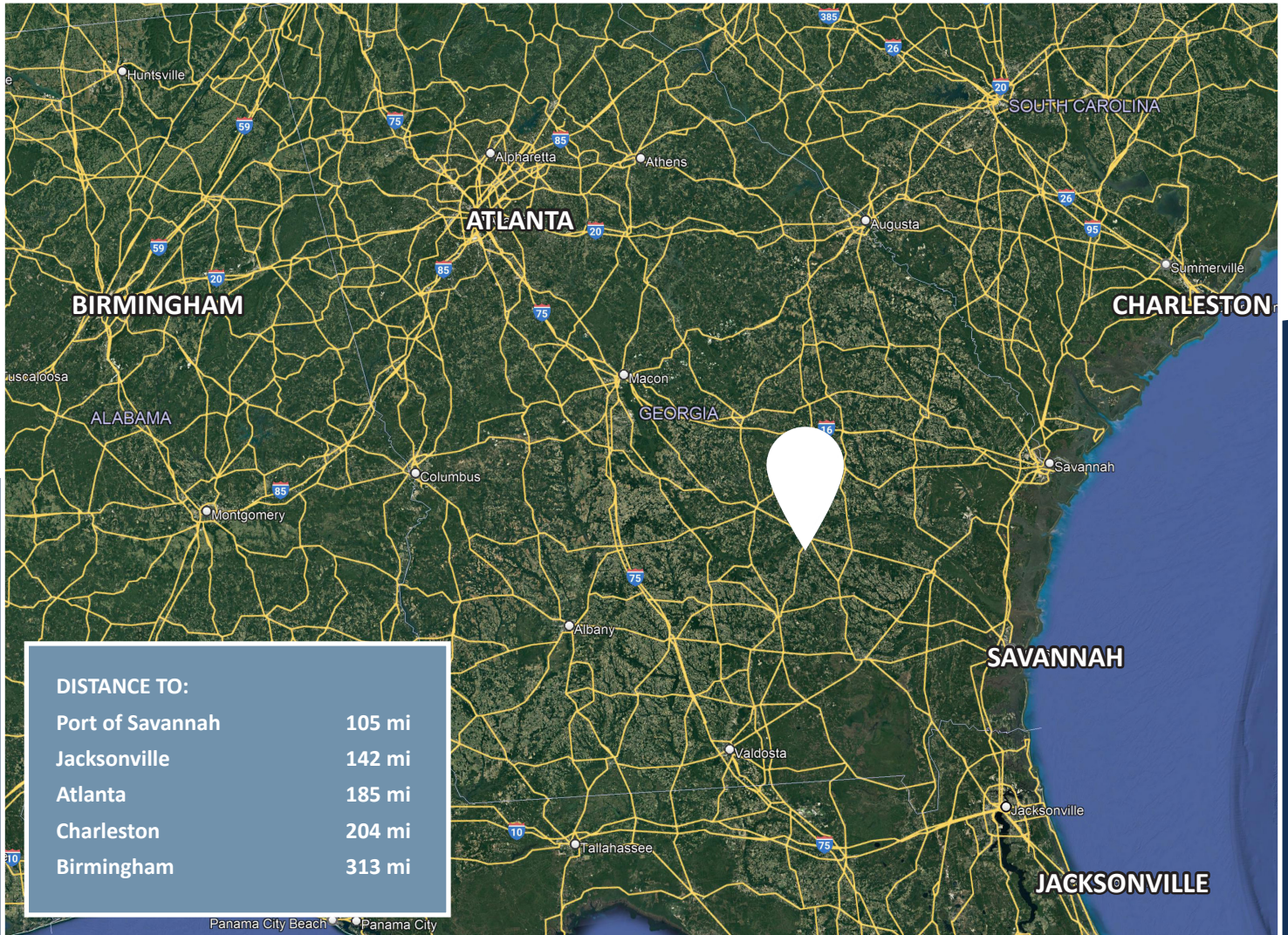
JOHN BEAM
+1 843 810 6868
john.beam@bridge-commercial.com

WWW.BRIDGE-COMMERCIAL.COM

95 E JEFFERSON STREET



LOCATION MAP



JOHN BEAM

Vice President

+1 843 810 6868

john.beam@bridge-commercial.com

BRIDGE COMMERCIAL

+1 843 535 8600

25 Calhoun Street, Suite 220

Charleston, SC 29401

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

WWW.BRIDGE-COMMERCIAL.COM