



**COMMERCIAL REAL ESTATE**

INDUSTRIAL PROPERTY FOR SALE OR LEASE



# Industrial Warehouse & Large Office

309 Baybrook St.

Thomasville, GA 31792

**TREY DESANTIS**

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**TLG REAL ESTATE SERVICES**

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## EXECUTIVE SUMMARY

## INDUSTRIAL WAREHOUSE &amp; LARGE OFFICE

309 BAYBROOK STREET, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Sale Price:</b>	\$650,000.00
<b>Available SF:</b>	10,900 SF
<b>Lease Rate:</b>	\$6,000.00 per month (NNN)
<b>Lot Size:</b>	2.66 Acres
<b>Warehouse Size:</b>	7,700 SF
<b>Office Size</b>	3,200 SF
<b>Zoning:</b>	Commercial
<b>APN:</b>	009 048032

## PROPERTY OVERVIEW

Warehouse with large office space available for sale or lease in Thomasville. Great location with easy access to US 19 and US 84. Ideal for storage and/or showroom. Office is located in the main building and there is an additional large storage structure and three smaller ones on the property.

## PROPERTY HIGHLIGHTS

- 1 Dock High Door
- 14' Ceilings
- 1 Drive-in Door (10'x10')
- 3 Separate Sheds on Property
- 8 Surface Parking Spaces
- Large Lot - 2.66 Acres
- Warehouse: 7,700 SF/Office: 3,200 SF

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ADDITIONAL PHOTOS

# INDUSTRIAL WAREHOUSE & LARGE OFFICE

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PARCEL MAP

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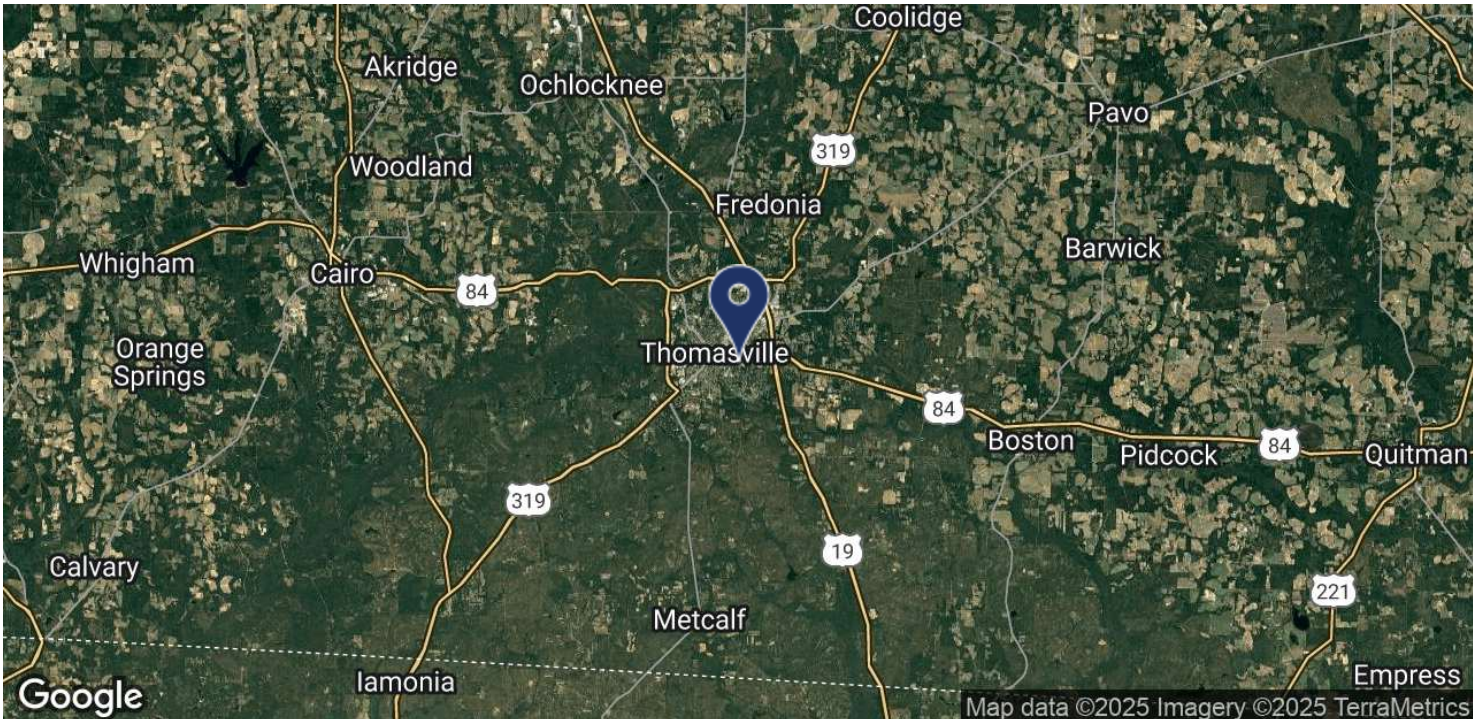
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LOCATION MAP

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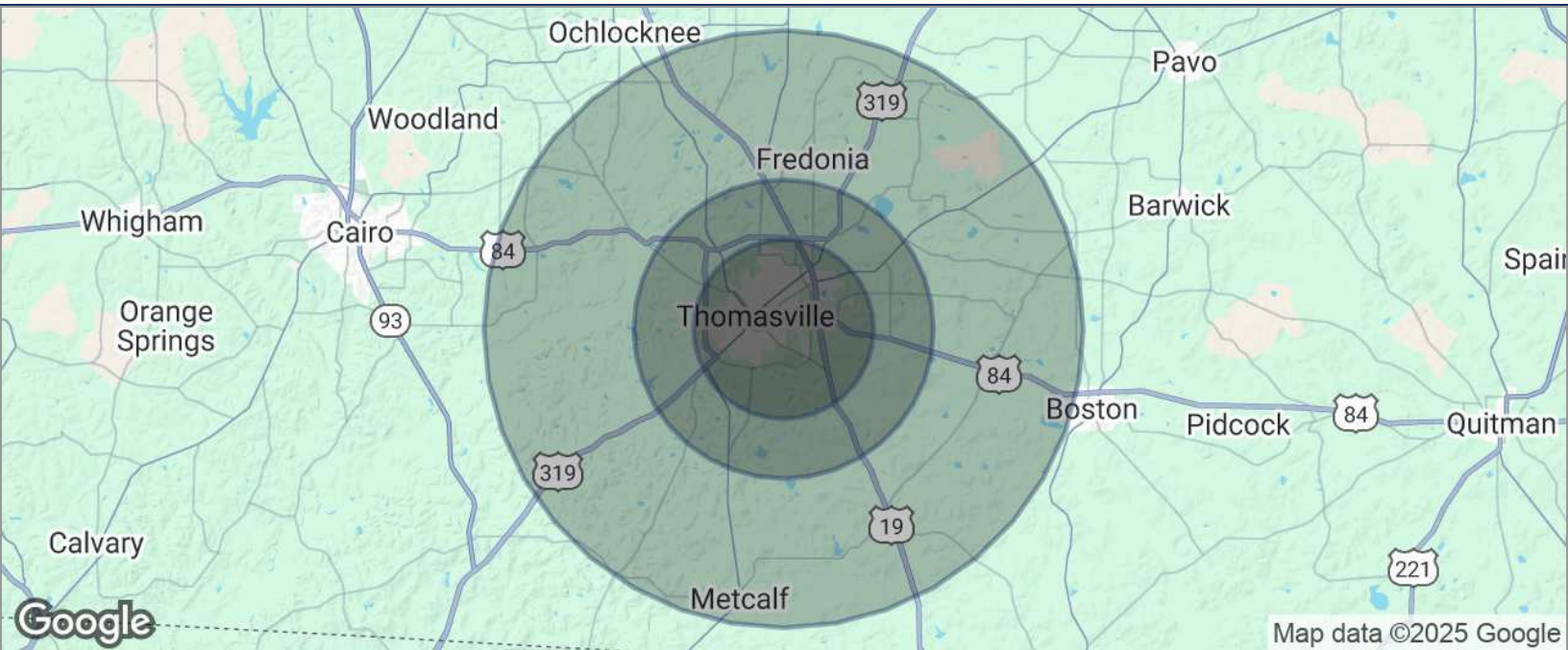
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## DEMOGRAPHICS MAP

## INDUSTRIAL WAREHOUSE &amp; LARGE OFFICE

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	22,571	29,019	37,099
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	9,386	11,860	15,009
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$89,134	\$90,634	\$91,015
AVERAGE HOUSE VALUE	\$265,274	\$272,489	\$270,177

\* Demographic data derived from 2020 ACS - US Census

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