



EXECUTIVE SUMMARY

INDUSTRIAL WAREHOUSE

321 INDUSTRIAL BOULEVARD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$1,499,400.00
Lot Size:	3.52 +/- Acres
Building Size:	42,840 SF
Zoning:	Commercial
APN:	056 TH 031 H

PROPERTY OVERVIEW

This property consists of a 42,840 sf warehouse and sits on +/- 3.52 acres of land. The warehouse space has 15 ft of clear height on the eaves and 20 ft in the center, 5 dock doors and one drive in, ground level door. This property is fenced with yard space for additional storage.

LOCATION OVERVIEW

Located in Thomasville, GA on the southside of town just off the bypass and conveniently located to trucking routes: US HWY 19 (5+/- miles), US HWY 319 (less than a mile), Interstate 10 (30 +/- miles), and Interstate 75 (45+/- miles).



AERIAL/PARCEL

INDUSTRIAL WAREHOUSE

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Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





INTERIOR PHOTOS

INDUSTRIAL WAREHOUSE

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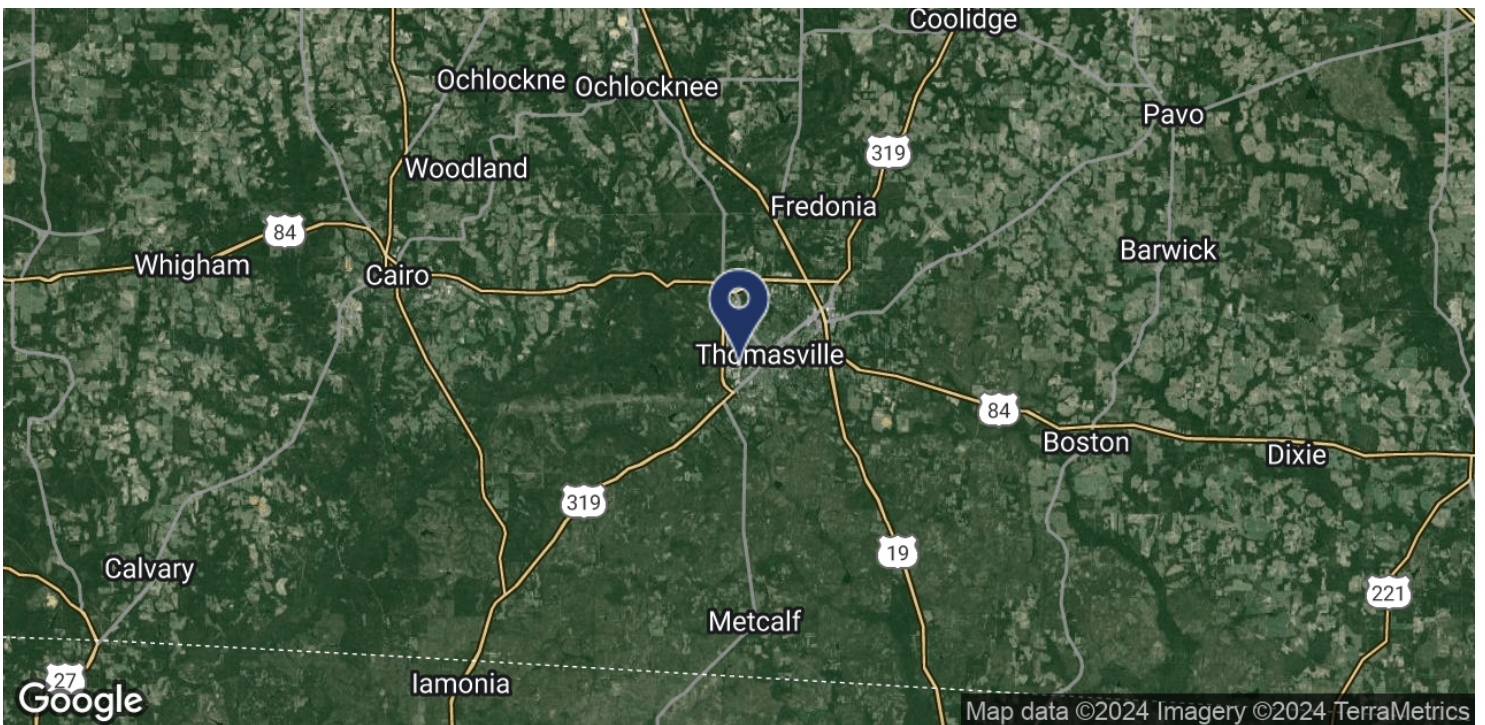




LOCATION MAP

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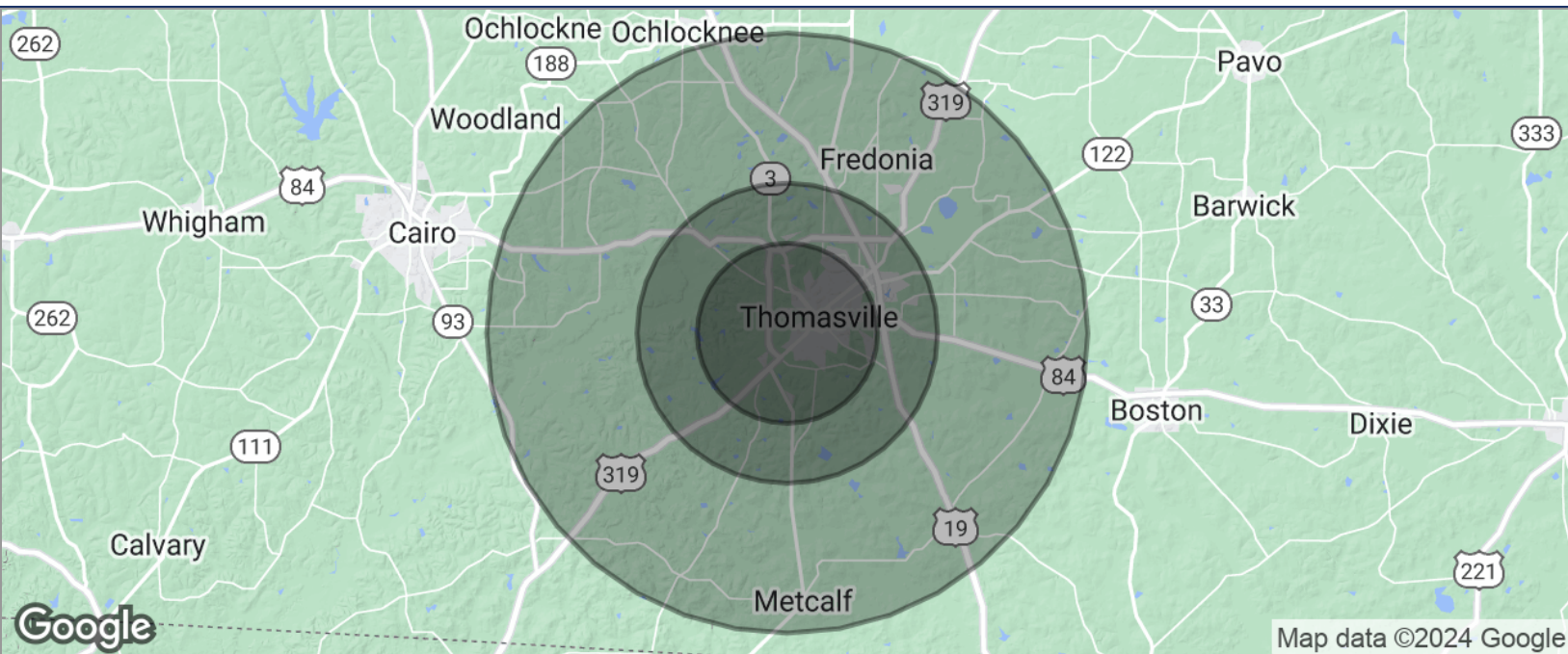




DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,743	22,961	36,505
MEDIAN AGE	36.2	38.5	40.2
MEDIAN AGE (MALE)	31.4	34.2	36.8
MEDIAN AGE (FEMALE)	38.9	40.7	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,983	11,007	16,805
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$49,335	\$53,365	\$59,467
AVERAGE HOUSE VALUE	\$141,336	\$145,148	\$152,906

* Demographic data derived from 2020 ACS - US Census

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