



COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE



Opportunity Zone Industrial Warehouse

93 Genesis Pkwy.
Thomasville, GA 31792

TREY DESANTIS

Partner/Associate
850.766.6868
treyl@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

INDUSTRIAL WAREHOUSE

93 GENESIS PKWY, THOMASVILLE, GA 31792



OFFERING SUMMARY

| | |
|-----------------------|----------------|
| Sale Price: | \$1,175,000.00 |
| Lot Size: | 5.77 +/- Acres |
| Year Built: | 2003 |
| Building Size: | 18,000 SF |
| APN: | 055 TH 110 G |

PROPERTY OVERVIEW

Well maintained office/warehouse property is easily accessible from US 319 and US 84 in Thomasville. Large 5.77-acre lot with plenty of parking/yard space. 4,480 sf of first-class office space, lobby and reception area, 10 offices, four with private bathrooms, conference room, kitchenette, two restrooms in the office portion and a large restroom in the warehouse, IT room, mezzanine storage, climate-controlled room in the warehouse, and much more.

PROPERTY HIGHLIGHTS

- 13,520 sf of open span warehouse space
- Four 10 x 10 doors, one drive in and three dock height
- Steel construction with 14' eaves and 19' center height
- Upgraded sprinkler system in 2024
- 35 surface parking spaces

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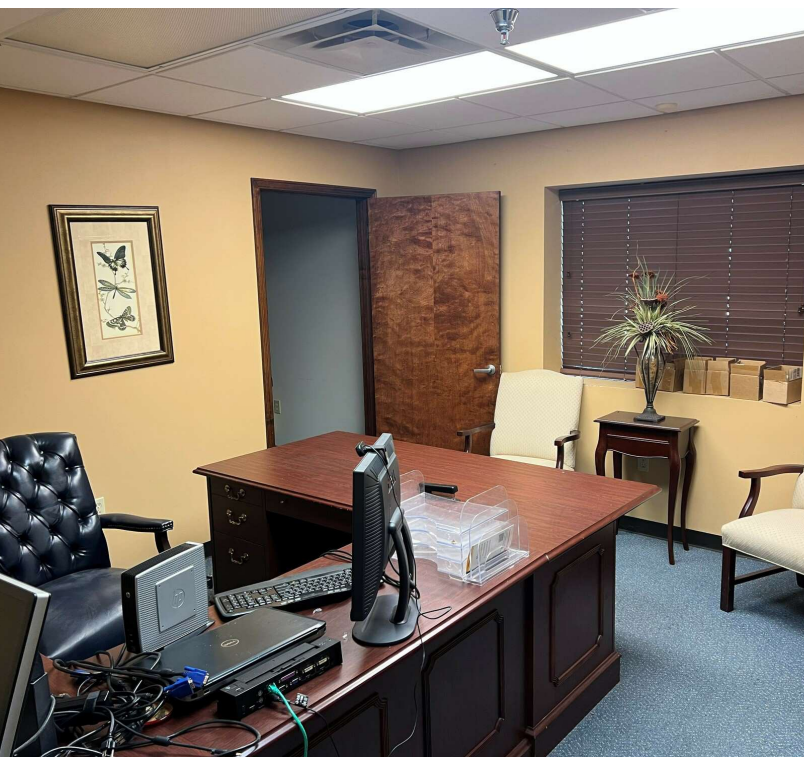




ADDITIONAL PHOTOS

INDUSTRIAL WAREHOUSE

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AERIAL/PARCEL

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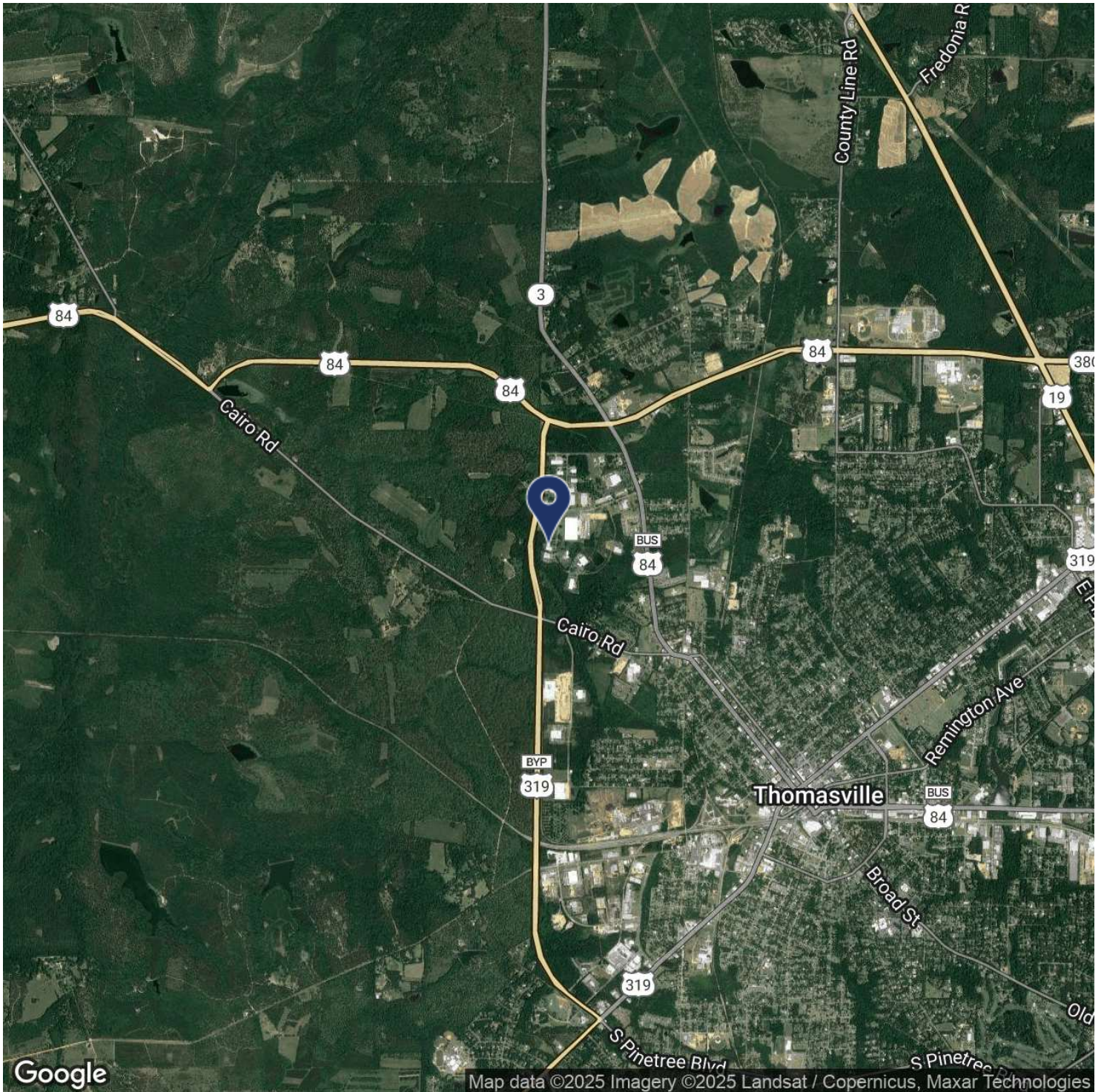
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LOCATION & ACCESSIBILITY MAP
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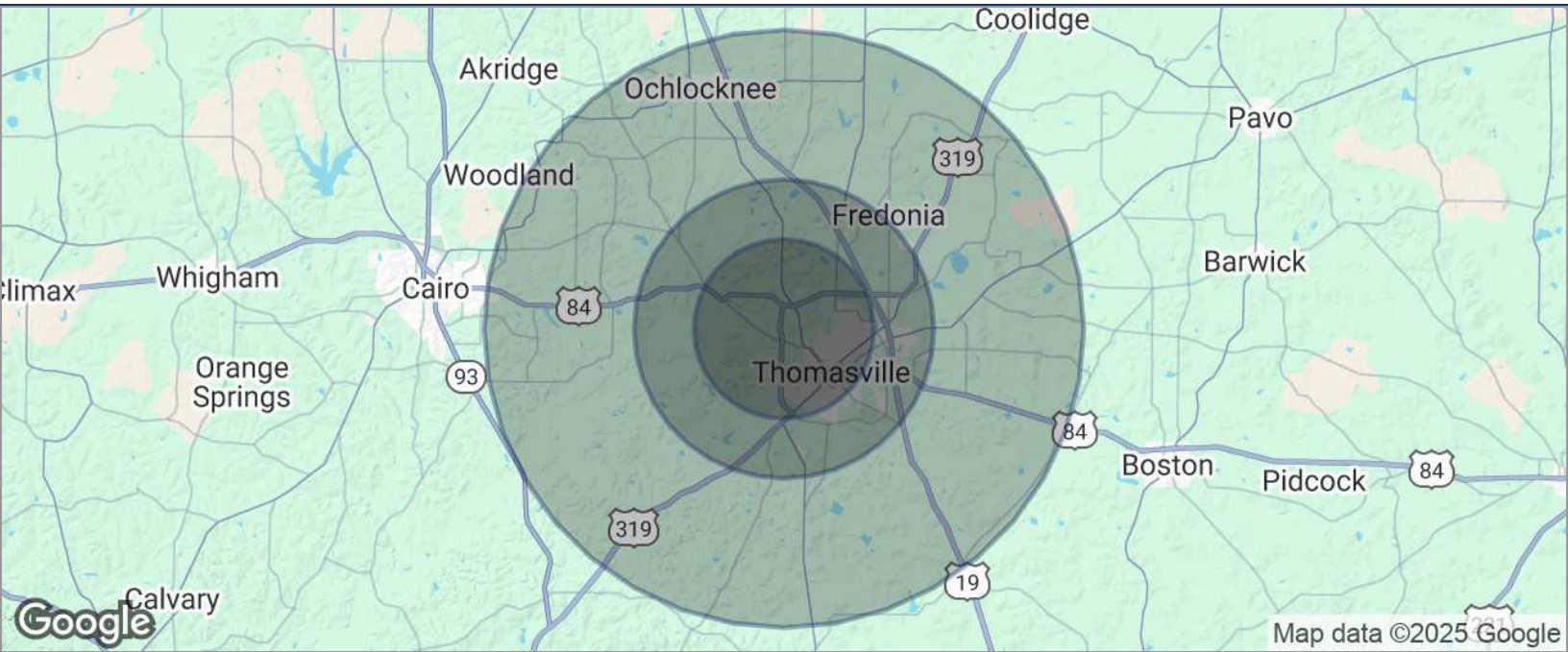




DEMOGRAPHICS MAP

INDUSTRIAL WAREHOUSE

93 GENESIS PKWY, THOMASVILLE, GA 31792



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------|----------------|----------------|-----------------|
| TOTAL POPULATION | 14,653 | 27,612 | 39,454 |
| MEDIAN AGE | 40 | 41 | 41 |
| MEDIAN AGE (MALE) | 38 | 39 | 39 |
| MEDIAN AGE (FEMALE) | 42 | 42 | 43 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 6,107 | 11,304 | 15,920 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$79,108 | \$89,237 | \$90,180 |
| AVERAGE HOUSE VALUE | \$226,278 | \$266,407 | \$263,980 |

* Demographic data derived from 2020 ACS - US Census

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