

Waynesboro Warehouse

231 E 13th St, Waynesboro, GA 30830



OFFERING SUMMARY

Available SF:

Lease Rate: \$3.50 NNN

Loading Docks: 14

Lot Size: 13.8 Acres

Building Size: 208,000

Zoning: I3 - Industrial

PROPERTY OVERVIEW

Waynesboro 178,000 square foot manufacturing and distribution warehouse facility. Site is ideal for distribution and manufacturing. Half of building has lower ceiling heights 14-18 foot high, and the rest has 20-22-foot ceilings. There are 14 dock doors and approximately 10,000 sq ft of office space. This building has a 2,000 amp 480/277A and a 1,200 amp 480/277v 3 phase electrical service. Building can be subdivided and is fully sprinklered. The facility also has automatic gates in the front and rear of the property. The building is in the process of being upfitted with new LED lights. Upon leasing 50,000 to 80,000 sq. ft. of space in the building the landlord will overlay 2 inches of asphalt and line stripe the existing 160 space parking lot. The Waynesboro market is in high demand right now and is prime for growth due to the two new nuclear reactors being built at Plant Vogtle.

LOCATION OVERVIEW

Located in Waynesboro GA just off of Highway 25. Just past the Hampton Inn and across from the former Sam Dong building. Close access to all major highways.

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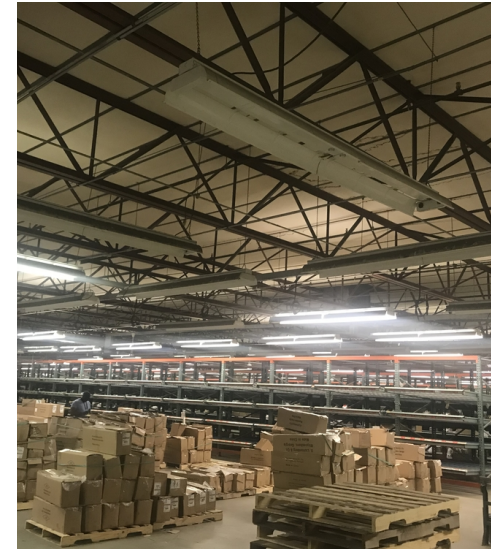
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CHARLES HOCK, SIOR, CCIM

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	\$2.25

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
PEACHTREE ST & HWY 25	-	178,000 SF	NNN	\$3.50 SF/yr
Space 1	-	13,677 - 178,000 SF	NNN	\$3.50 SF/yr
Space 2	-	66,420 - 178,000 SF	NNN	\$3.50 SF/yr
Space 3	-	31,656 - 178,000 SF	NNN	\$3.50 SF/yr
Space 4	-	23,530 - 178,000 SF	NNN	\$3.50 SF/yr

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 5	-	29,585 - 178,000 SF	NNN	\$3.50 SF/yr
Space 6	-	13,132 - 178,000 SF	NNN	\$3.50 SF/yr

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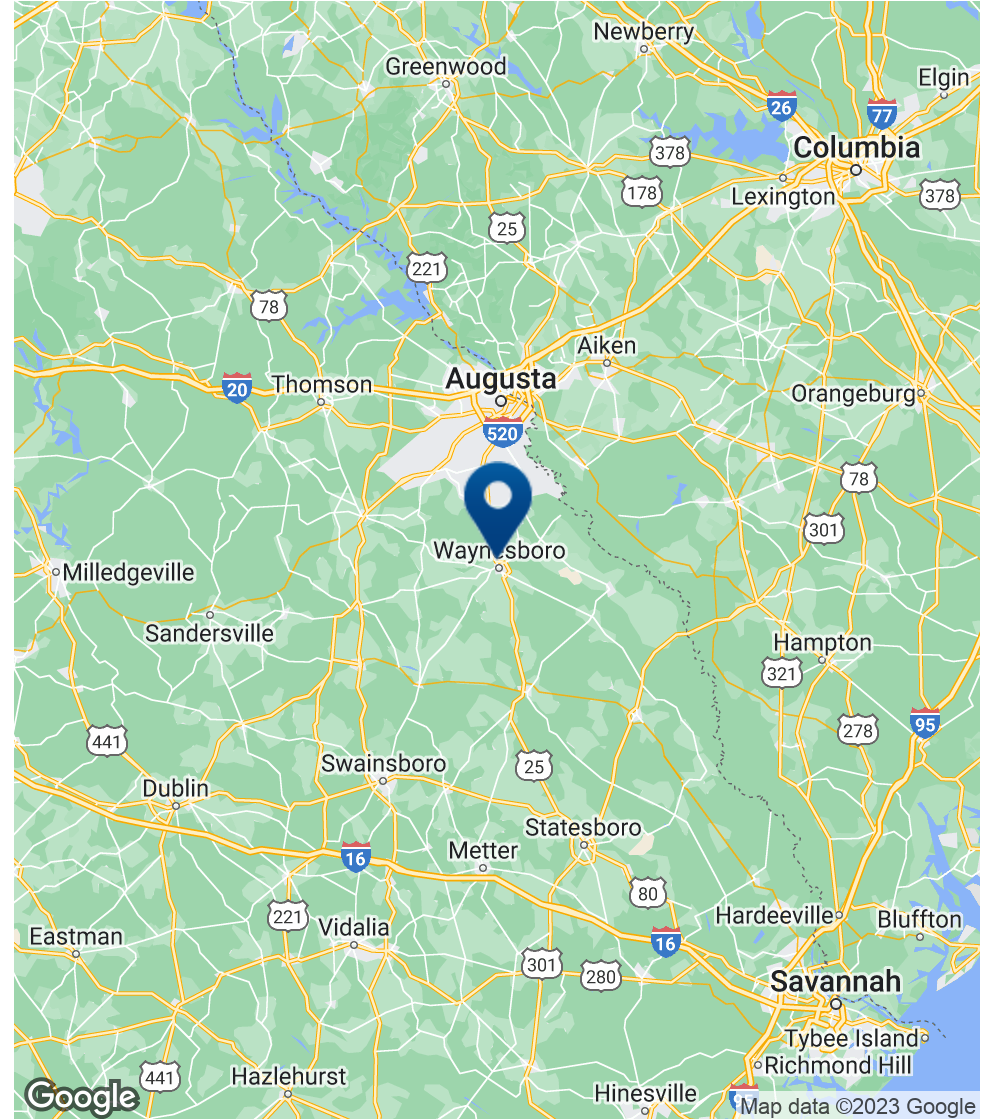
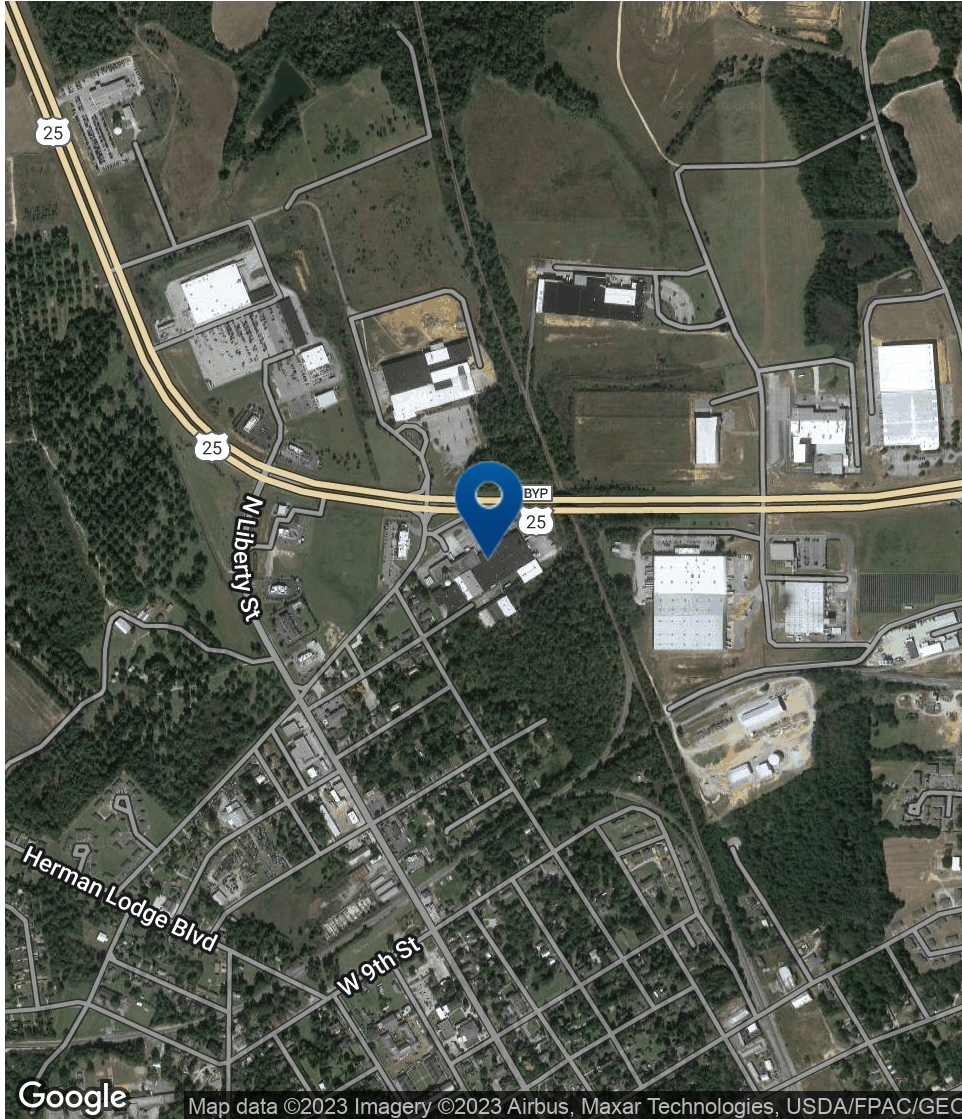
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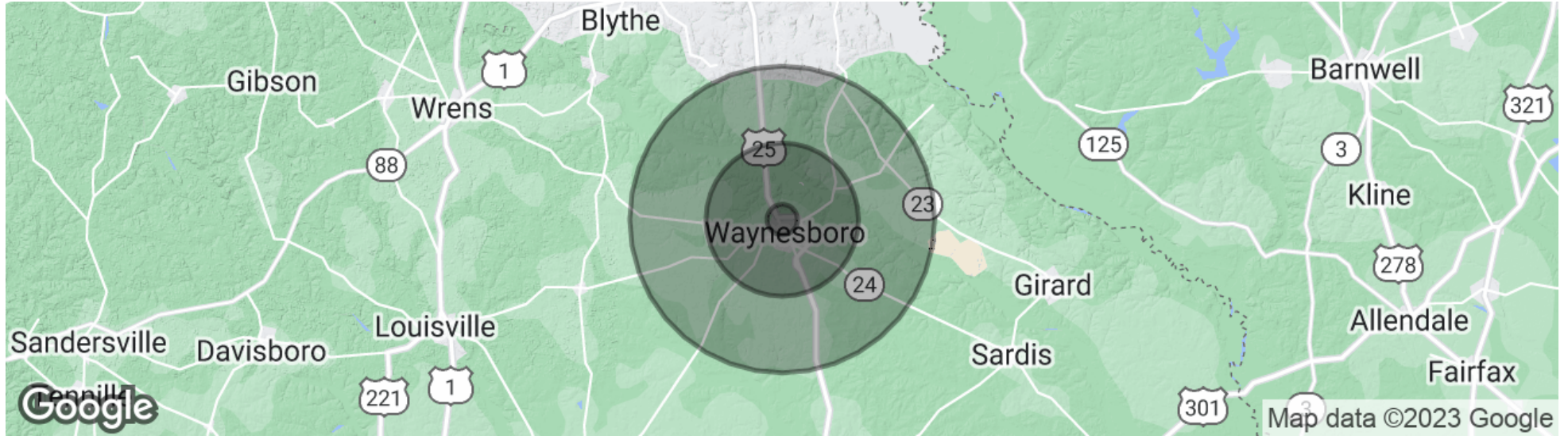
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,231	7,346	14,333
Median age	34.2	33.2	36.7
Median age (Male)	22.2	28.4	34.7
Median age (Female)	39.1	36.7	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	602	2,919	5,903
# of persons per HH	2.0	2.5	2.4
Average HH income	\$35,361	\$47,979	\$55,578
Average house value	\$60,601	\$95,788	\$96,571

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Charles Hock, is an industrial and office specialist and has been the top sales agent for the last 6 years from 2015 to 2021. He is an Associate Broker and Vice President of Sherman and Hemstreet, Inc. He is a graduate of Avon Old Farms School, Southern Methodist University in Dallas, Texas, and is a double major in History and Economics. Charles has been employed with Hock Development Company since 2000 and has been a licensed realtor in Georgia and South Carolina since 2004. Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta. Charles and his wife Valorie are members of First Presbyterian Church of Augusta and Bible Study Fellowship since 2001.

MEMBERSHIPS & AFFILIATIONS

Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta.



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