



FOR SALE

INVESTMENT OPPORTUNITY

610 E Main Street, Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	60,480 SF
Lot Size:	6.35 Acres
Price / SF:	\$28.11
Cap Rate:	9.49%
NOI:	\$161,265
Year Built:	1958
Zoning:	C-8
Market:	Swainsboro

PROPERTY OVERVIEW

This income property consists of a 60,480 SF distribution warehouse in Swainsboro GA on 6.35 acres. A new tenant has been procured and lease executed with a 5 year modified industrial gross lease. The Net Operating Income is \$161,265 which includes a 10% Repair and Maintenance contingency which leaves the CAP rate at 9.49% . Building recently appraised for \$1,700,000.

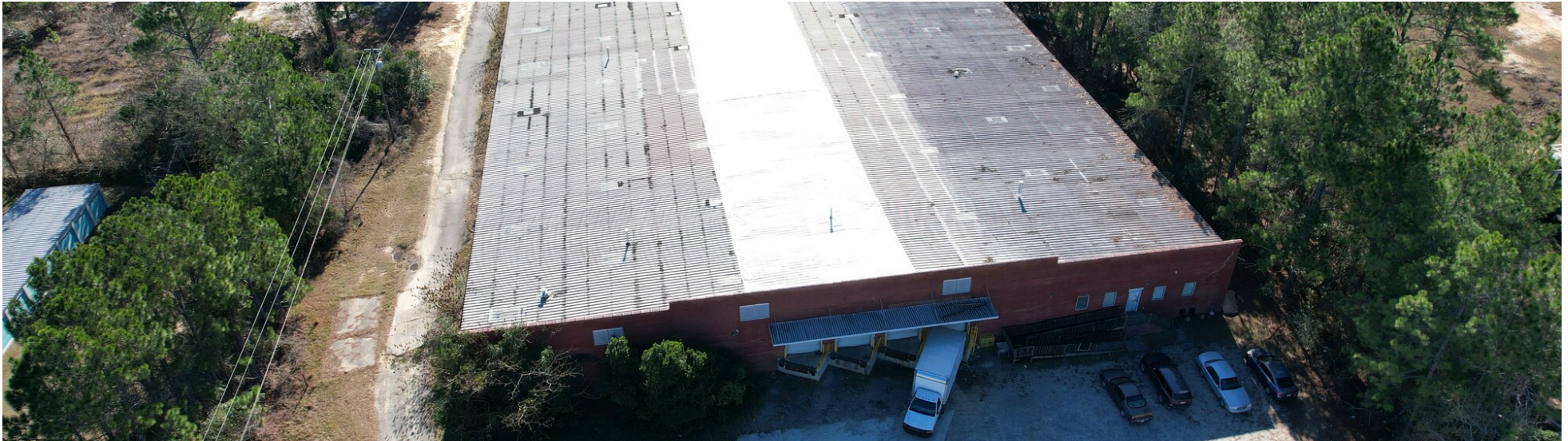
Landlord is responsible for the property taxes, insurance, and roof. Tenant has a contract with EcoPlaster a large company located in neighboring Statesboro, GA.

The building has 22" ceiling height in the center, 4 dock-high doors, 1 drive-in bay and roughly 3,312 SF of office space. The building is serviced with a 3-phase electrical service and is fully sprinklered.



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Property Description



PROPERTY HIGHLIGHTS

- 3-PHASE ELECTRIC
- FULLY SPRINKLERED
- 3,132 SF FINISHED OFFICE/BREAK ROOM
- OFF STREET PARKING
- 4 DOCK HIGH DOORS, 1 DRIVE-IN BAY
- 22" CEILINGS IN CENTER

LOCATION DESCRIPTION

Swainsboro is located in Emanuel County just off of Interstate 16 between Savannah and Macon. Emanuel County has seen tons of industrial growth along with other rural counties along I:16 due to the expansion of industry in Savannah. The site is ideal for users that need easy access between Savannah and Atlanta or in Middle Georgia cities such as Statesboro or Dublin.

Emanuel Industrial Park East is located south of downtown Swainsboro just off U.S. Route #1. The park is the site of several major industries including American Door and Drawer, Kongsberg Automotives, and Chemetron Fire Systems, as well as the regional UPS Distribution Center. Meadowlake Parkway leads westward to Emanuel Industrial Park East and the Richard L Brown Industrial Park. All these parks feed directly onto the new four lane U.S. Route #1, and on to Interstate I-16 12 miles to the south.



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Financial Summary

INVESTMENT OVERVIEW

Price	\$1,700,000
Price per SF	\$28
CAP Rate	9.49%

OPERATING DATA

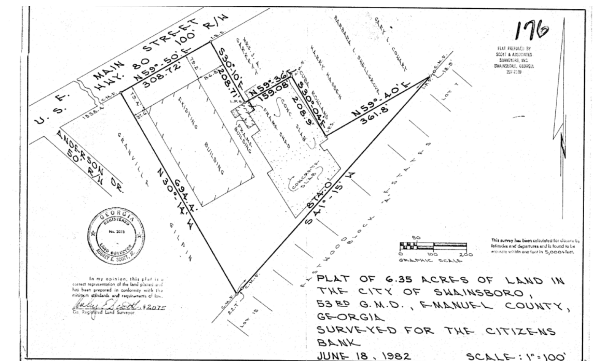
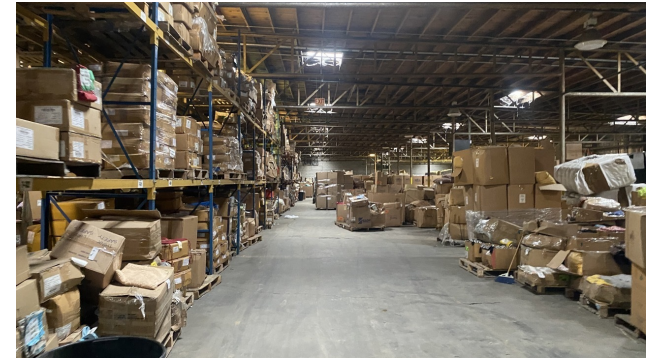
Gross Scheduled Income	\$203,818
Operating Expenses	\$42,552
Taxes (City/County- 2022)	\$13,670.40
Property Insurance	\$8,500.00
R&M (10% Discretionary)	\$20,381.76
Net Operating Income	\$161,265



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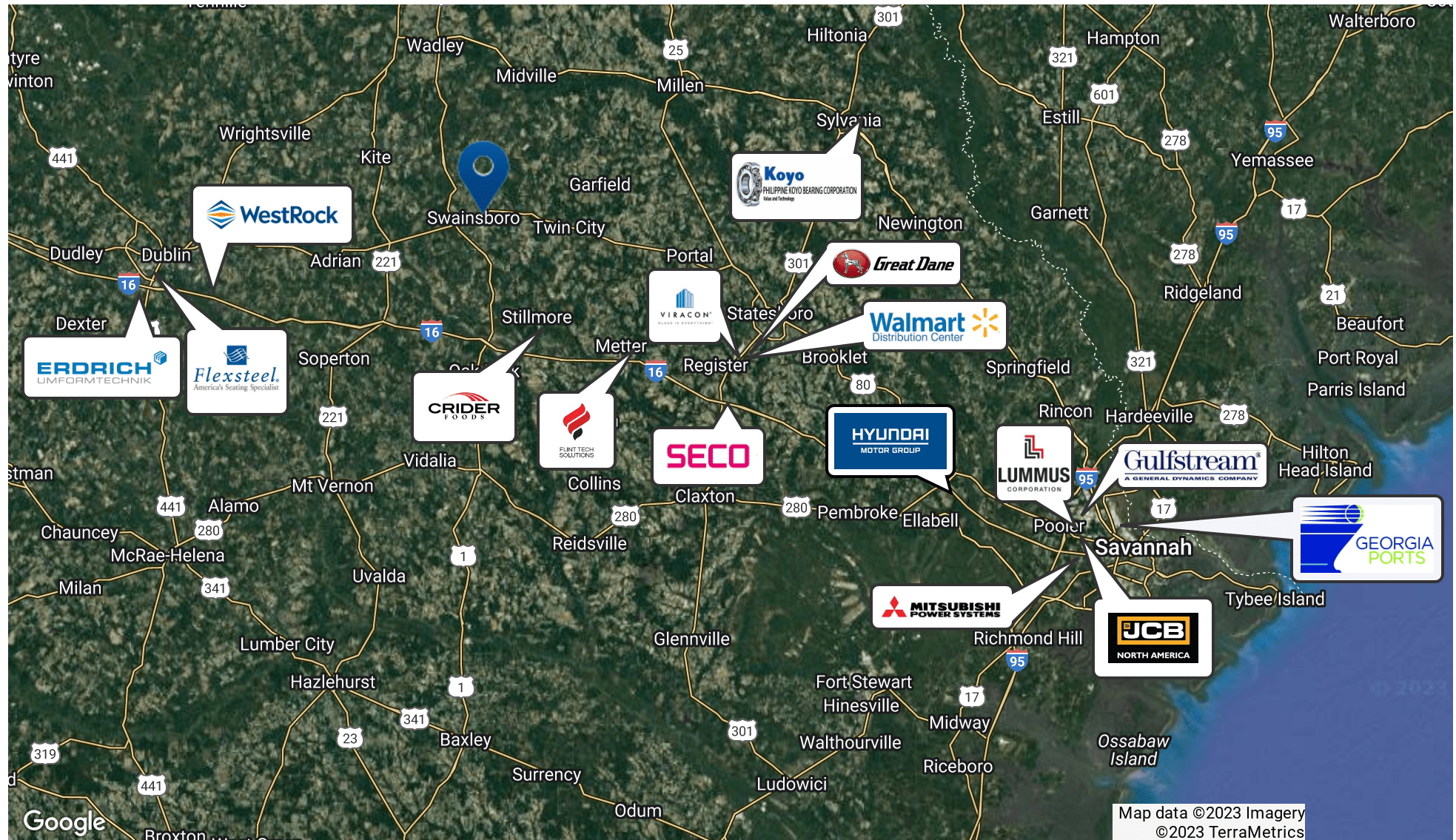
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A wide-angle photograph of a large industrial warehouse. The floor is a smooth, light-colored concrete. On the left side, there are several tall stacks of cardboard boxes, some on wooden pallets. In the center, a yellow forklift is visible, moving through the aisle. On the right side, there are more stacks of cardboard boxes, and in the foreground, several large, white, bulk bags (FIBCs) are piled up. The ceiling is high, with a complex network of steel beams and several large, bright industrial lights hanging from it, illuminating the space. The overall impression is one of a busy, high-volume storage and distribution facility.



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Regional Map - I:16 Corridor



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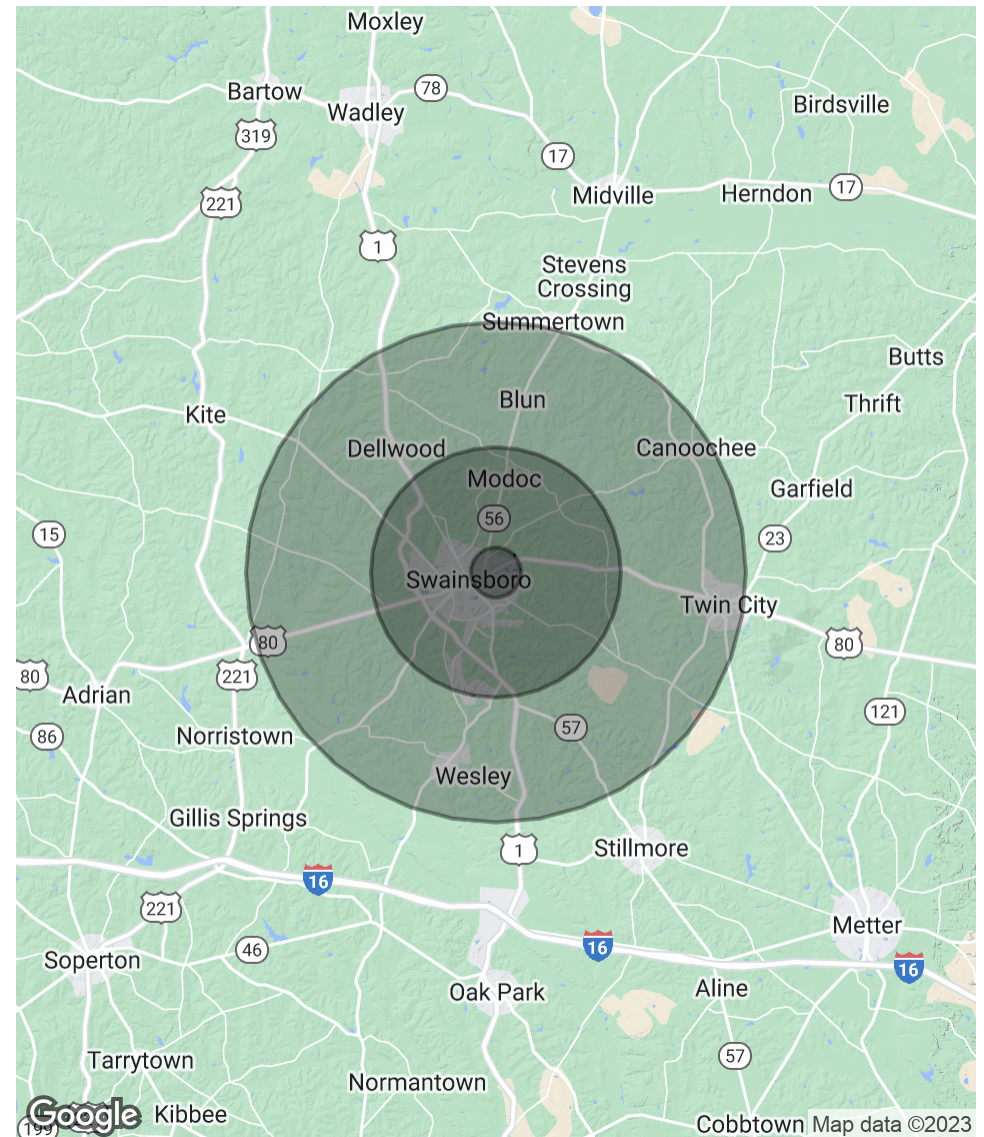
Swainsboro, GA Demographics/Workforce

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	755	6,108	15,270
Average Age	23.1	33.9	35.8
Average Age (Male)	17.3	29.6	31.8
Average Age (Female)	29.3	37.0	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	329	2,701	6,574
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$28,051	\$36,898	\$40,498
Average House Value	\$87,711	\$84,123	\$82,261

* Demographic data derived from 2020 ACS - US Census

LABOR FORCE (45 MILE RADIUS)	AS OF APRIL, 2022
Total	119,448
Employed	115,019
Unemployed	4,429



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Advisor Bio



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PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

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