



FOR LEASE

2006 WESTSIDE DRIVE

Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

11,000 sf of warehouse space w/ 20' peak and 16' at the eaves. Currently two large floor mounted cranes and 16' roll-up doors on each of the two ends. Approximately 800 sf of office, including pedestrian door at front of building and long service counter at entrance.

PROPERTY HIGHLIGHTS

- 11,000 sf of warehouse w/ 680 sf of office at front
- 16' roll-up doors, one on each end
- 20' clear height, 16' eaves

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	11,000 SF
Lot Size:	1.06 Acres
Building Size:	11,680 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,781	11,051	20,646
Total Population	4,133	19,332	39,101
Average HH Income	\$61,152	\$66,906	\$74,729



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Additional Photos



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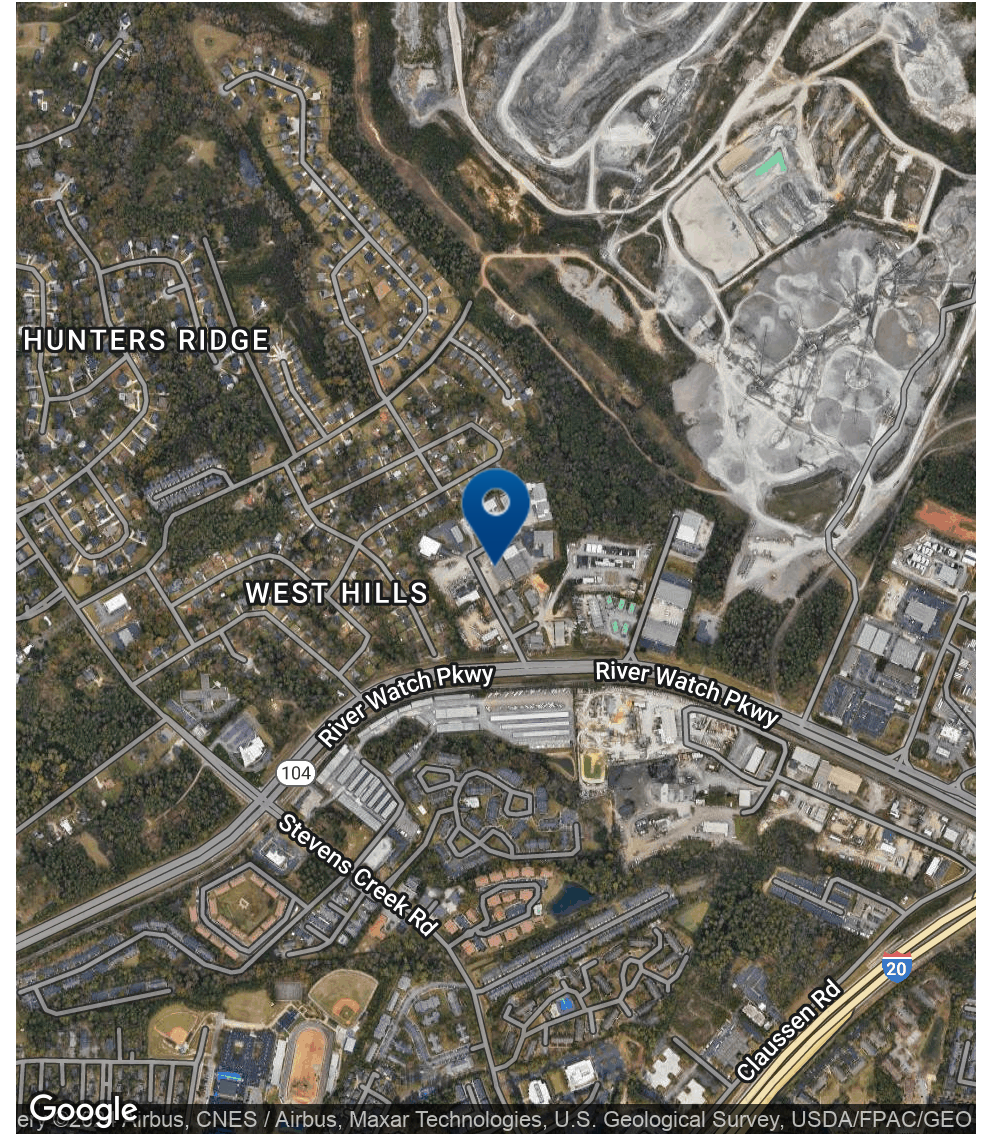
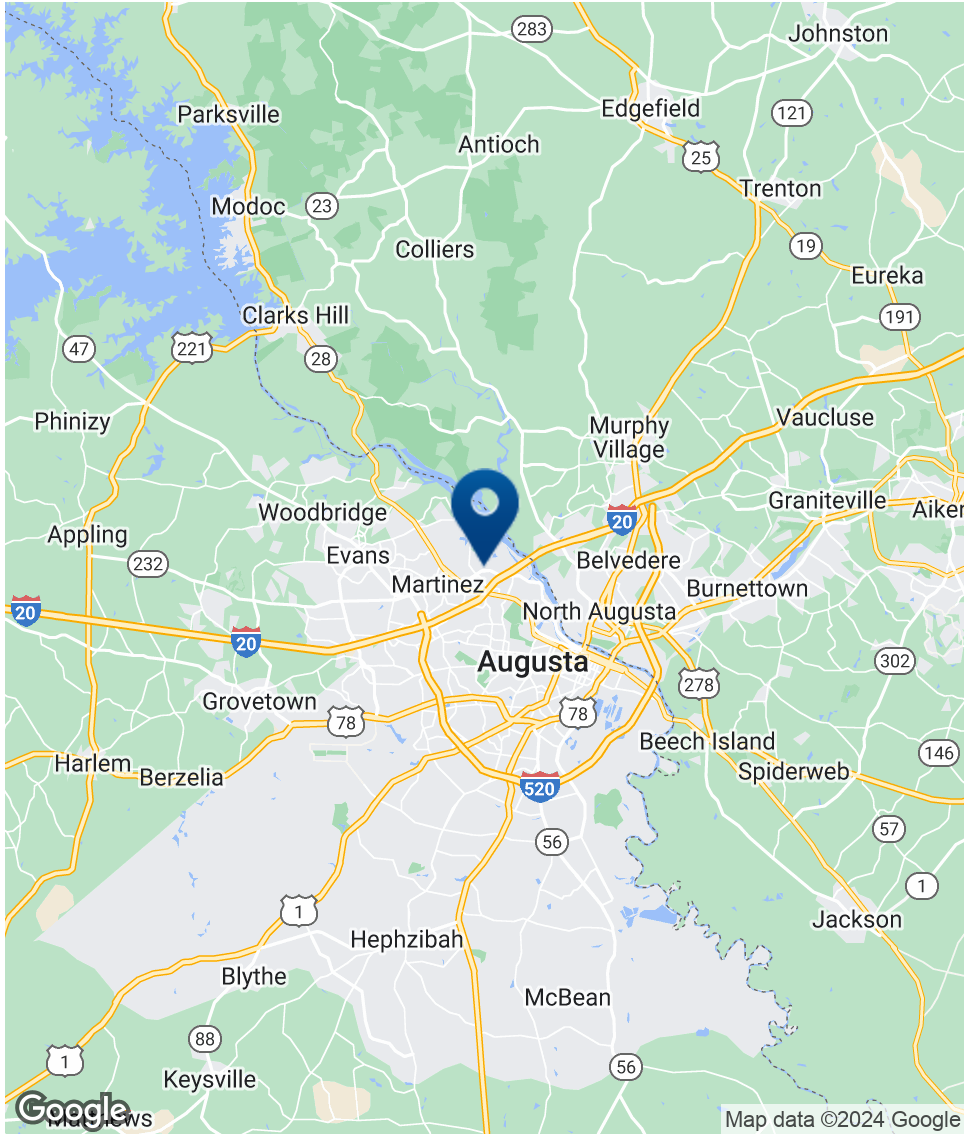


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Location Map



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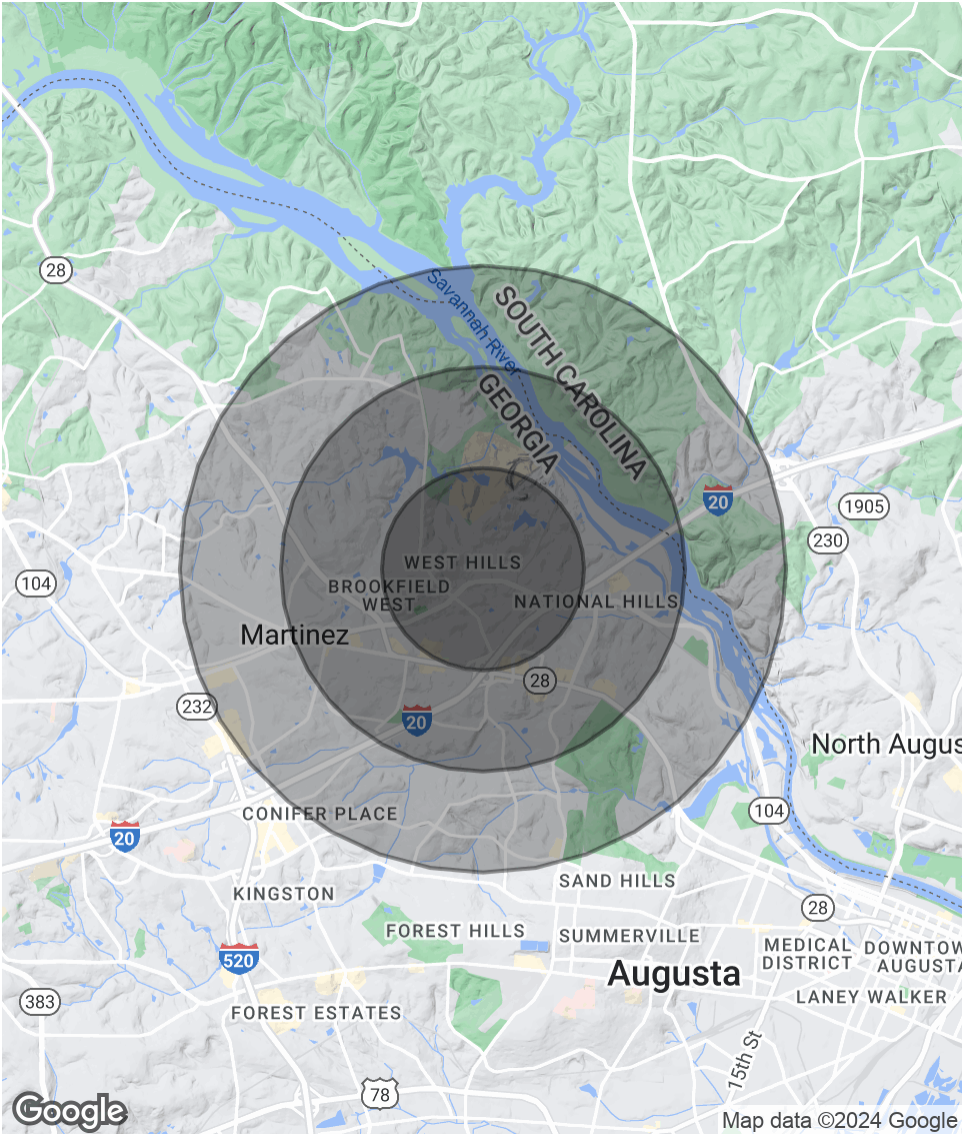
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,133	19,332	39,101
Average Age	36.8	38.8	41.8
Average Age (Male)	39.6	39.0	42.3
Average Age (Female)	36.7	42.3	44.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,781	11,051	20,646
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$61,152	\$66,906	\$74,729
Average House Value	\$145,228	\$171,615	\$194,187

* Demographic data derived from 2020 ACS - US Census



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