



FOR SALE
SELLER FINANCING AVAILABLE!!

INDUSTRIAL WAREHOUSE/DISTRIBUTION

104 Parsonage Street, McRae-Helena, GA 31055

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER
Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Property Summary



PROPERTY DESCRIPTION

Seller financing available!!

Property is offered for sale at \$19.47 per SF. This 56,500 SF warehouse includes a 3,000 square foot loading zone equipped with 4 dock high doors, and approximately 2-acres of truck parking. The building has a small office space of approximately 438 SF. Property is completely enclosed with a chain link fence with razor wire for extra security. Building is completely sprinkled and power is 3-phase. Seller has completed many upgrades to the building. Clear height is 18 feet in center to beam, and 12 feet on eaves.

Property is also available for lease at \$2.00/SF/Year.

PROPERTY HIGHLIGHTS

- 18" PEAK CLEAR HEIGHT
- 1,500 AMP, 3-PHASE ELECTRICAL SERVICE
- PHASE-I & PHASE-II COMPLETE (12/2022)

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3.747 Acres
Building Size:	56,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	791	2,077	3,163
Total Population	1,453	5,754	8,877
Average HH Income	\$27,940	\$32,343	\$29,847

Property Details

Sale Price	\$1,100,000
------------	--------------------

Lease Rate	\$2.00 SF/YR (NET)
------------	---------------------------

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I3
Lot Size	3.747 Acres
APN #	MC3000 016 01A & MC3100 012



BUILDING INFORMATION

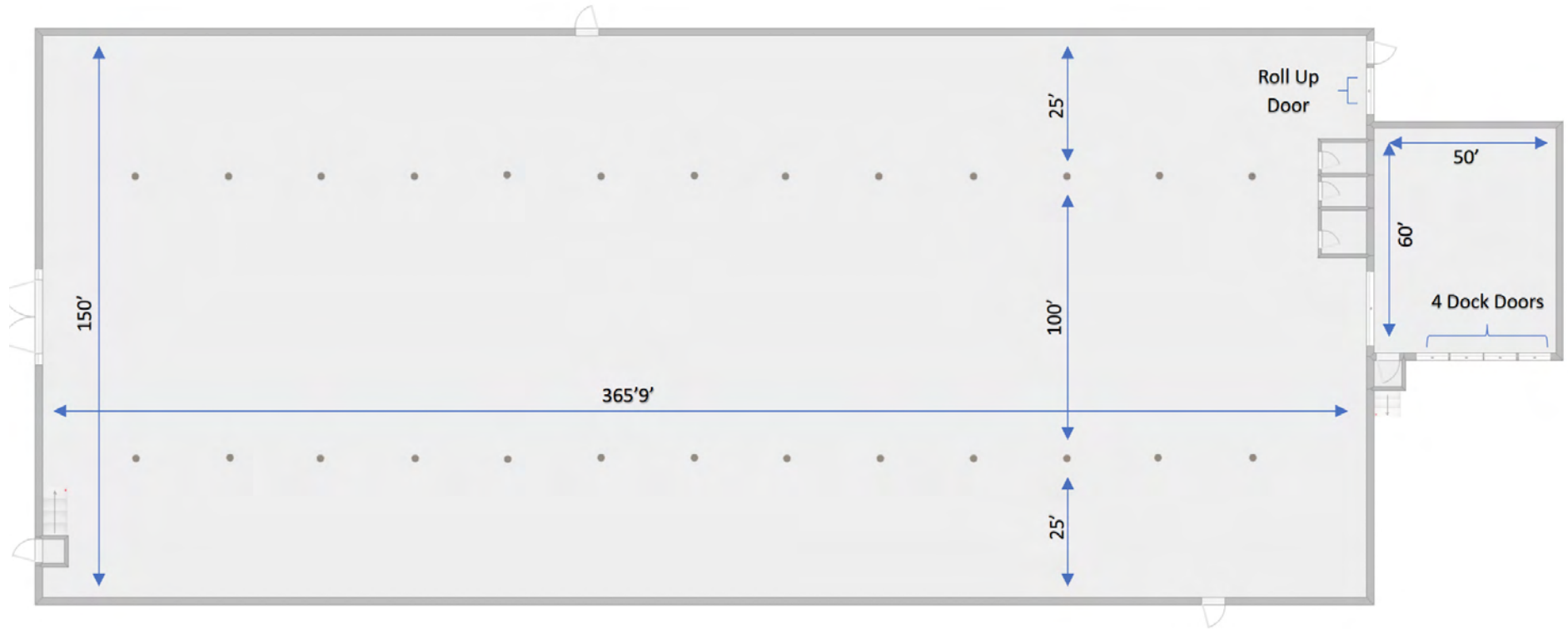
Building Size	56,500 SF
Tenancy	Single
Ceiling Height	18 ft
Minimum Ceiling Height	12 ft
Office Space	438 SF
Year Built	1975
Year Last Renovated	2022
Electrical Service	3-Phase, 1,500 Amps
Water Lines	2" Main, 4" running Parsonage



ALEX HANSBARGER

Commercial Sales Associate
 ahansbarger@shermanandhemstreet.com
 706.722.8334

Floor Plan



Additional Photos

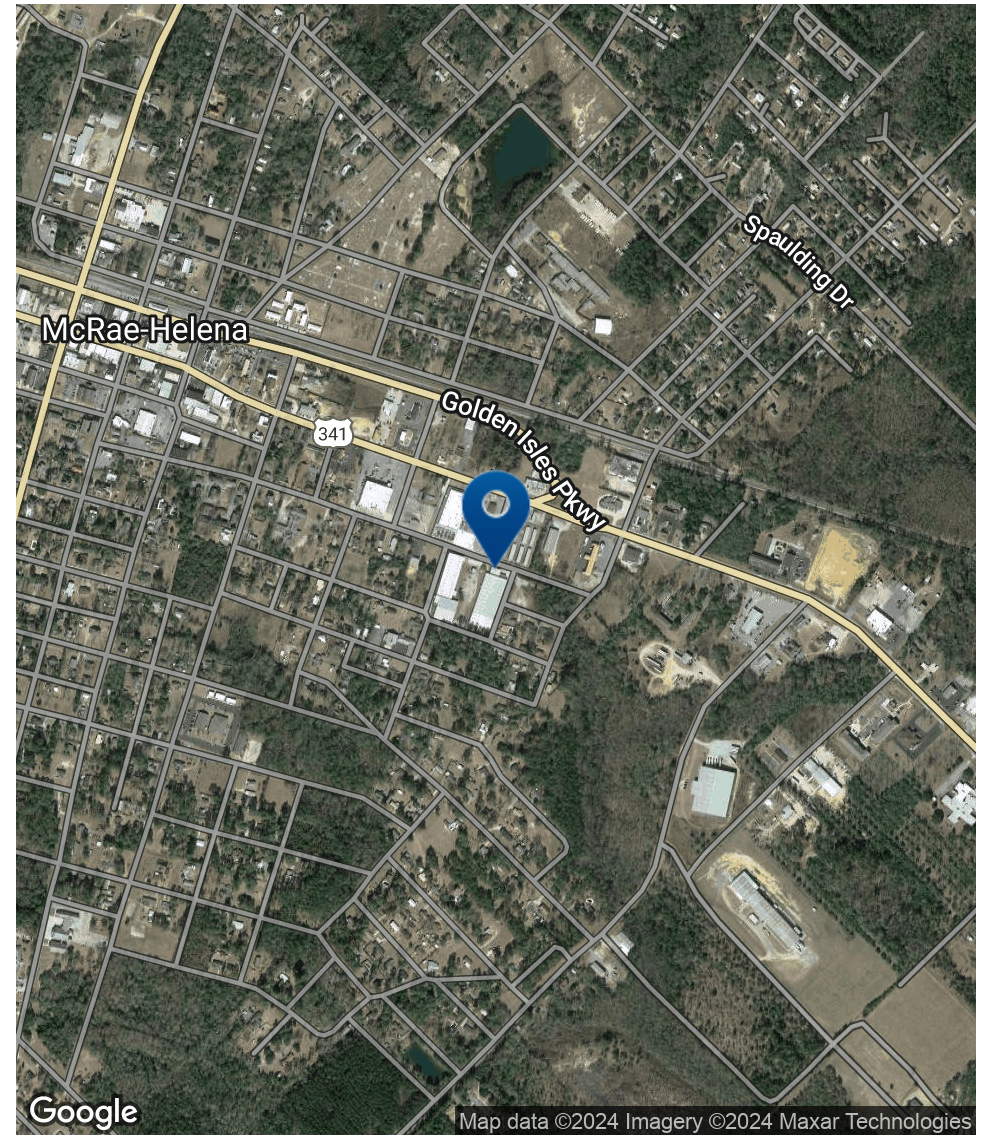
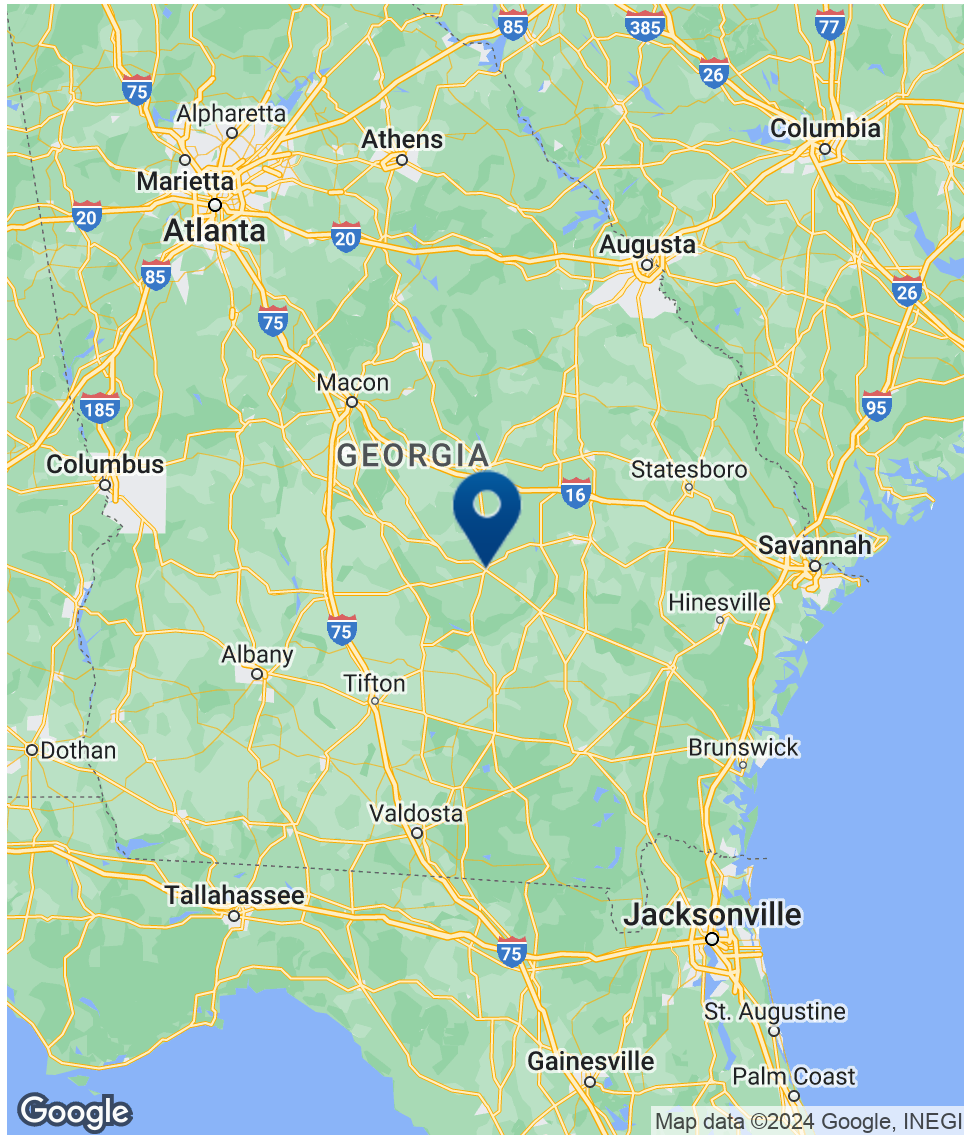


**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Location Map



SHERMAN & HEMSTREET
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Advisor Bio



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

Direct: 706.722.8334 | **Cell:** 912.509.2108

GA #420237

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

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334