



FOR LEASE

104 PARSONAGE STREET

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

For Lease at \$2.00/SF/Year. Property is a 56,500 SF warehouse with 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. Warehouse is completely sprinkled and power is 3-phase. Clear height is 18' in center to beam, and 12' on eaves.

Property is also available for purchase at \$19.47/SF.

PROPERTY HIGHLIGHTS

- 18" CENTER CEILING HEIGHT
- 3-PHASE, 1,500 AMP ELECTRICAL SERVICE
- 2" WATER MAIN, 4" LINE RUNNING PARSONAGE
- ADDITIONAL 2-ACRE +/- FENCED LOT INCLUDED
- REMODELED OFFICE/2 BATHROOMS



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OFFERING SUMMARY

Lease Rate:	\$2.00 SF/yr (Net)
Available SF:	56,500 SF
Lot Size:	3.747 Acres

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
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Lease Rate	\$2.00 SF/YR (NET)
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PROPERTY INFORMATION

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

BUILDING INFORMATION

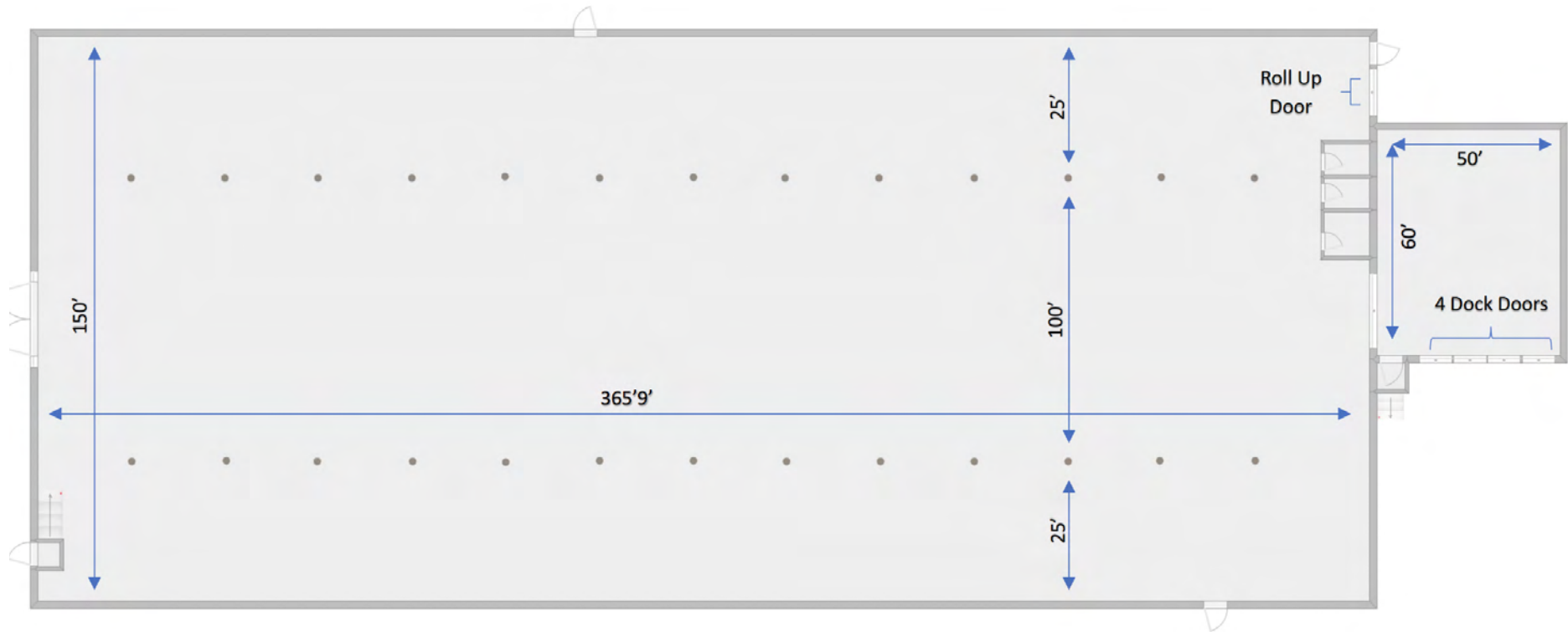
Building Size	56,500 SF
Tenancy	Single
Ceiling Height	18 ft
Minimum Ceiling Height	12 ft
Office Space	438 SF
Year Built	1975
Year Last Renovated	2022
Electrical Service	3-Phase, 1,500 Amp
Water Lines	2" Main, 4" Running Parsonage



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Floor Plan



Additional Photos



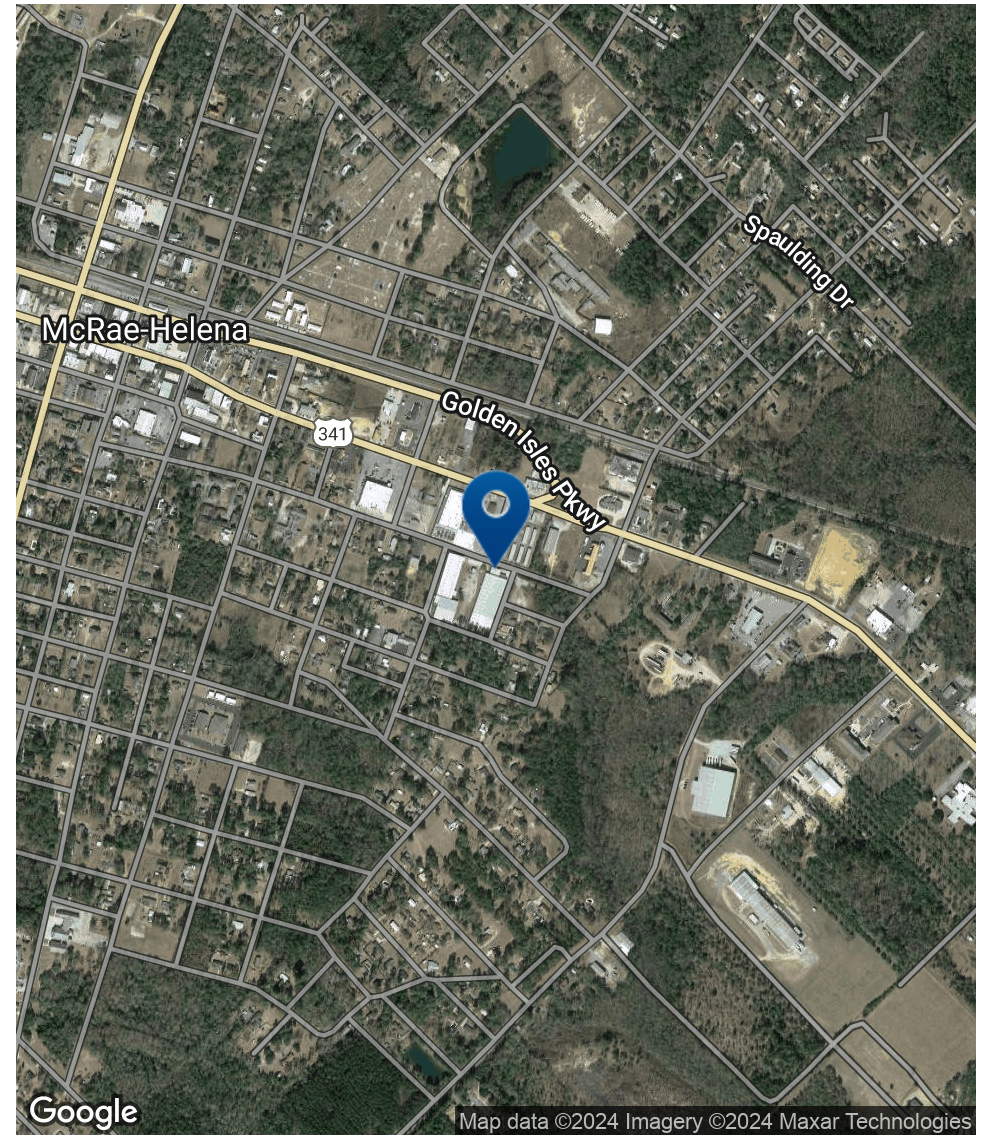
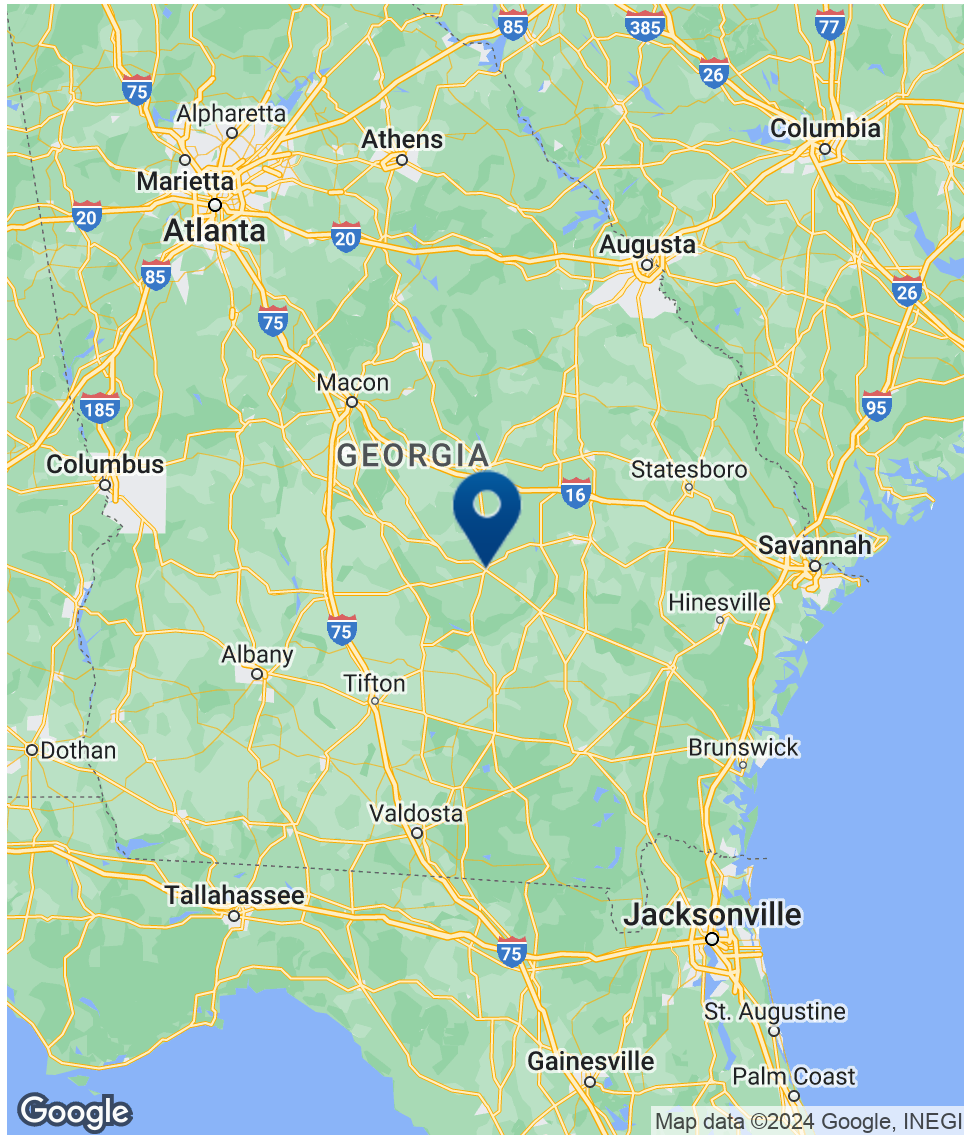
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Location Map



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Advisor Bio



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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

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