

Professional Office Suites Available  
114 Constitution Drive  
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map

**NO VACANCY  
AT THIS TIME**



**CONTACT**

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 114 Constitution Drive  
Warner Robins, GA 31008

**County:** Houston

**Utilities:** All Available

**Parking:** 54 Paved Spaces

**Notes:** Suites will be delivered in broom-swept condition. Best value in the area, with all the convenience and less traffic.

### SITE

**Site Size:** 0.91

**Parcel ID:** OW78N0 027000

**Zoning:** M-1

**LEASE PRICE: \$14.00/SF NNN**  
CAM, Taxes, and Insurance estimated at \$1.51 PSF

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,529	54,073	116,812
Avg HH Income	\$77,982	\$93,711	\$95,555
Median Age	36.7	36.4	35.8

### CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

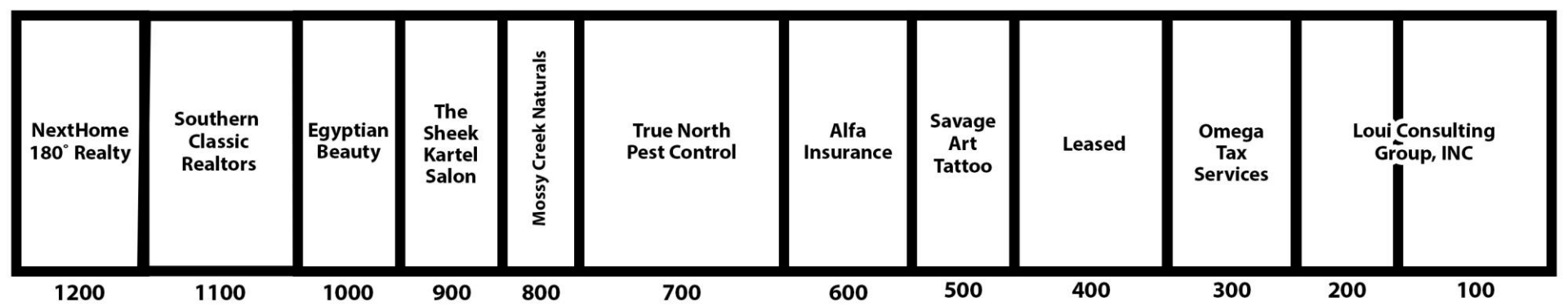
**PROPERTY INFORMATION**

**LOCATION**

Located in the Advanced Technology Park off of Osigian Boulevard and Houston Lake Road. Good access to Houston Lake Road, Watson Boulevard, Highway 41, and I-75.

**NEIGHBORS**

Surrounding Neighbors include Galleria Mall, Willow Lake Crossing (Target, Joann, Hobby Lobby, Academy Sports & Outdoors), Warner Robins Place (Walmart, Lowes, TJ Maxx, Bealls, PetSmart) and many other amenities, restaurants, shopping, and banking.



**CONTACT** | **Lan Heath**  
 478-746-9421 Office  
 478-731-5899 Cell  
 lheath@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>



# Professional Office Suites Available

114 Constitution Drive  
Warner Robins, GA 31088

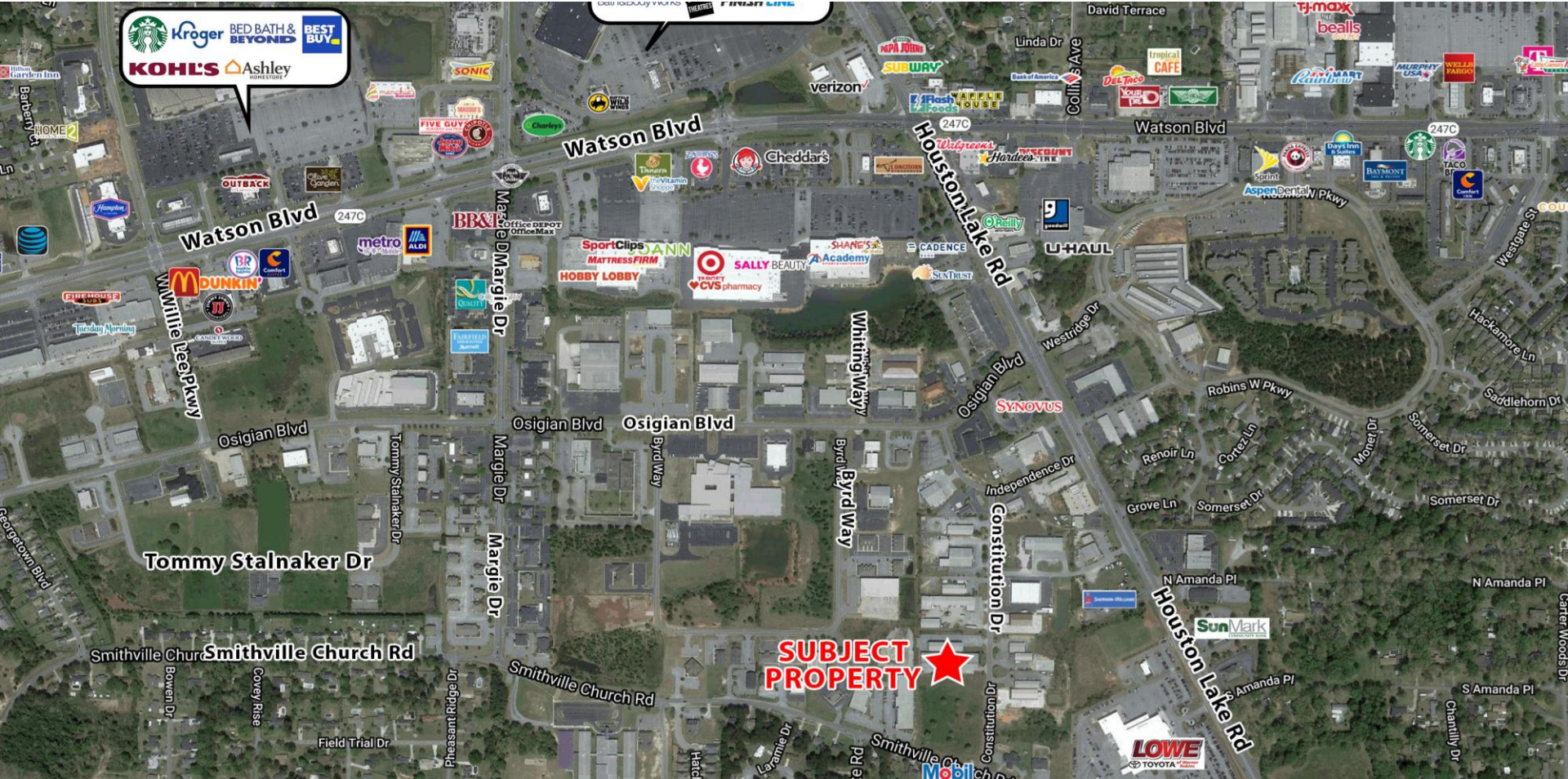


Summary

Area Info

Aerial

Site Map



## CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



Professional Office Suites Available  
114 Constitution Drive  
Warner Robins, GA 31088

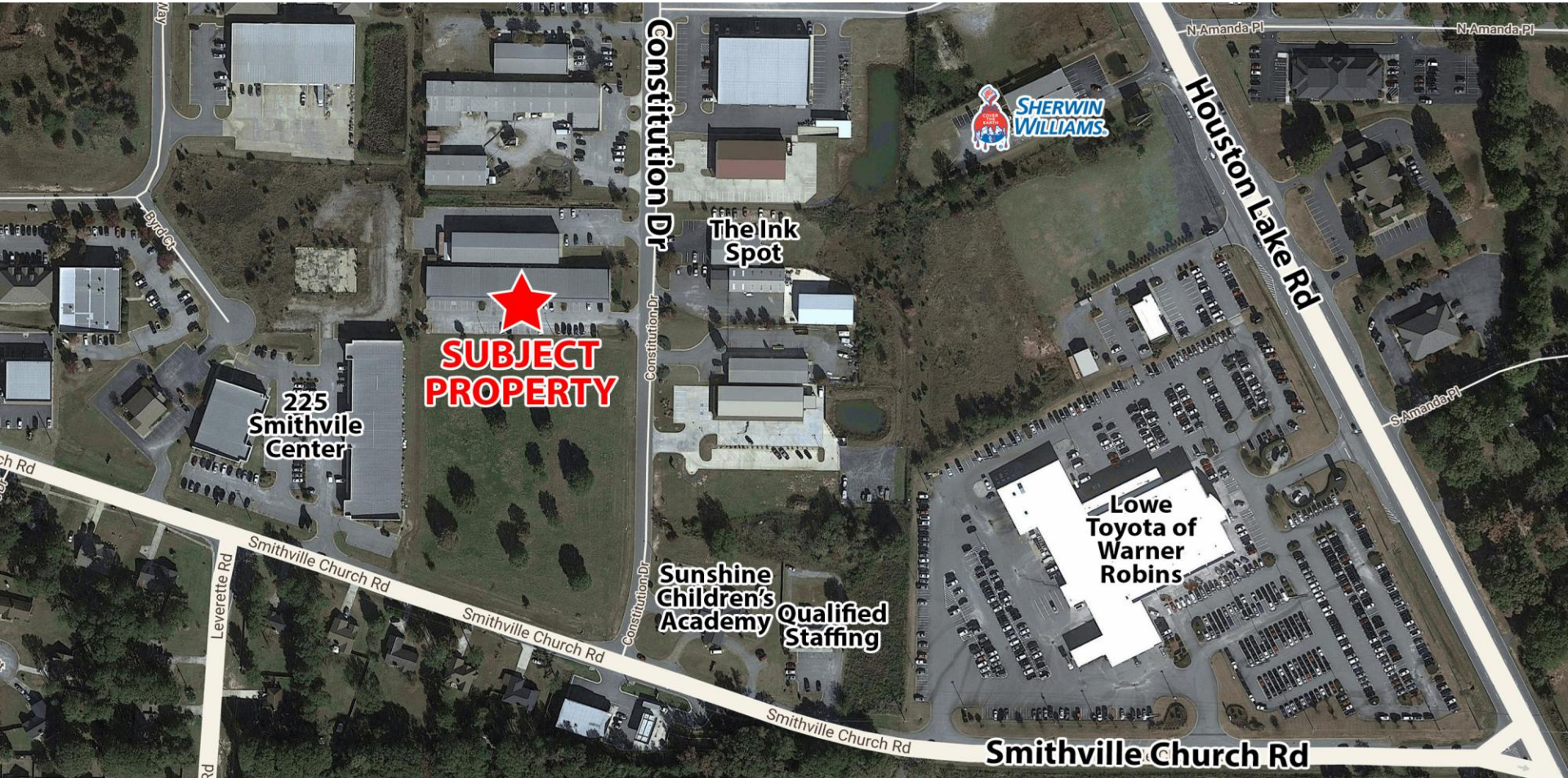


Summary

Area Info

Aerial

Site Map



**CONTACT**

Lan Heath  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>