

FOR LEASE – Office Building with Warehouse
165 Tower Centre Drive
Byron, GA 31008



Summary

Area Info

Floor Plans

Aerial



LEASE PRICE: \$3,590.00 per month base rent/NNN

CONTACT

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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.

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PROPERTY INFORMATION

BUILDING

Property Address: 165 Tower Centre Drive
Byron, GA 31008

County: Peach

Year Built: 2007

Total Size: **7256 SF**
 1,360 SF Downstairs Office Space
 1,256 SF Upstairs Office Space
 4,384 SF Warehouse Space

Available: **7256 SF**

Utilities: All Available

Traffic Count: Interstate 75 – 43,227 VPD

SITE

Site Size: 1.486± AC

Parcel ID: 054B 027

Zoning: Industrial 1

LEASE PRICE: \$3,590.00 per month base rent/NNN
 Estimated taxes and insurance are \$0.90/psf

| Demographics 2023 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 927 | 20,183 | 43,717 |
| Avg HH Income | \$86,909 | \$73,289 | \$74,831 |
| Median Age | 36.9 | 37.0 | 38.1 |

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NOTES

Free standing metal office building with brick façade. Approximately 1,360 sf of office space downstairs, 1,256 sf of office space upstairs, and 4,384 sf of warehouse space. Property has one roll up door. Lease of building includes adjacent lot. Tenant is responsible for maintenance of the grounds/landscaping and utilities.

Estimated taxes and insurance are \$0.90/psf.

LOCATION

Located in the North Peach Industrial Park, great visibility and easy access to Interstate 75. Surrounding neighbors include Parts Plus, LL Flooring, Premier Platforms, BCI Insulation, Poly Vinyl Creations, Barnes Paper Co, Reames Concrete, and many other businesses, retailers, and restaurants.



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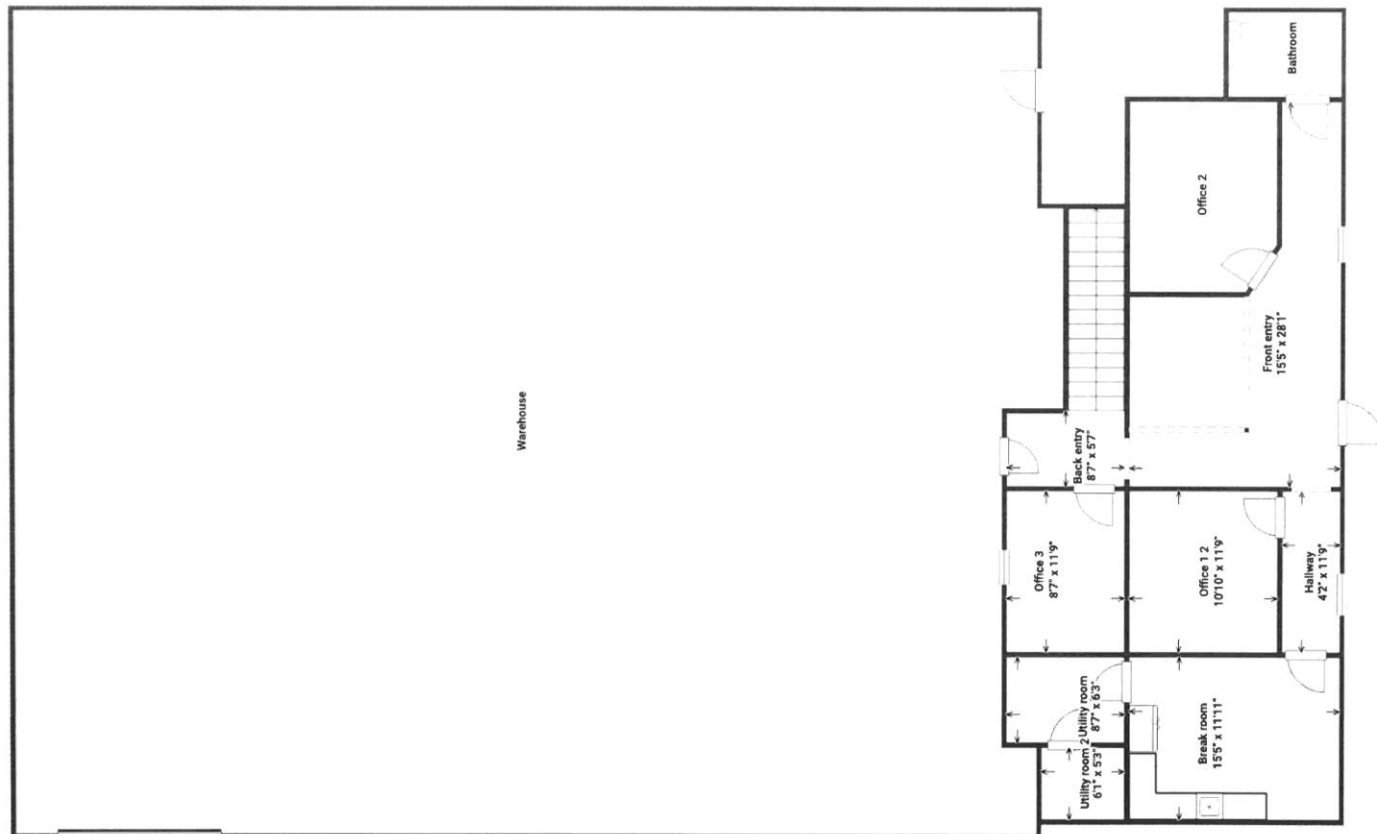
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First Level Floorplan



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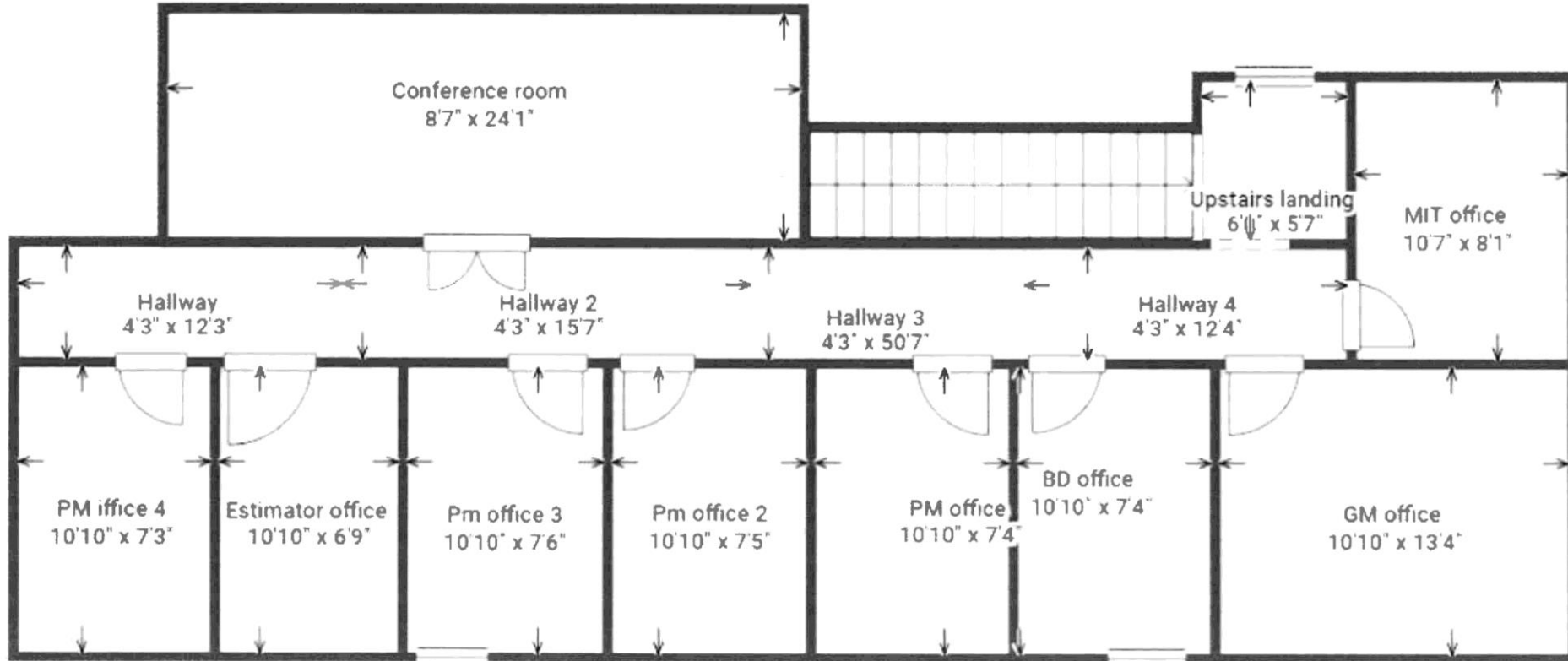
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Second Level Floor Plan



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