

PROFESSIONAL OFFICE SPACE FOR LEASE

127 Osigian Boulevard
Warner Robins, GA 31088



Summary

Area Info

Floor Plan

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 127 Osigian Boulevard
Warner Robins, GA 31088

County: Houston

Total Size: 12,000 SF

Available: 3,033 SF

Utilities: All available

Parking: On Site

Traffic Count: Osigian Boulevard – 7,910 VPD
Watson Boulevard – 34,400 VPD

SITE

Site Size: 1.05 Acres

Parcel ID: 0W78D0 069000

Zoning: M-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,444	51,043	115,838
Avg HH Income	\$76,648	\$93,010	\$95,455
Median Age	37.3	36.7	35.9

LEASE PRICE: \$14.00/SF NNN Base Rent
NNN costs estimated at \$1.50/SF

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AREA INFORMATION

SITE

3,033 SF of professional office space is now available! The space has a reception area, eleven (11) offices, three (3) restrooms, breakroom, and conference room.

LOCATION

Located in the Advanced Technology Park on Osigian Boulevard. Property is located off the main retail corridor Watson Boulevard and is less than 6 miles from Robins Air Force Base. Surrounding neighbors include Target, Hobby Lobby, Academy Sports, Office Depot, ALDI, Kroger, Kohl's Best Buy, Steak 'n Shake, Panera Bread, Zaxby's, Wendy's, Longhorn's Steakhouse, The Allergy, Asthma, & Sinus Center, Ortho Georgia Warner Robins, and many more retailers, restaurants, medical and professional offices, and hotels.



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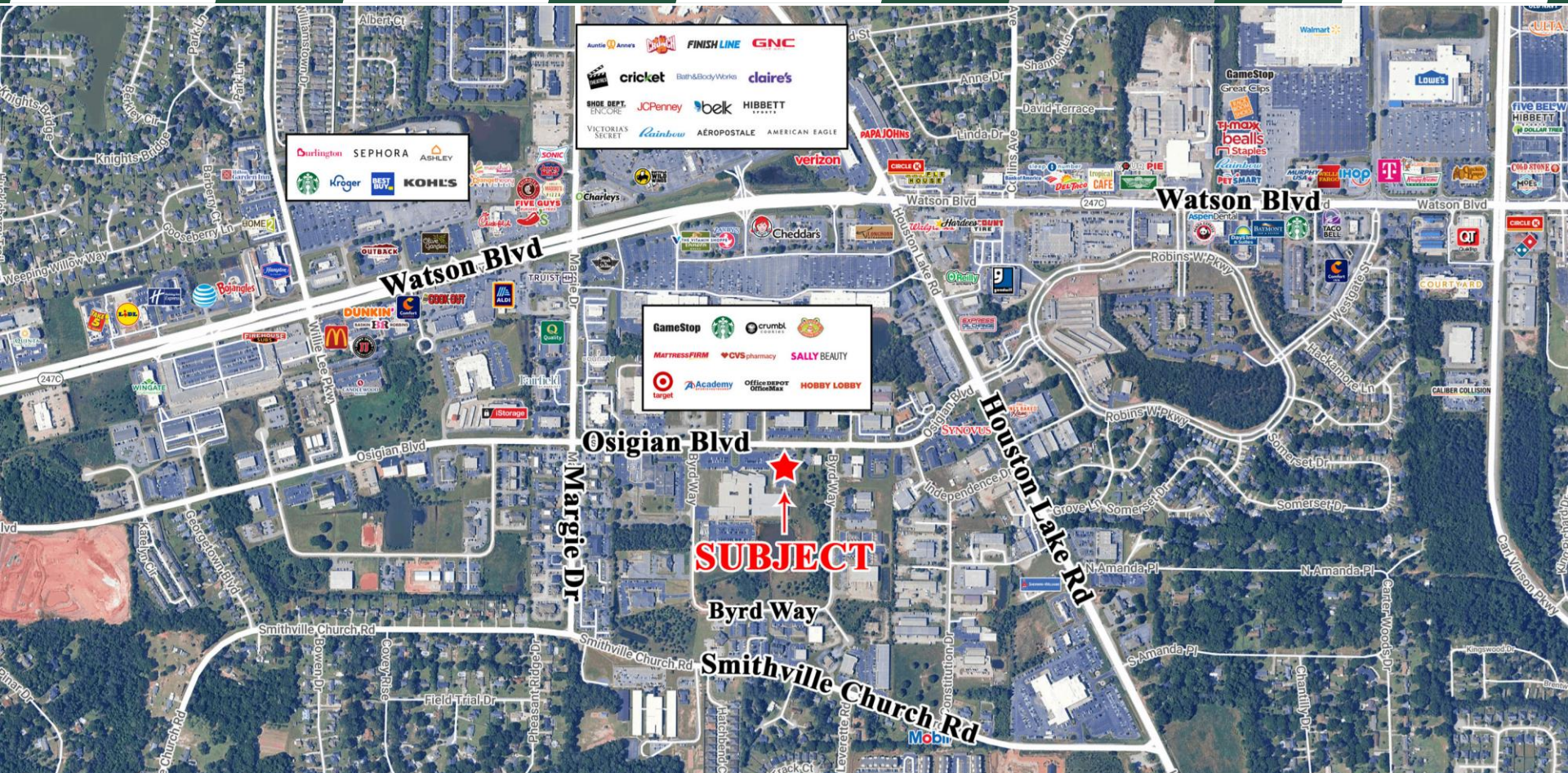
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