

Freestanding Professional Facility For Lease
Ideal for Education, Training, & Institutional Use
801 Duke Avenue, Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



LEASE PRICE: \$12.00/SF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 801 Duke Avenue
Warner Robins, GA 31088

County: Houston

Available: 26,315 SF

Utilities: All Available

Parking: Paved, 200 Spaces
Ratio: 7.6/1,000 SF

Traffic Count: Highway 247 - 25,700 VPD
Watson Boulevard - 12,500 VPD

SITE

Site Size: 3.09 AC

Parcel ID: 0W15AA 055000

Zoning: C-2

Demographics 2026	5 Miles	10 Miles	15 Miles
Population	75,885	173,703	257,432
Avg HH Income	\$86,290	\$107,651	\$97,245
Median Age	35.5	36.6	36.4

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Well maintained and established property with existing improvements and infrastructure, ideal for professional services, educational/training operators, and institutional users. Building has sixteen (16) offices and twenty (20) dedicated rooms for classroom or training instruction, and two sets of Men's and Women's restrooms. Expansive 3,500 SF Atrium is ideal for hosting large meetings, conferences, or training sessions. Expansive foyer welcomes guests into a functional space with Administrative offices immediately center, and classrooms to each side. Typical classroom size is 30 feet long and 18-20 feet wide.

Located just minutes from Robins Air Force Base, Middle Georgia's largest employment and economic center.



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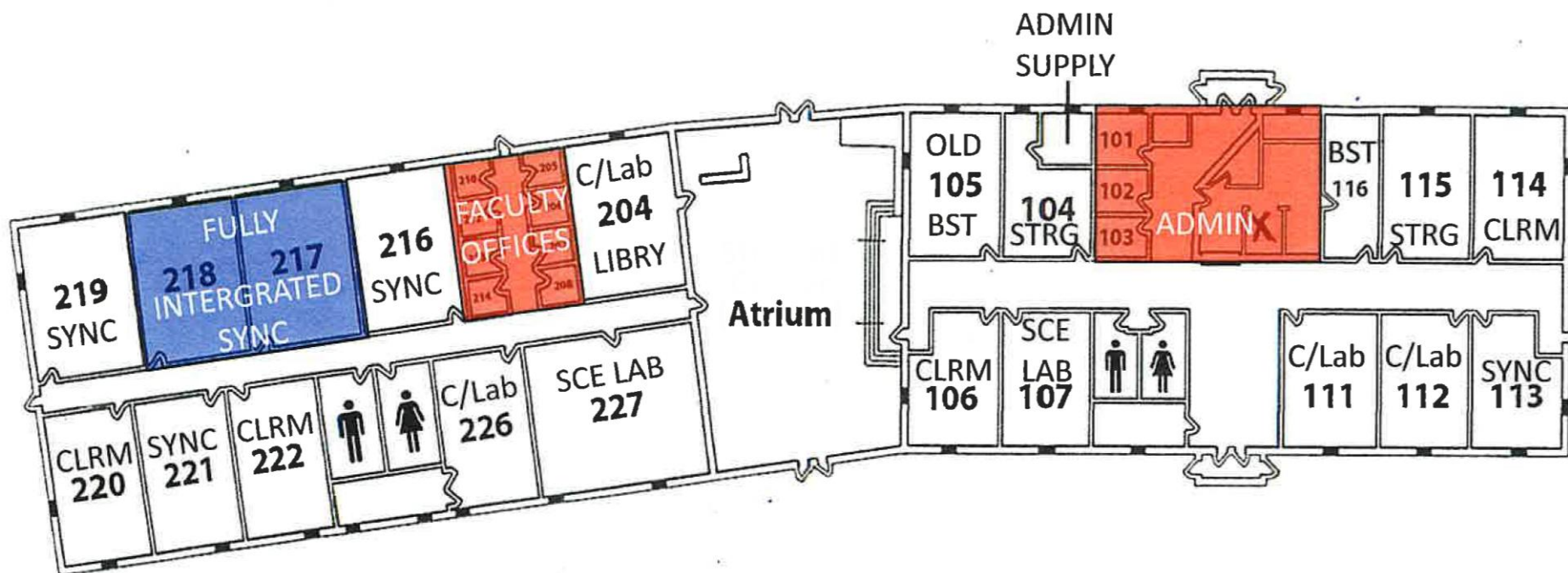
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*All measurements and all calculations of area are approximate and not guaranteed

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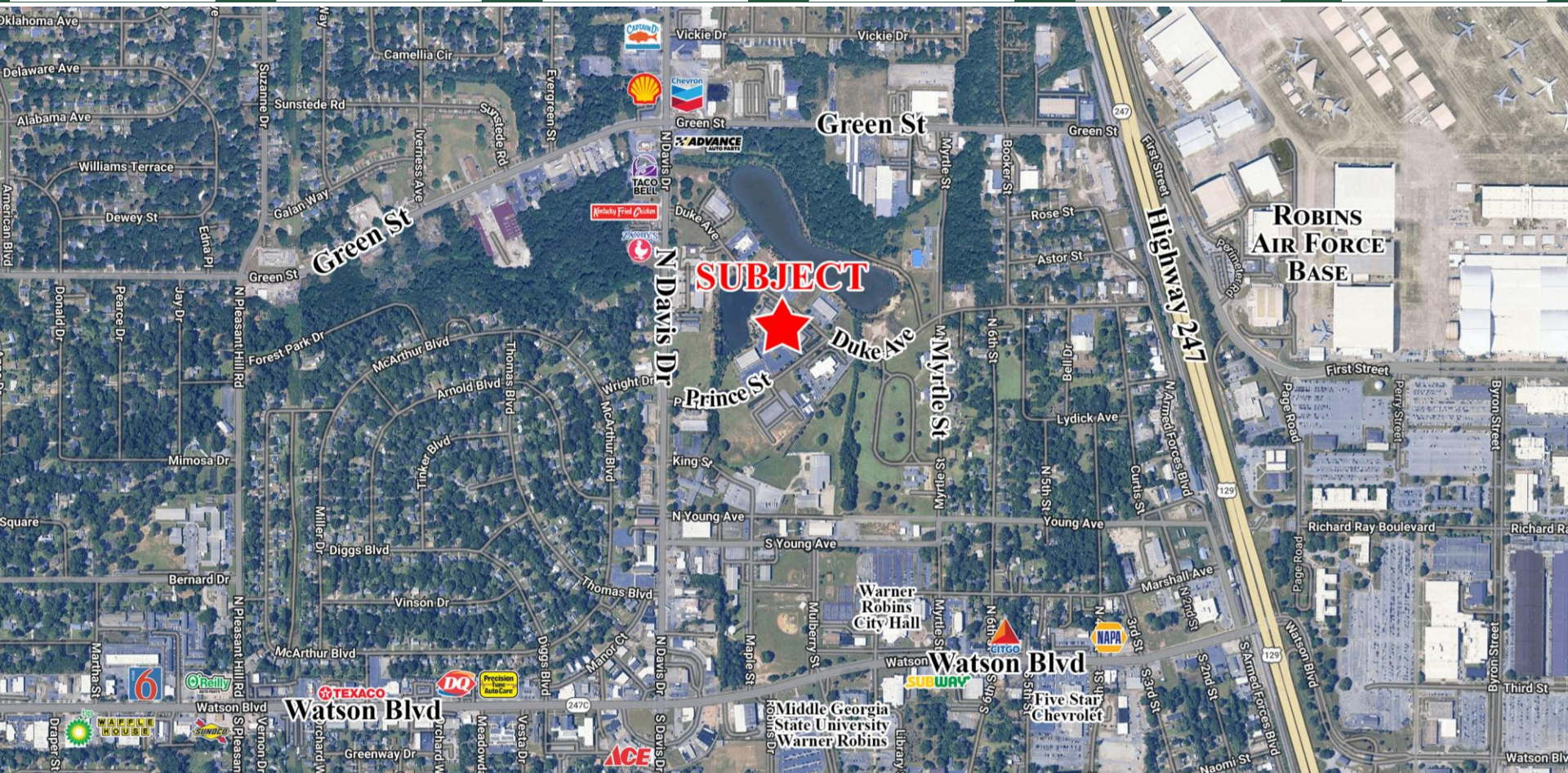
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