

WAREHOUSE SPACE AVAILABLE FOR LEASE

530 Soperton Avenue
East Dublin, GA 31027



Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: Starting at \$4.00/SF NNN

Lease price subject to increase based on degree of requested build-out

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:	530 Soperton Avenue East Dublin, GA 31027
County:	Laurens
Total Size:	26,000± SF
Available:	22,000± SF
Utilities:	All Available
Parking:	Ample, onsite
Ceiling Height:	16'

SITE			
Site Size:	3.71 AC		
Parcel ID:	E24B 071		
Zoning:	C-3 Commercial		
Demographics 2026	3 Miles	5 Miles	10 Miles
Population	10,250	23,063	37,790
Avg HH Income	\$86,719	\$87,698	\$89,243
Median Age	33.2	36.1	37.9

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BUILDING

Beautifully maintained warehouse space available for lease! 22,000± SF available in 26,000± SF warehouse owned by Sidney Lee Welding Supply. Opportunity for build to suit, owner willing to build out loading dock and roll up door. Ample parking and laydown yard space (could be fenced), as well as plenty of room to accommodate the turn radius for an 18-wheeler. Zoned C-3 commercial, building has 16' ceiling height. 5-year lease term required.

LOCATION

Located in East Dublin, just 5.8 miles from I-16, the main thoroughfare connecting the port city of Savannah to Macon and Atlanta via I-75. Neighbors in the area include Complete Sitework Services, Exxon, Bank of Dudley, Huddle House, Dollar General, NAPA Auto Parts, ACE Hardware, and many other local industrial and retail businesses.



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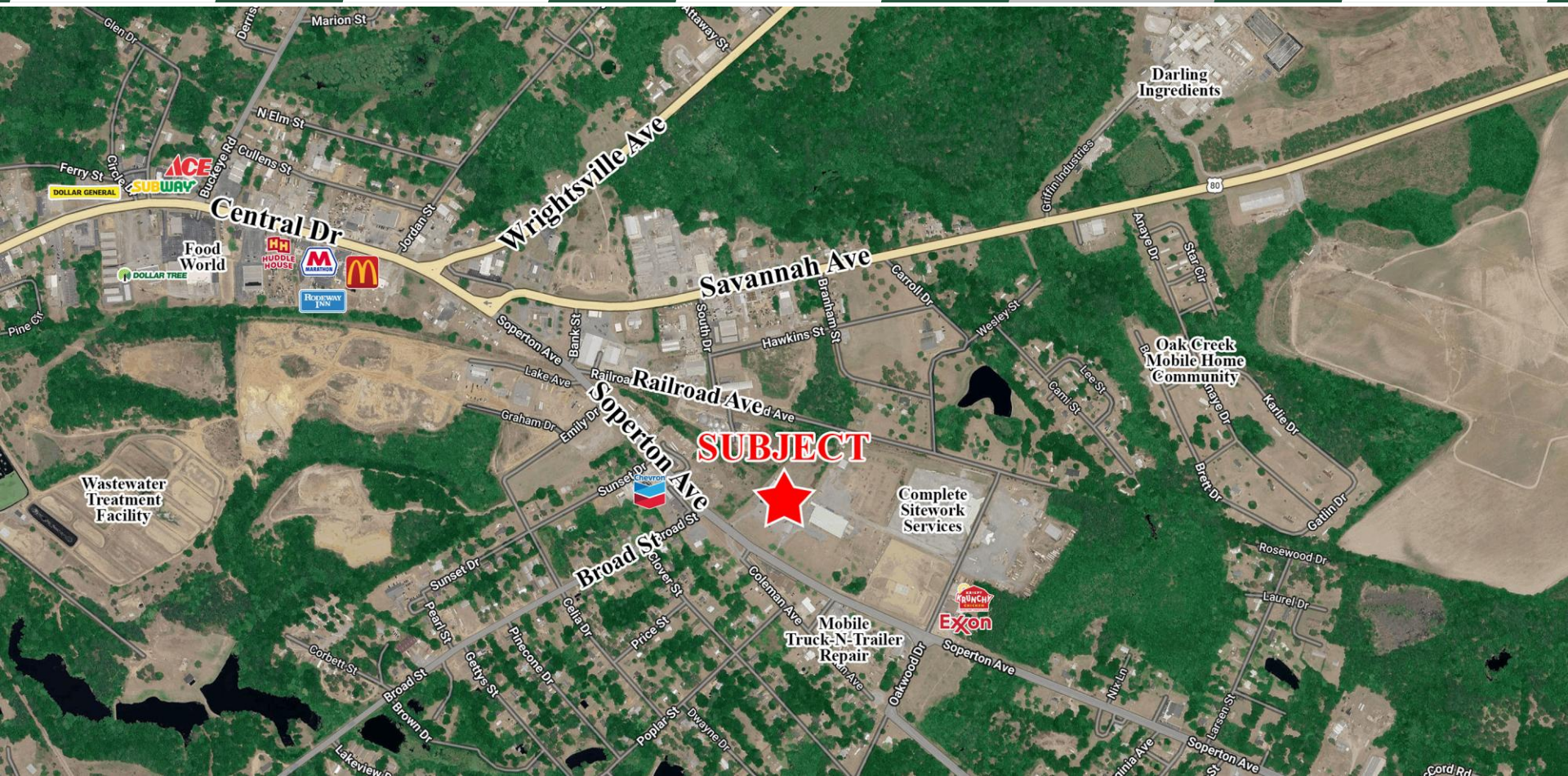
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