

104 BORDERS WAY
WARNER ROBINS, GA 31088
A 19,081 SF OFFICE/FLEX SPACE



IDEAL PROPERTY FOR INVESTOR OR OWNER/USER

LOCATION:

Located in the Advanced Technology Park between Osigian Blvd and Watson Blvd.

NEARBY BUSINESSES: Convenient to Target, Hobby Lobby, Suntrust Bank, Academy Sports & Outdoors, Fort Valley State University, Mercer Engineering Research Center, and Galleria Mall

IMPROVEMENTS:

Property consists of 2 buildings, subdivided for Multi-Tenants. Suites range from 1,500 sf to 3,000 sf.

Reduced Price: \$779,000
~~Sale Price: \$995,000~~
Lease Price: \$10.00/PSF

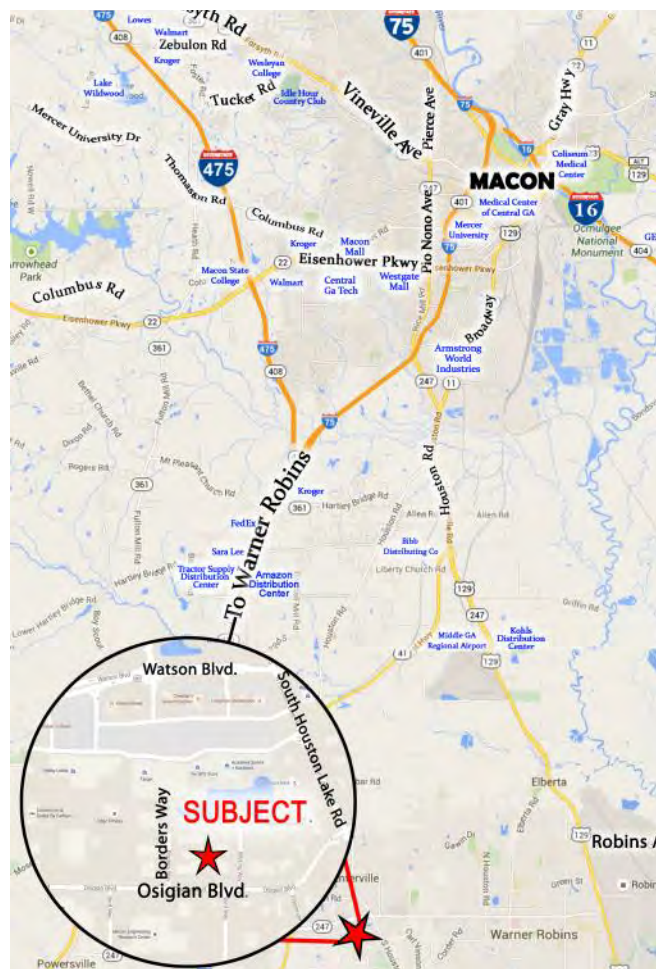
ADDRESS: 104 Borders Way
BUILDING SIZE: Two buildings totaling approximately 19,081 sf. Up to 3,000 SF of contiguous space available for owner/user.
PARKING: 51 paved spaces
LAND AREA: 1.04 acres
ZONING: M-2 (Industrial)
UTILITIES: Water, Sewer and Electricity available
YEAR BUILT: 2003 and 2007
ESTIMATED REAL ESTATE TAXES: \$5,710.83 (\$.30 psf)
ESTIMATED INSURANCE: \$3,200 (\$0.17 PSF)
INCOME: Asking Rent \$10.00 PSF
(Includes Taxes & Insurance)

INVESTMENT HIGHLIGHTS:

Projected Income
Less Vacancy
Effective Gross Income
Less Expenses
Net Operating Income

Pro Forma 90% Occupancy

\$146,364
\$ 14,636
\$131,728
\$ 40,304
\$ 91,424



Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

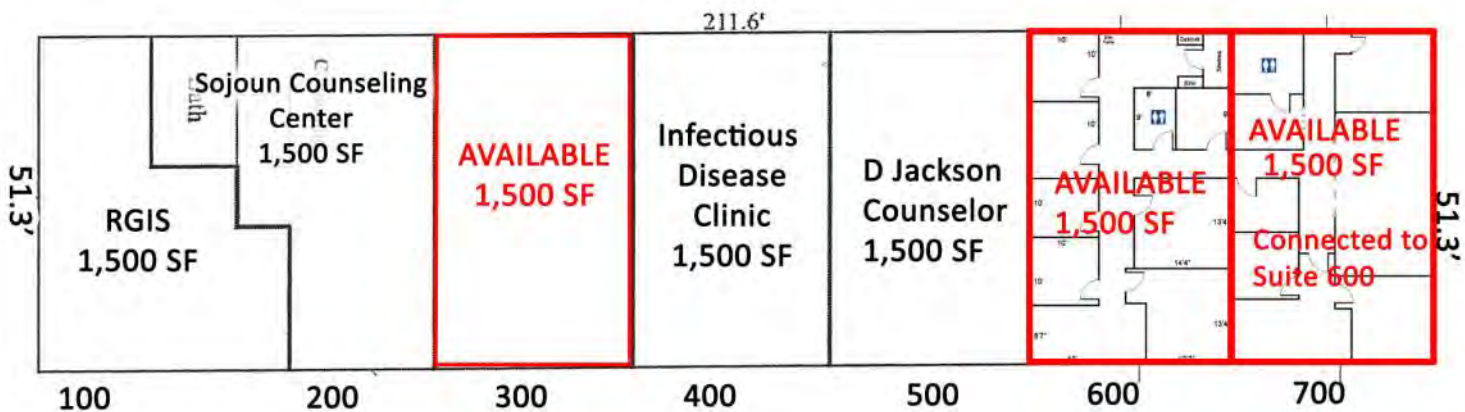


Contact:
Larry Crumbley CCIM, CPM, SIOR
478.746.9421 / 800.598.0590
lcrumbley@fickling.com

www.fickling.com

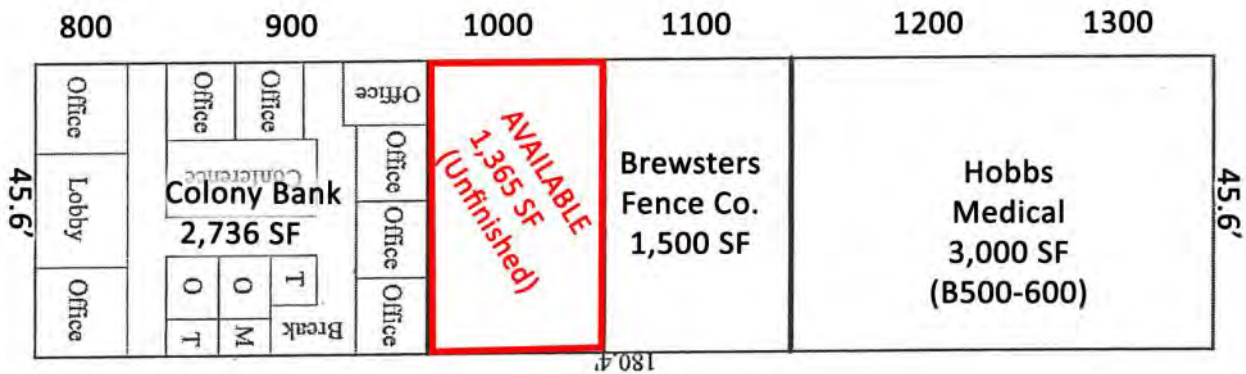
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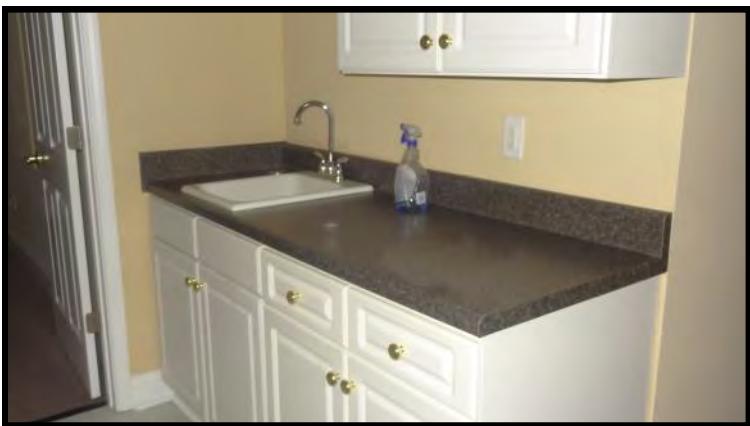
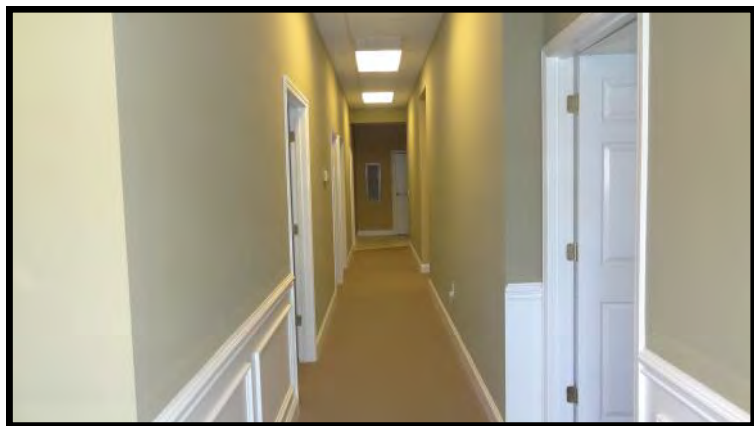
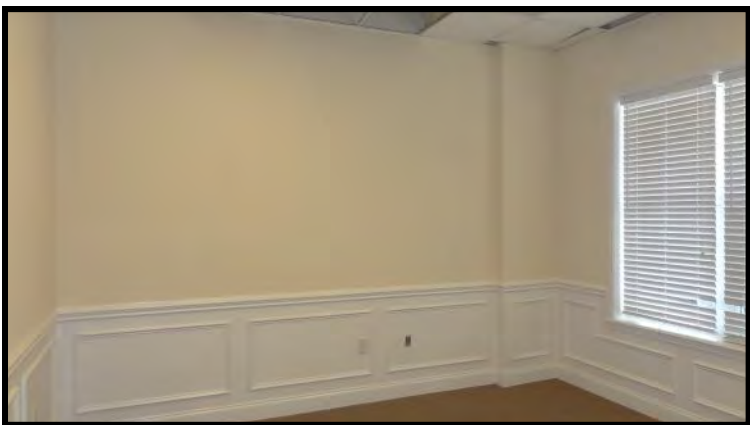


Parking

*Dimensions are approximately and not guaranteed



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Demographics 2016	1 Mile	3 Miles	5 Miles
Population	5,526	47,233	106,935
Median Age	37.0	35.8	34.8
Average HH Income	\$63,457	\$66,535	\$65,013

PLAT MAP

