

104B Borders Way For Sale or Lease
Warner Robins, GA 31088
A 10,888 SF OFFICE/FLEX SPACE



User/Investor Opportunity



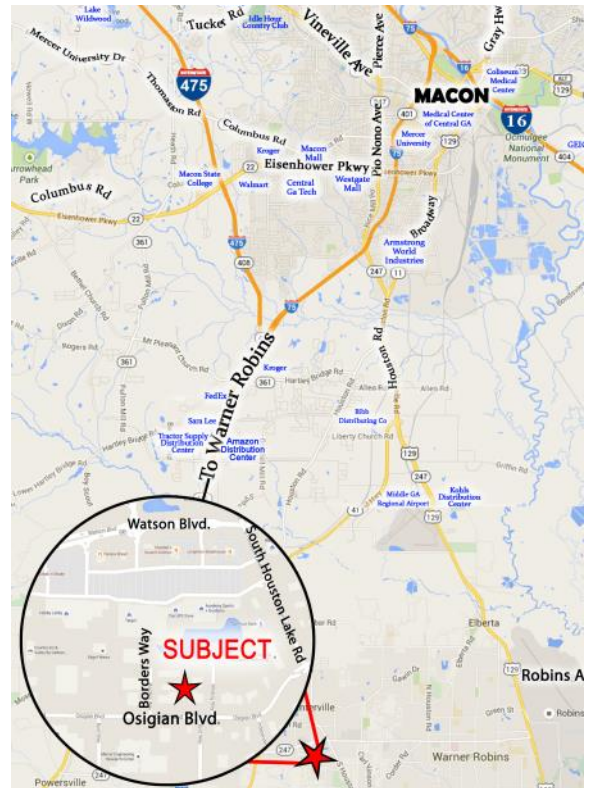
- ADDRESS:** 104B Borders Way
- BUILDING SIZE:** Approximately 10,888 sf. Up to 1,500 SF to 4,500 sf of contiguous space available for tenant or owner/user.
- PARKING:** 23 paved spaces
- LAND AREA:** .47 acres
- ZONING:** M-2 (Industrial)
- YEAR BUILT:** 2003
- ESTIMATED REAL ESTATE TAXES:** \$7,330.00 (\$0.67psf)
- ESTIMATED INSURANCE:** \$1,600 (\$0.15 PSF)
- INCOME:** Asking Rent \$10.00 PSF (Includes Taxes & Insurance)

1,500 SF - 4,500 SF
Available for
Tenant or Owner

LOCATION: User
 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 1 building, subdivided for Multi-Tenants. Suites range from 1,500 sf to 4,500 sf.



INVESTMENT HIGHLIGHTS:	Pro Forma 90% Occupancy	Existing Occupancy
Projected Income	\$ 96,540	\$105,000
Less Vacancy	\$ 9,204	\$ 60,000
Effective Gross Income	\$ 82,836	\$ 45,000
Less Expenses	\$ 21,970	\$ 19,700
Net Operating Income	\$ 60,866	\$ 25,300

Call Agent for Financial Details

SALE PRICE: \$525,000
LEASE PRICE: \$10.00/PSF

**FOR MORE
 INFORMATION
 CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
 478-746-9421
 478-737-3381
 lcrumbley@fickling.com

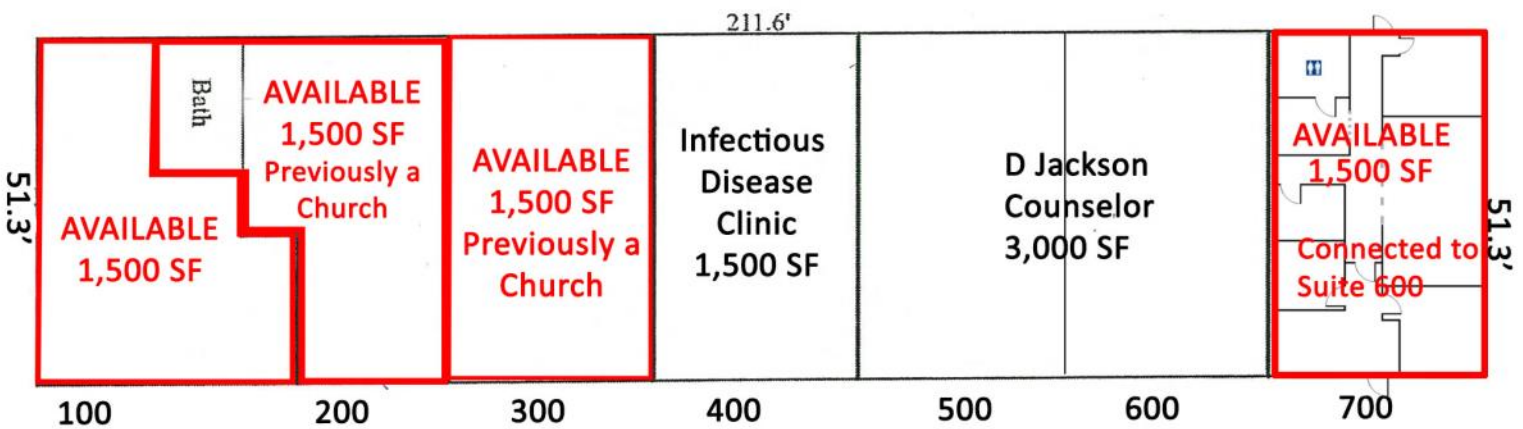


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1,500 SF - 4,500 SF FOR LEASE



*Dimensions are approximately and not guaranteed

Parking

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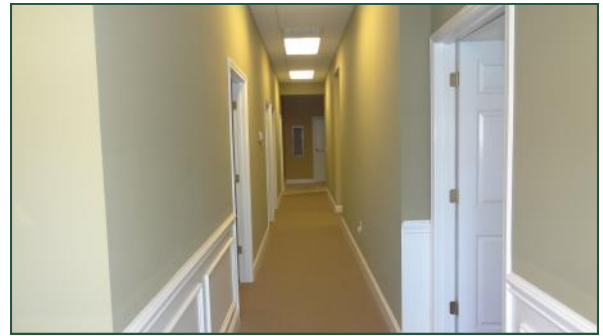
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Demographics 2018	1 Mile	3 Miles	5 Miles
Population	6,252	49,737	109,113
Median Age	35.1	35.6	34.9
Average HH Income	\$71,746	\$72,478	\$69,247

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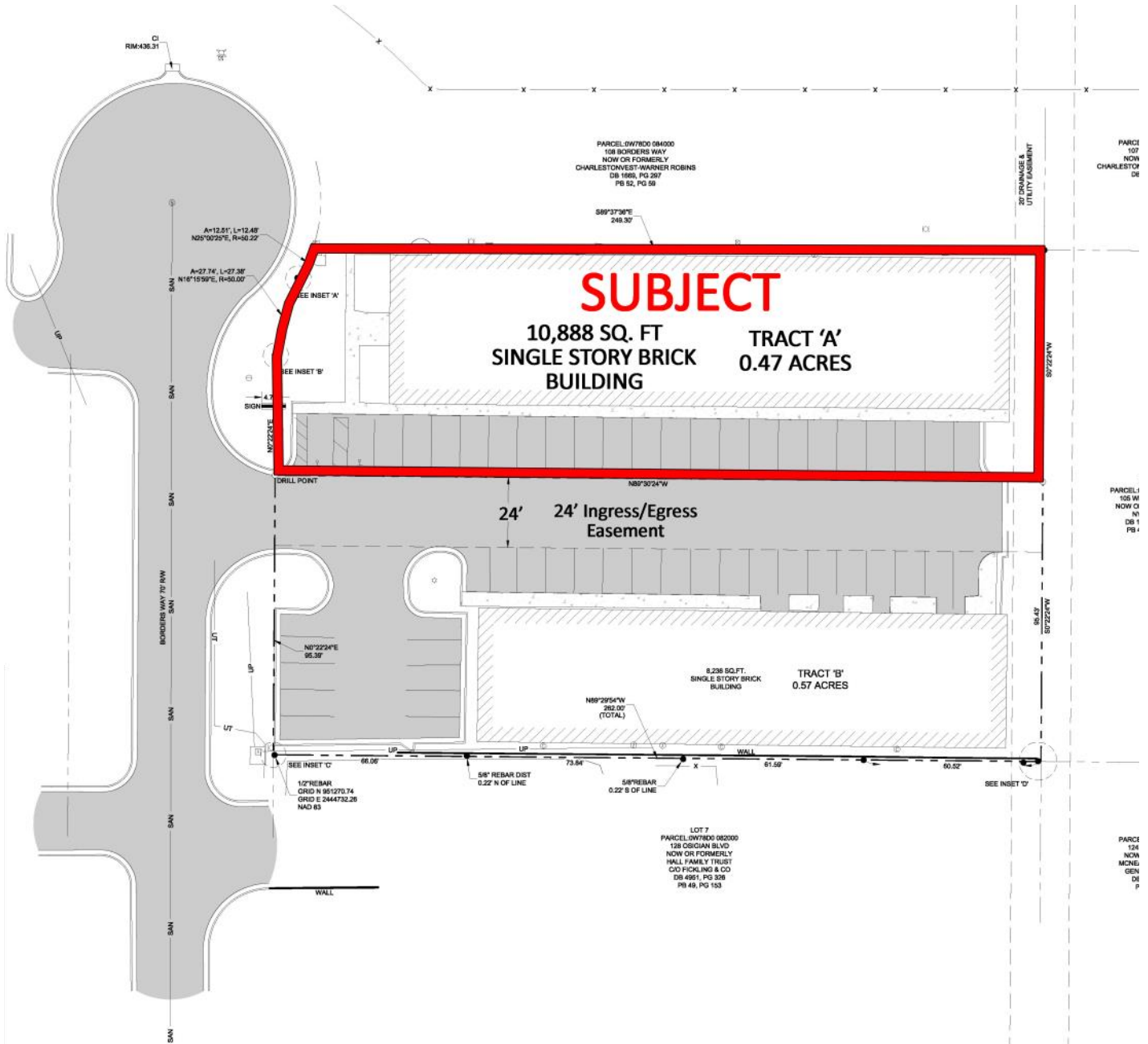
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SURVEY MAP



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