



FOR LEASE WAREHOUSE SPACE

FOR LEASE:

Address: 1404 Industry Avenue,
Albany, GA 31707

Lease Rate: \$3.75/sf

Acreage: 10.96 acres

Total Bldg.: 93,717 s.f.

Space Avail: 32,000 - 64,000 s.f.

Zoning: M-1 Industrial

Built: 1962, 1989

Occupancy: Multi-tenant options

Renovation: In progress

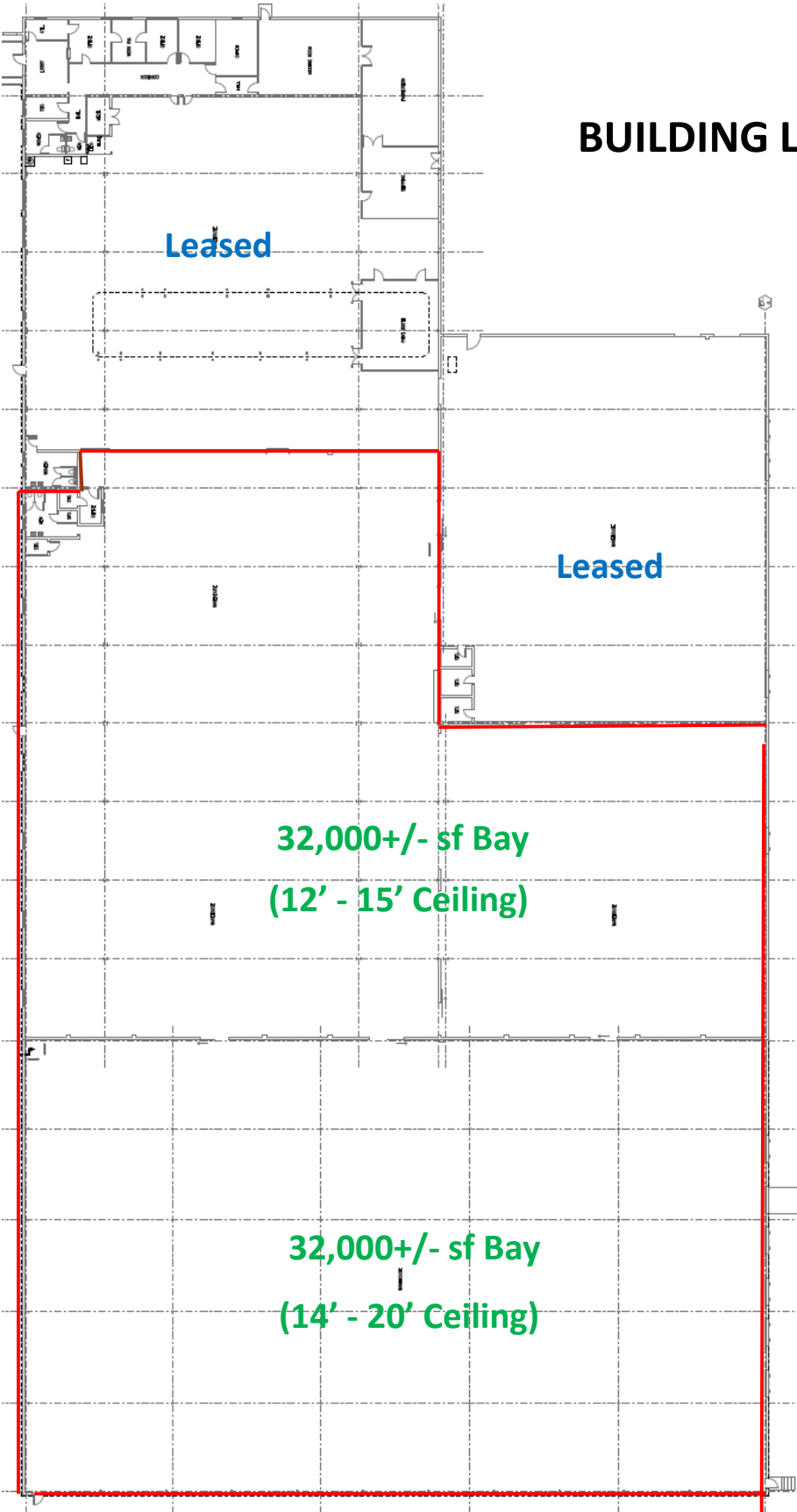
HIGHLIGHTS:

- Well located industrial area minutes from GA Hwy 91 and 133, and US Hwy 19 and US Hwy 82
- Wet Sprinkler System
- Dock high O.H. Doors
- Fenced and gravel storage yard and truck court
- Owner will consider tenant build-out needs
- New TPO roof and exterior improvements recently completed
- Exterior lighting & security cameras
- Updated LED interior lighting





BUILDING LAYOUT

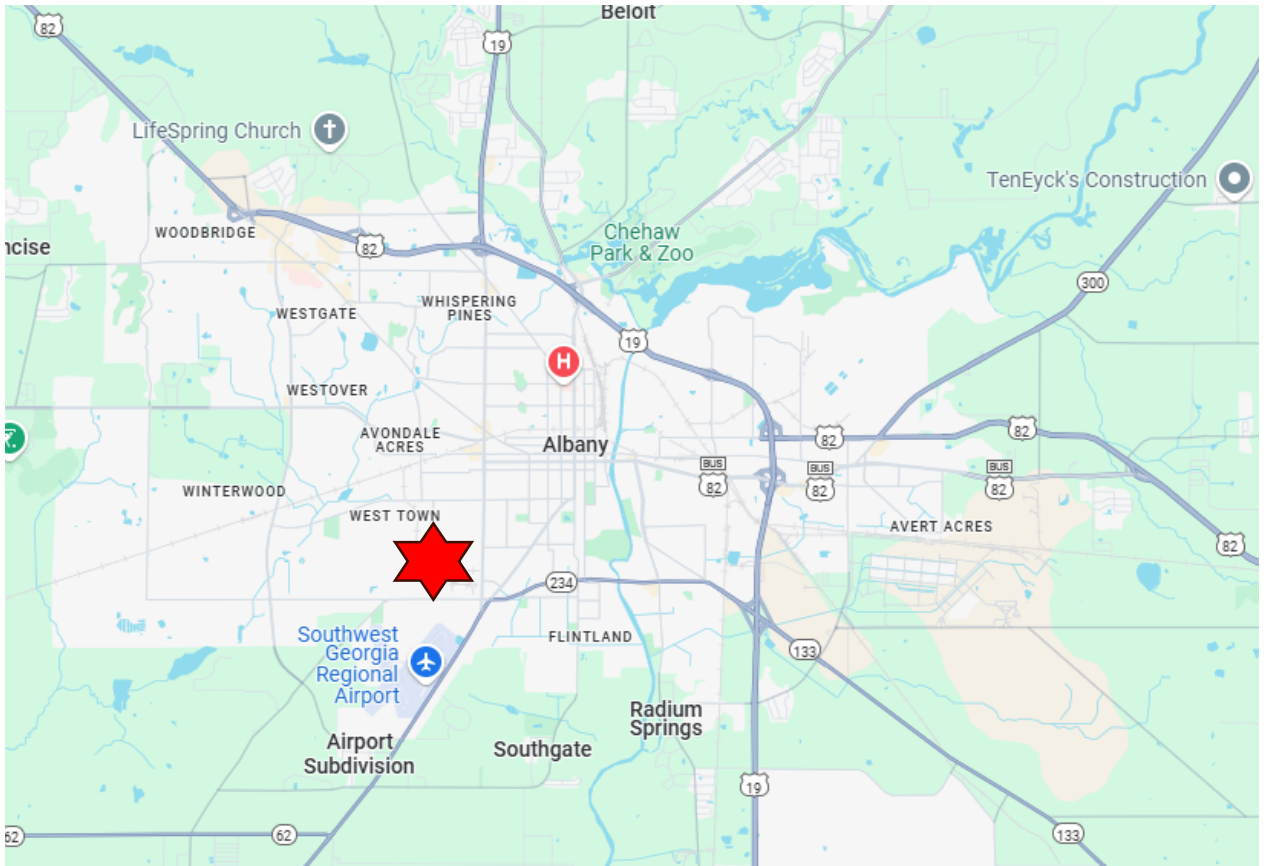
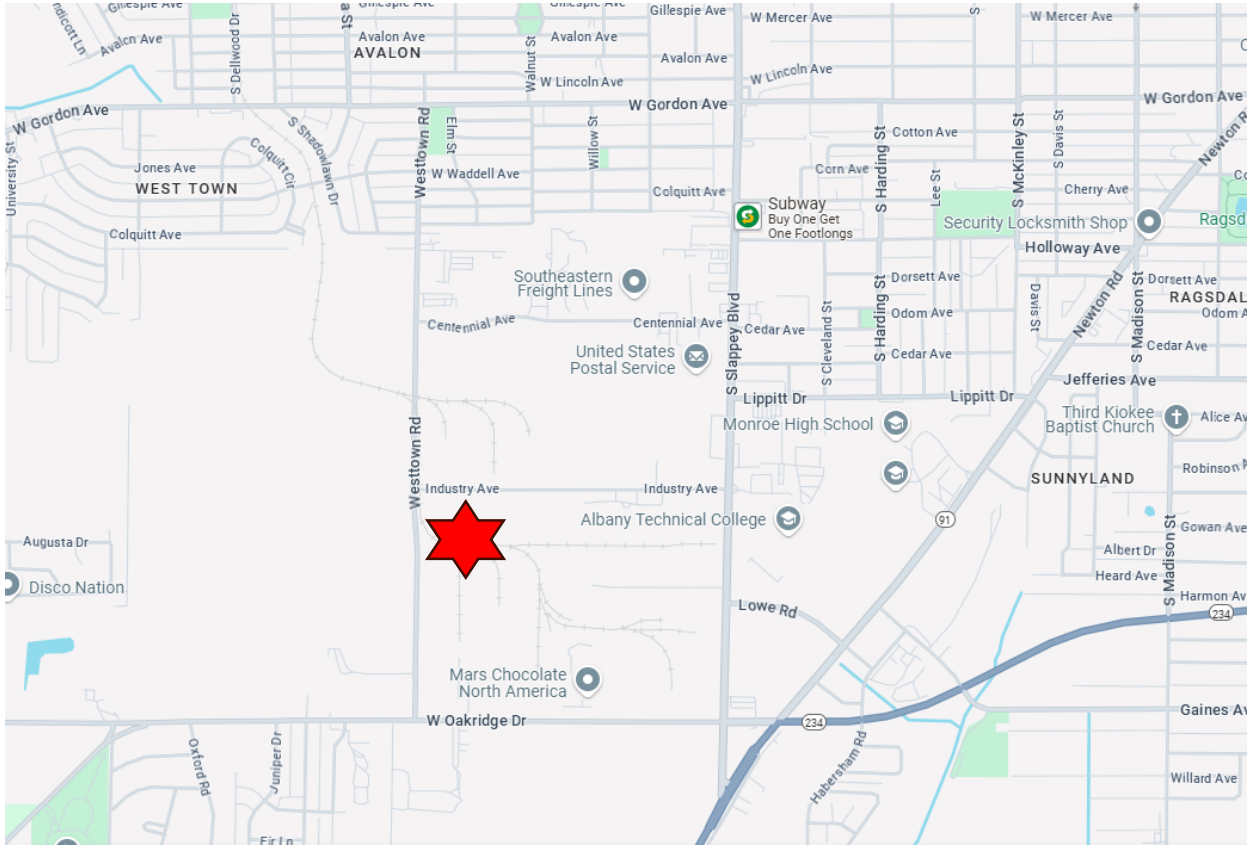


Leased

Leased

32,000+/- sf Bay
(12' - 15' Ceiling)

32,000+/- sf Bay
(14' - 20' Ceiling)



ABOUT US

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty years of real estate experience.



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