

FOR LEASE – 10,060 SF FLEX / OFFICE SPACE



949 Carl Vinson Parkway, Centerville, GA 31028

Contact: 478-397-0154

Property Overview

This versatile **10,060 square foot flex/office building** offers an ideal layout for businesses seeking a mix of private offices, open workspace, conference areas, and specialty rooms such as a server room and mail room.

Located on **high-visibility Carl Vinson Parkway**, the property benefits from strong traffic exposure and convenient access to Warner Robins, Centerville, and Robins AFB.

The space is **move-in ready** and well-suited for a variety of professional and operational uses.

Details

The Property comprises of three separate buildings for a total of 10,060 square feet.

- **Building :1** (Primary) fully climate controlled is 7,500 SF divided into two units 3,750 SF each. It can be leased as a single unit.
- **Building 2:** is 2,028 SF fully climate controlled.
- **Building 3:** is 429 SF and it is currently used as a storage building.

Pricing:

- **Building 1:**
 - Suite A: \$3,700.00 per month
 - Suite B: \$3,700.00 per month
- **Building 2:** is \$1500.00 per month.
- **Building 3:** is \$350.00 per month.

All three can be lease to a single tenant for \$8000.00 per month. Lease term is modified gross.

Landlord Covers:

- Electricity
- Gas
- Water
- Internet
- Trash
- Property taxes & building insurance

Building Size & Layout

- **Total Size:** 10,061 SF
- **Conference Rooms:** 2
- **Office Spaces:** 12
- **Open Flex Spaces:** 2
- **Additional Open Area:** 2500 SF

Key Features:

- Multiple private offices
- Reception area & lobby
- Dedicated server room
- Mail room
- Foyer & storage closets
- Multiple entry points
- Ample parking

The layout supports both collaborative and private work environments.

Optional Additional Space

There are two optional buildings available at the back of the property, a 2,128 SF climate-controlled building and 433 SF storage building.

- Can be leased separately or combined.
 - Total combined space: **10,060 SF**
 - Ideal for storage, production, inventory, or expansion
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Location Highlights

- High-visibility frontage on Carl Vinson Parkway
 - Minutes from Watson Blvd, Houston Lake Rd, and Robins AFB
 - Surrounded by retail, office, medical, and service businesses.
 - Easy access for employees and customers
 - Strong traffic counts and signage potential
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Ideal Uses

- Professional office
 - Administrative headquarters
 - Training center
 - Call center
 - Creative or technology workspace
 - Light assembly or logistics coordination
 - Government or contractor operations
 - Medical or therapy office (non-clinical)
 - Studio or production space
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