

THE HERNDON COMPANY

FOR LEASE

804 W. MITCHELL STREET

32,000 SF Industrial Manufacturing Facility on 4.7 Acres

NNN LEASE | \$4.85/SF ANNUALLY | \$12,920/MO + NNN

32,000 SF

4.7 AC

Showroom

400 AMP
ELECTRICAL SERVICE

MANUFACTURING-READY INDUSTRIAL FACILITY

FORMER ENCLOSED TRAILER MANUFACTURING FACILITY WITH FINISHED OFFICE/SHOWROOM SPACE, EFFICIENT WAREHOUSE PRODUCTION LAYOUT, FENCED YARD AREA, AND STRONG ACCESS TO REGIONAL TRANSPORTATION ROUTES THROUGH INTERSTATE 75.

Designed for manufacturing, fabrication, warehousing, distribution, equipment assembly, and outdoor storage needs.

DROP MAIN AERIAL / DRONE PHOTO HERE



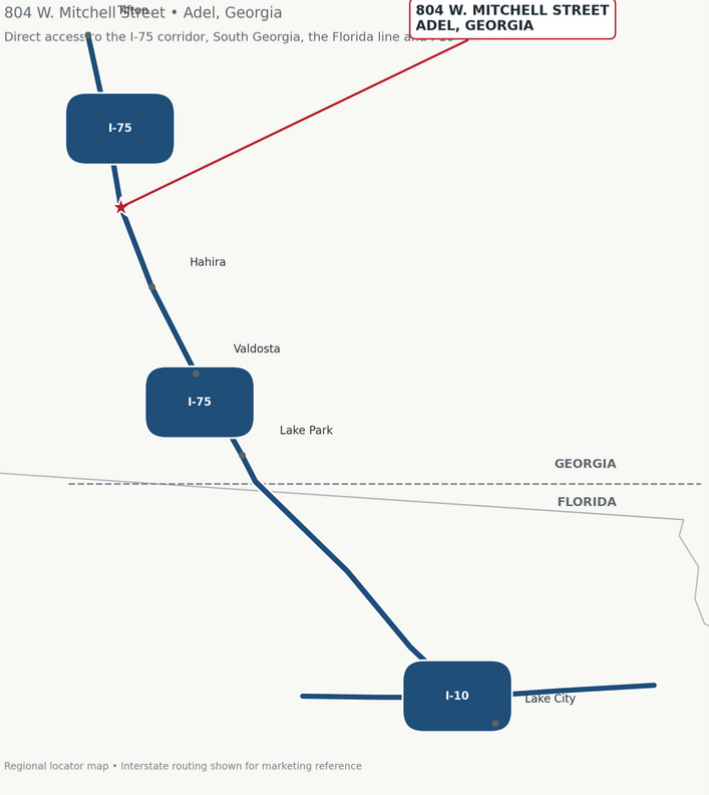
Property Highlights

- 2,500 SF finished office/showroom
- Reception, counter area & private offices
- Breakroom, flex room & mezzanine storage
- Six 12-foot roll-up overhead doors
- 18-foot ridge height / 13-foot sidewalls
- Large paint booth & fabrication area
- Assembly line area with air hose reels
- LED lighting throughout warehouse
- Extensive wall-mounted shelving
- Fenced yard with two entrances
- Well, septic & 400-amp service
- FFE, machinery & personal property excluded

Site Facts

Building Area	32,000 SF
Land Area	4.7 Acres
Zoning	HI
Lease Type	NNN
Annual Rate	\$155,040
Monthly Base	\$12,920 + NNN
Bathrooms	6
Parcel	0039 010A

REGIONAL LOCATION



Adel - Cook County Market Snapshot

5,854

Adel Pop.
2025 Est.

18,232

Cook Co. Pop.
2025 Est.

\$53,651

Cook Co. Median
HH Income

25.6 min

Avg. Commute
Cook Co.

339

Employer
Establishments

150,000+

Regional
Population

Sources: Property data from South Georgia MLS/Homes.com listing; demographic data from U.S. Census Bureau QuickFacts, 2025 estimates and 2020-2024 ACS.