

616 N. DAVIS DRIVE

WARNER ROBINS, GA



**LIST PRICE**  
**\$2,200,000**

**ZONED C2**  
**CITY UTILITIES**



Jim Taylor  
478-951-5665 Cell  
478-218-2600 Office  
jimtaylor@cbfreerealty.com



Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
www.cbfreecommercial.com

## DESCRIPTION

The property is currently being used as an automotive service facility consisting of four buildings. (Randy's Collision Center) The main building was constructed in 1973 and is 14,708 sq. ft. The building is metal with a metal roof and a concrete slab foundation. It has approximately 3,200 sq. ft. of showroom and office space. The remainder square footage is garage/shop space and storage. It has 12' wall heights in the front and 16' center heights in the shop area.

The building with frontage on 106 Tabor Drive is a 3,200 sq. ft. metal building constructed in 1986 with metal exterior walls, brick accents, a metal roof, and concrete slab. This building also has five overhead roll up doors.

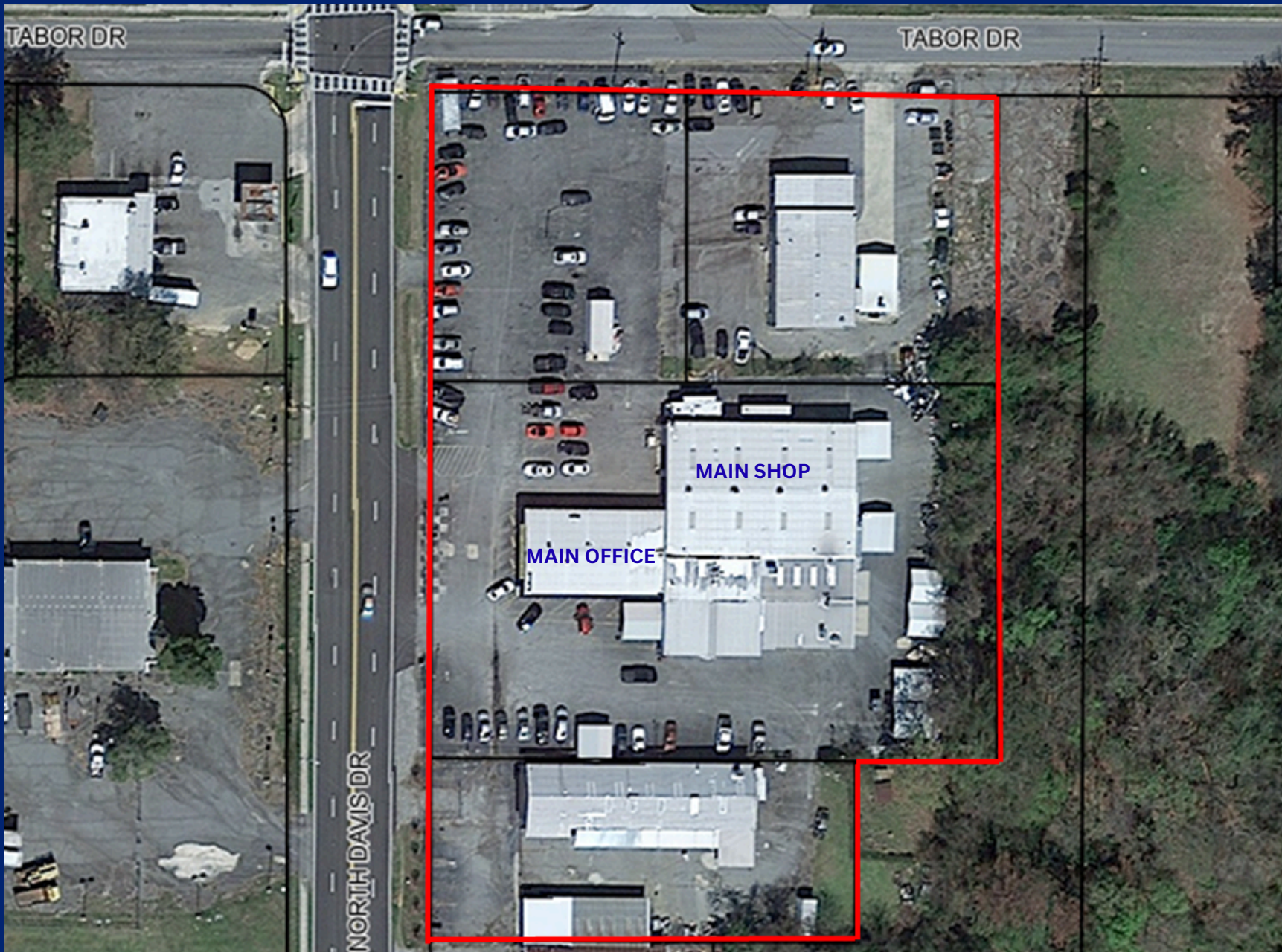
The property with frontage at 614 N. Davis Drive has two buildings; both are metal construction with metal exterior walls, metal roof, and concrete slab foundations. The 4,200 sq. ft. building is an automotive repair space with an office in the front. This building was constructed in 1974 and has overhead roll up doors for access. The other building is an office/shop space with 1,700 sq. ft. and was built in 1976.

The 2.94 acre property has an asphalt paved parking lot with portions of the lot having security fencing. All city utilities available to site including electricity, phone, water, and sewer.

This is an active operating paint and body shop. All equipment and paint booths have been well maintained and operating fully. Purchase of the property includes all buildings, sheds, all office equipment, all shop equipment, tools, stock of spare parts and shop supplies.

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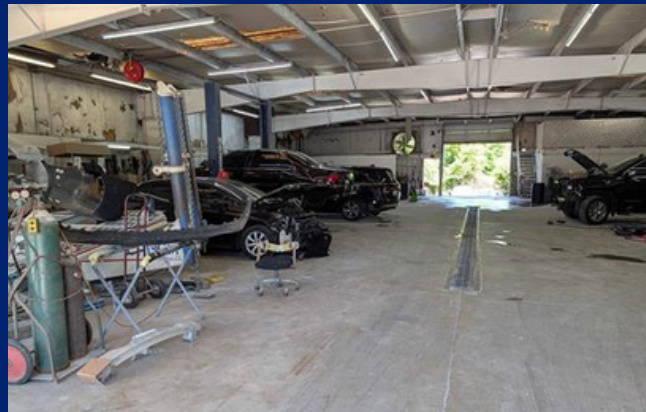


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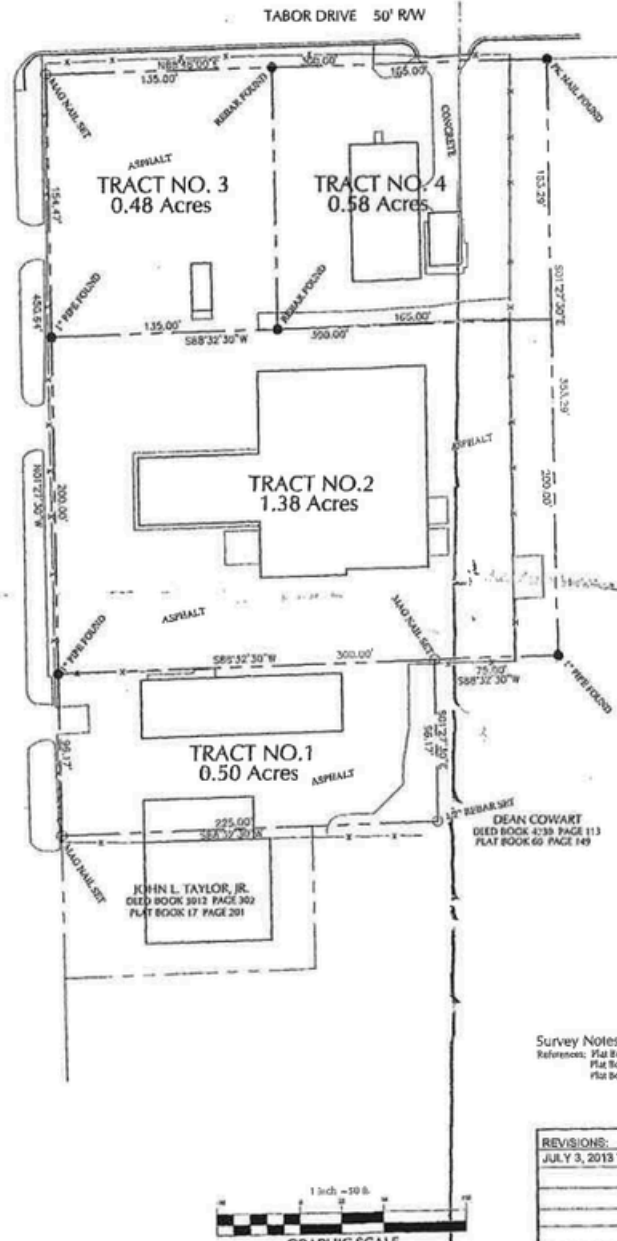


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# PLAT



Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clark  
 BK 75 PC 88



**SURVEY CERTIFICATION**

"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE VARIOUS STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY THE CRANFILL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET."

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 33,250 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANFILL RULE.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS 313 AND A 100' TAPE.

*[Signature]*  
 SURVEYOR, GEORGIA, REG. NO. 1853

**OWNER'S CERTIFICATION**

STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF SAID LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALIGNMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

7/27/2013  
 DATE

*[Signature]*  
 OWNER'S SIGNATURE

APPROVED FOR RECORDING  
 WARNER ROBINS PLANNING COMMISSION

7/31/2013  
 DATE

*[Signature]*  
 SECRETARY

**Survey Notes:**  
 References: Plat Book 23 Page 29  
 Plat Book 28 Page 173  
 Plat Book 19 Page 40

REVISIONS:
JULY 3, 2013 TO SUBDIVIDE PARCEL INTO 4 TRACTS

SURVEY FOR RANDY C. DANIEL

LAND LOT 215 HOUSTON COUNTY

DATE: 14 JUN 2013  
 SCALE: 1"=50'  
 DWN BY: RLS  
 CKD BY: RLS  
 PIN: L044005  
 DNI: 13-058-C

STORY CLARKE  
 SURVEYORS & PLANNERS  
 LANDSCAPE ARCHITECTURE

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