



INDUSTRIAL PROPERTY FOR SALE & LEASE

1536 Dougherty Avenue

ALBANY, GA 31705

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Table of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bird Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Table of Contents

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
PHOTOS	5
PHOTOS	6
PHOTOS	7
PROPERTY BOUNDARY	8
RETAIL NEIGHBORS	9
AERIAL MAP	10
ADVISOR BIO	11

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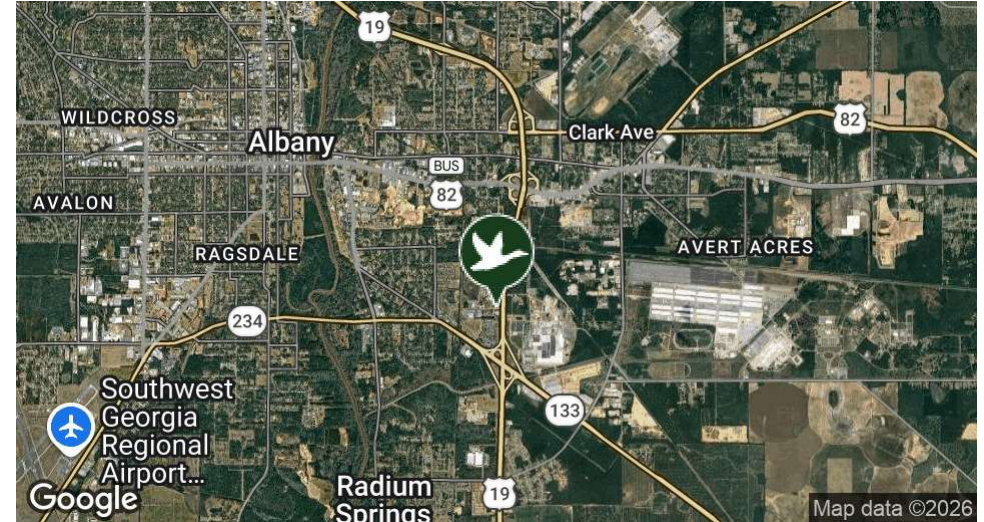
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Property Summary

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Property Highlights

6 Doors / 14.5 tall x 10 wide - 2 with levelers

1 Drive-in Ramp

Can be Conditioned Space/ 5 Carrier split Units/Carrier Air Handlers (Have not been used in years)

New LED Lights

19ft Eave Under Beam / 22ft Eave / 33.5ft at Pitch

Floor Drains Throughout

4 Ft Block up Construction with Metal Panel

Turn Key 3,046 SF Office with Full Call Center/Racking/Office Furniture/Security Cameras/Networking System/Forklift Included

900 Amp 3 Phase Power

Offering Summary

Sale Price: \$2,650,000

Lease Rate: \$5.75 SF/yr (NNN)

Available SF: 33,246 SF

Property Overview

1536 Dougherty Avenue is a 32,246 square foot warehouse/distribution facility situated on approximately 6.3 acres in Albany, Georgia. Constructed in 1998, the property features a functional industrial layout with approximately 3,046 square feet of dedicated office space and a 20-foot clear height warehouse area designed to accommodate distribution and industrial operations.

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Property Description

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Albany, GA Overview

Albany, Georgia serves as the economic and commercial center of Southwest Georgia, functioning as the primary hub for Dougherty County and the surrounding regional markets. With an estimated metropolitan population of approximately 150,000, the city offers a strong workforce base supported by a diversified economy driven by healthcare, manufacturing, logistics, government, and agriculture. Albany benefits from strategic transportation infrastructure that supports regional commerce and distribution, including U.S. Highway 19, a major north-south corridor connecting the city to Interstate 75 and Florida, and U.S. Highway 82, a key east-west route linking Albany to Tifton, Valdosta, and Dothan, Alabama. In addition, the city's proximity to I-75 provides efficient access to major regional markets, while Southwest Georgia Regional Airport offers additional commercial and cargo transportation capabilities that further support business and industrial activity in the region.

Port	Location	Approx. Distance	Estimated Drive Time
Port of Savannah	Savannah, GA	225 miles	3 hr 40 min
Port of Jacksonville	Jacksonville, FL	206 miles	3 hr 15 min
Port of Mobile	Mobile, AL	310 miles	4 hr 45 min
Port of Panama City	Panama City, FL	175 miles	3 hr

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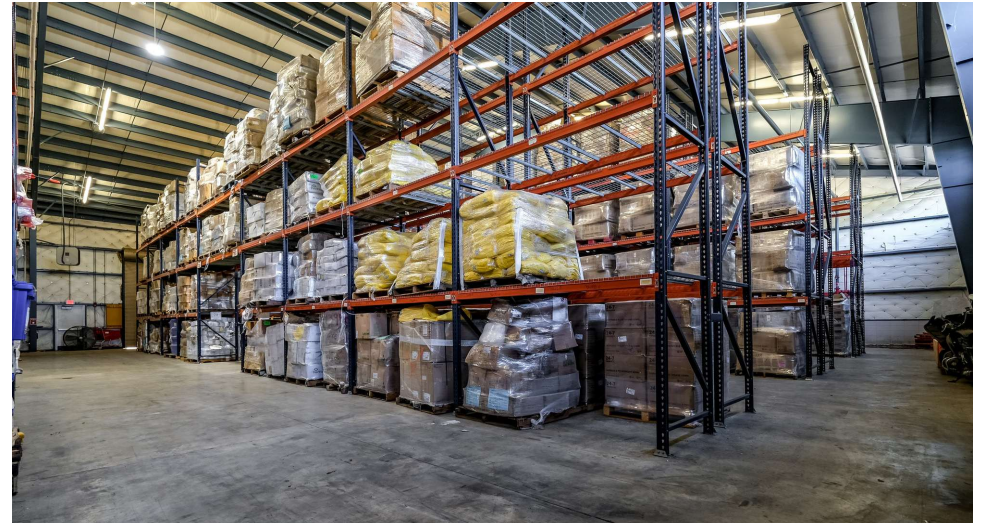
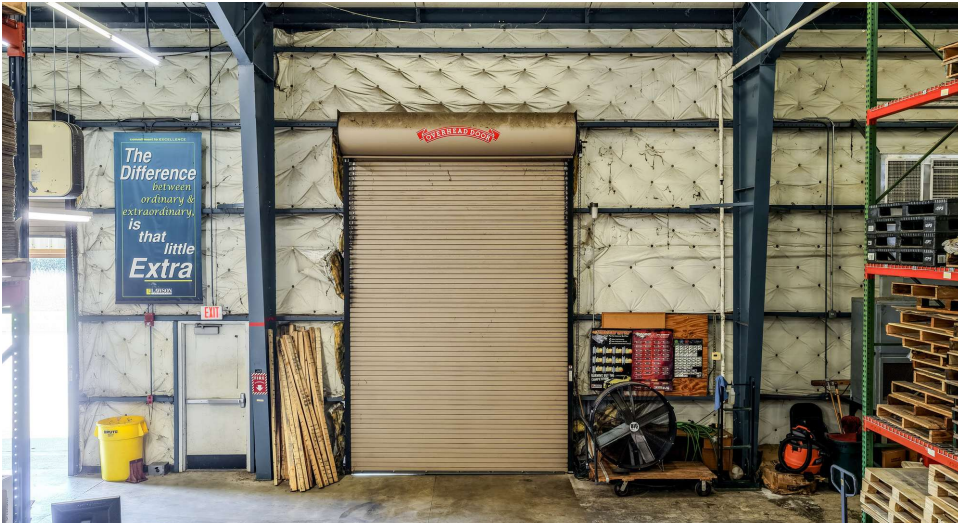




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Property Boundary

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Neighboring Industry

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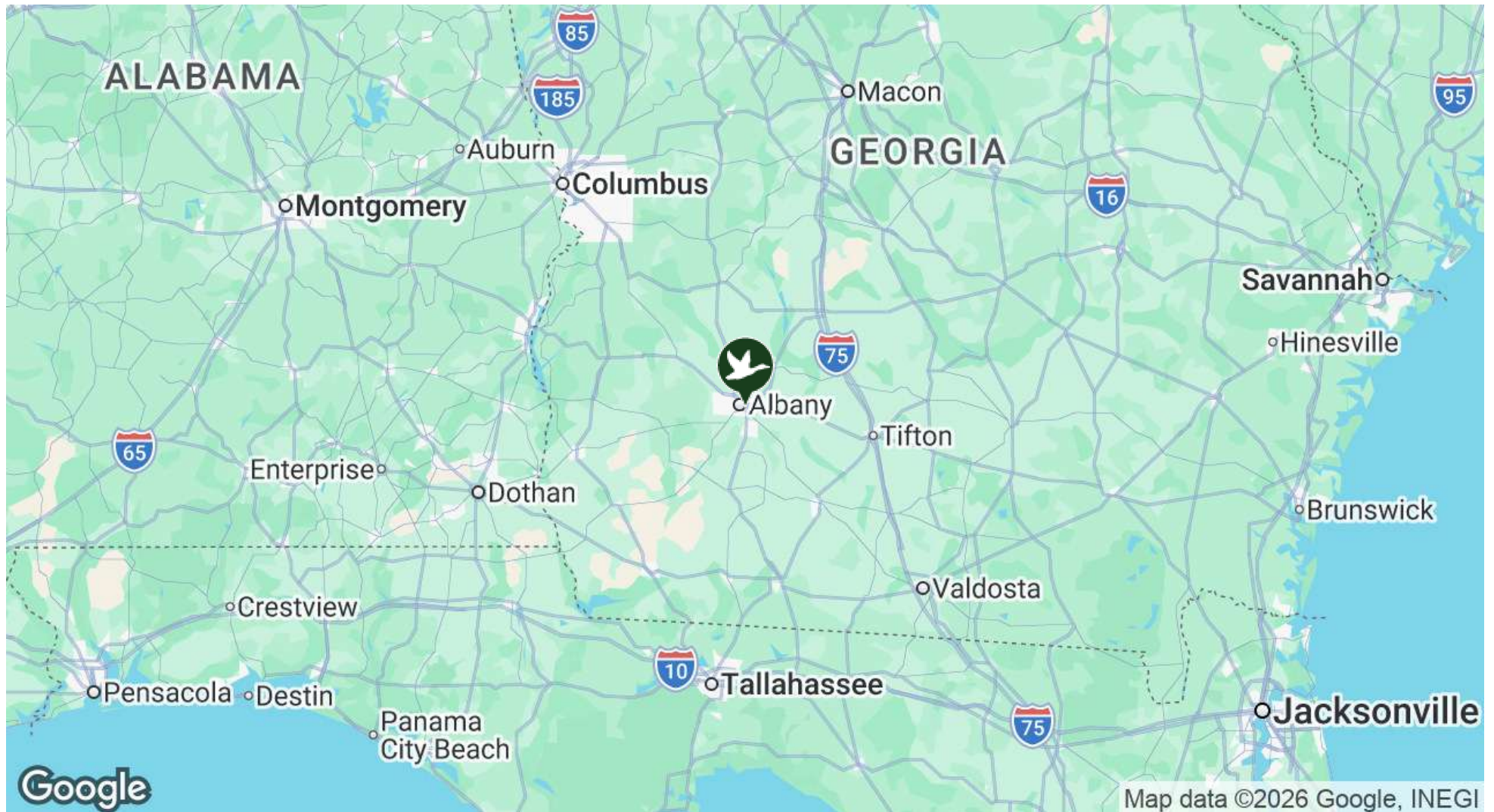
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Aerial Map

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Professional Background

Bo Bird, SIOR, serves as founder and Principal Broker for Bird Commercial Real Estate, a specialized brokerage firm based in South Georgia. Bo's journey began with a Bachelor of Business Administration from the University of Mississippi and immediately pursued a commercial real estate brokerage career afterward. Bo quickly turned his focus to industrial assets and has had immense success facilitating transactions for private owners and large publicly traded corporations.

Bo is distinguished by the Industrial Specialist Designation from the Society of Industrial and Office Realtors (SIOR), which requires extensive education, high levels of production, and years of successful experience paired with unquestionable ethics. As the sole SIOR designee in the South Georgia market, Bo exemplifies a steadfast commitment to excellence and expertise, consistently delivering significant value creation for his clients.

Memberships

Society of Industrial and Office Realtors - Industrial Specialist

GA Broker License - 391091

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