

320 UN COURT
GROVETOWN | GA 30813

CLASS A WAREHOUSE / FLEX BUILDING
(REFRIGERATED COOLERS HAVE BEEN REMOVED)



- **8,000 RSP**
- **ZONING: M-1 (COLUMBIA COUNTY)**
- **2 DOCK DOORS - 1 LEVEL DOOR**
- **+/- 750 SF OFFICE SPACE**

CONTACT

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- 1.The Offer Memorandum and its contents are confidential;
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- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.



EXECUTIVE SUMMARY

Meybohm Commercial Properties is pleased to exclusively present this ±8,000 SF Class A Industrial Warehouse situated on a gracious 1.11 acres at 320 UN Court and boasting high visibility in Grovetown, GA, within an established Industrial Park just off Interstate 20 (I-20). UN Court is directly behind Kroger Marketplace which boasts 1.8 Million visitors per year and ranks in the top 98% percentile in the state of Georgia.

Built in 2013, this modern facility features two 10' x 10' dock-high doors, one 10' x 12' grade-level door, and 15' clear ceiling heights. The property includes approximately 750 SF of office space, a secured entry with gate access, and a security/camera system.

Formerly occupied by Pete's Produce, the warehouse is open, REFRIDGERATED COOLERS HAVE BEEN REMOVED and is in great shape. This property presents an excellent opportunity for both owner-users and investors seeking a high-quality industrial asset in a prime, accessible location.

- **2- 10X10 DOCK DOORS**
- **1- 10X12 GRADE LEVEL DOOR**
- **15' CEILING HEIGHTS**
- **2- HEATED & COOLED OFFICES**
- **2- BATHROOMS**
- **PHASE 3 POWER**
- **PARKING**

***COLD STORAGE HAS BEEN REMOVED.**



CLASS A WAREHOUSE FLEX BUILDING

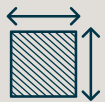
320 UN Court offers a highly functional, well-appointed warehouse space combining versatility and quality. Key features include two roll-up doors for easy loading and unloading; impressive ceiling height to accommodate large inventory or high stacking; two separately heated & cooled office suites for administrative or managerial operations. COLD STORAGE HAS BEEN REMOVED. The facility also provides ample parking for cars and semi-trucks, plus a clean, well maintained interior and exterior — making it ideal for operations needing both operational flexibility and a presentable facility.



**320 UN COURT
GROVETOWN, GA
30813**



**1.1 ACRES
8,000 SQ FT**



PARCEL# 061 1327



**SALE PRICE:
\$1,190,000.00**

**LEASE PRICE:
\$11.00 /FT
NNN**



**Cold Storage has
been removed.**



FLOOR PLAN



****Cold Storage has been removed.**



INTERIOR PHOTOS



****Cold Storage has been removed.**



INTERIOR PHOTOS





EXTERIOR PHOTOS



RETAILER MAP



AERIAL



DEMOGRAPHICS
2025

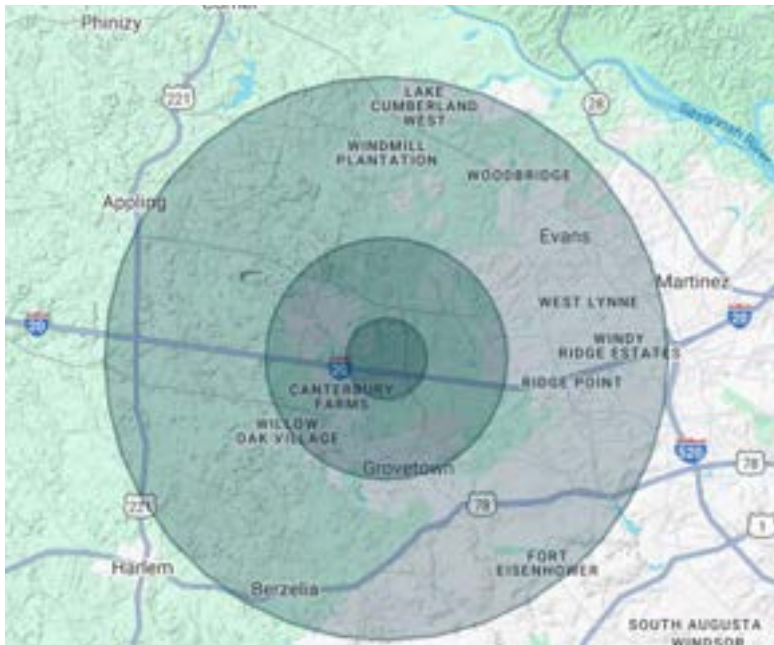
POPULATION **1 MILE** **3 MILES** **7 MILES**

Total Population	2,765	44,623	151,865
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	36	35	38

HOUSEHOLDS & INCOME **1 MILE** **3 MILES** **7 MILES**

Total Households	962	14,906	53,068
# of Persons per HH	2.9	3	2.9
Average HH Income	\$117,841	\$120,038	\$111,005
Average House Value	\$349,576	\$316,977	\$289,876

Demographics data derived from AlphaMap





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