



FOR SALE

Warehouse – Storage Facility

FOR SALE:

Address: 3324 (rear) Palmyra
Road, Albany, GA
31707

Price: \$599,000

Acreage: 2.764 acres

Building: 15,400 +/- s.f.

Zoning: C-2 Commercial

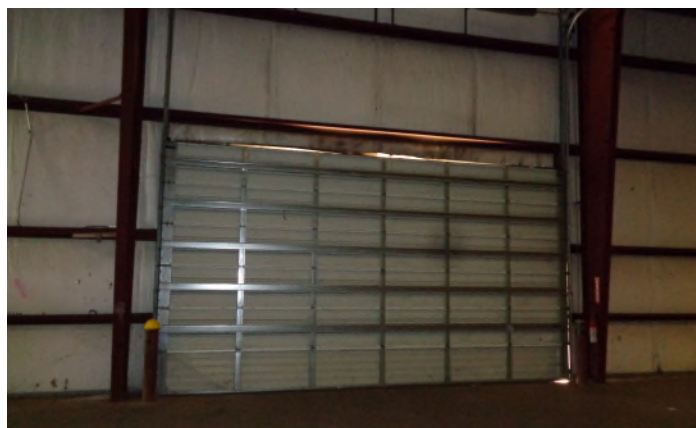
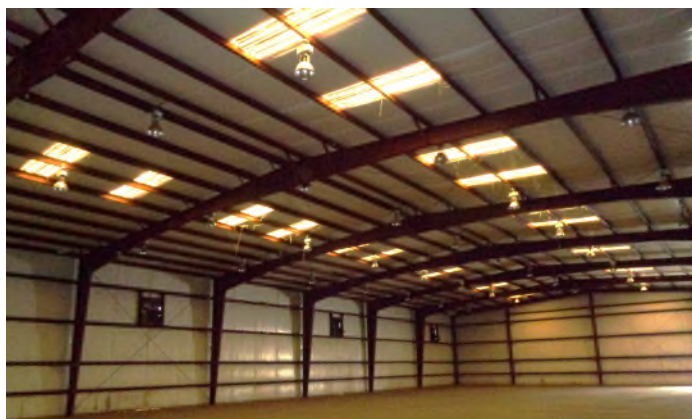
Built: 2006

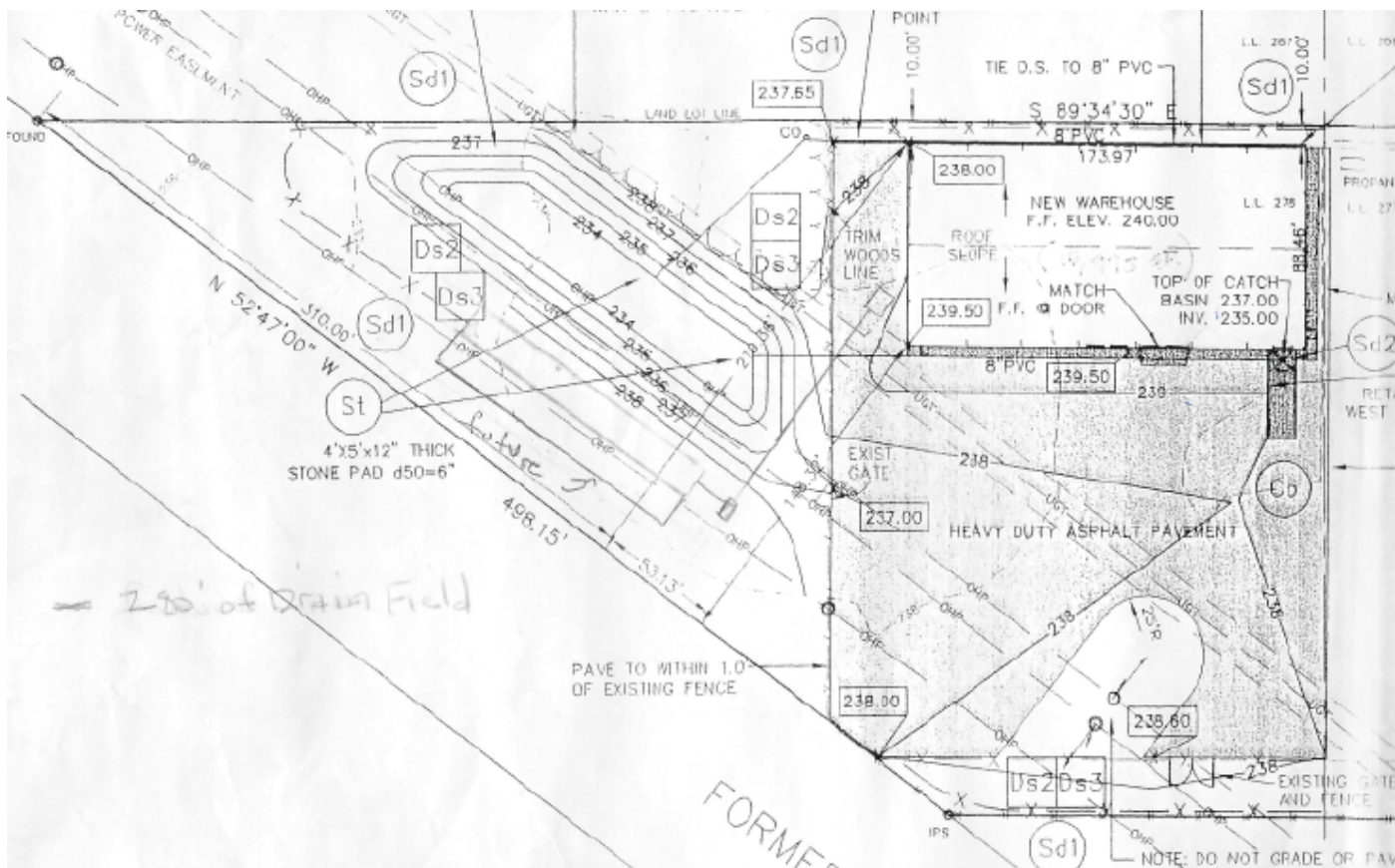
Occupancy: Tenant Occupied

Lease Rate: \$3,850/month

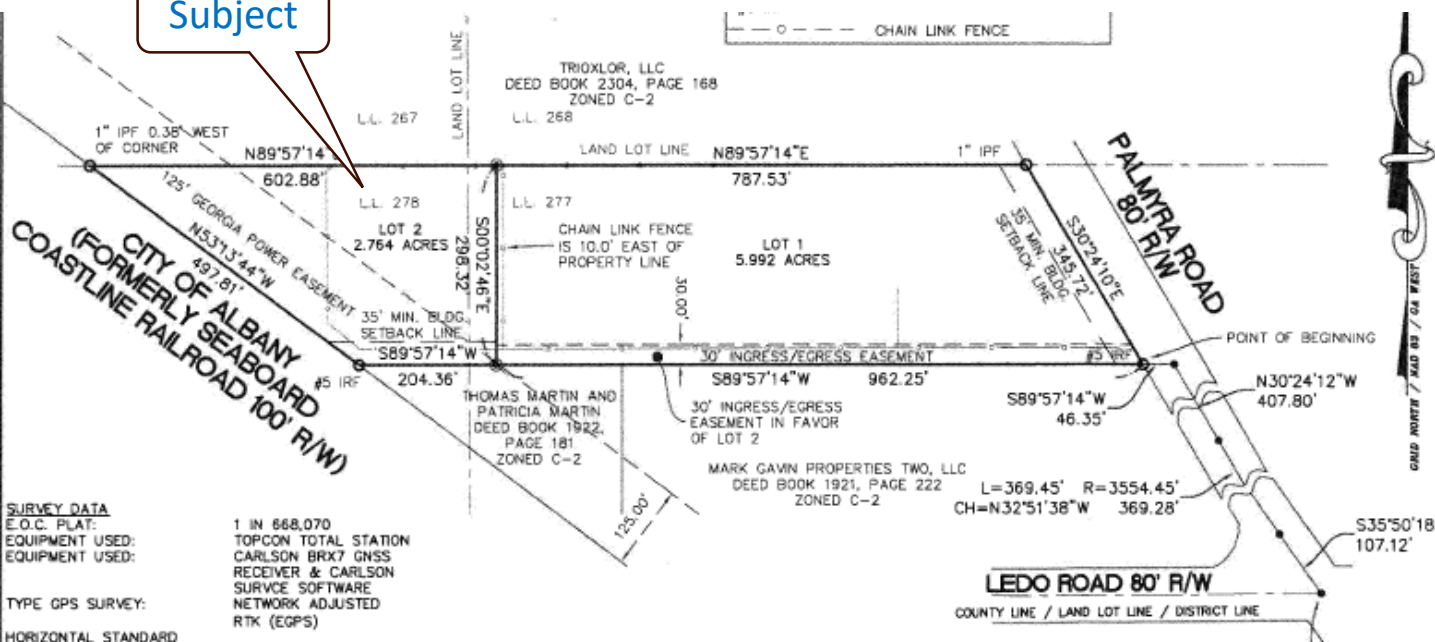
HIGHLIGHTS:

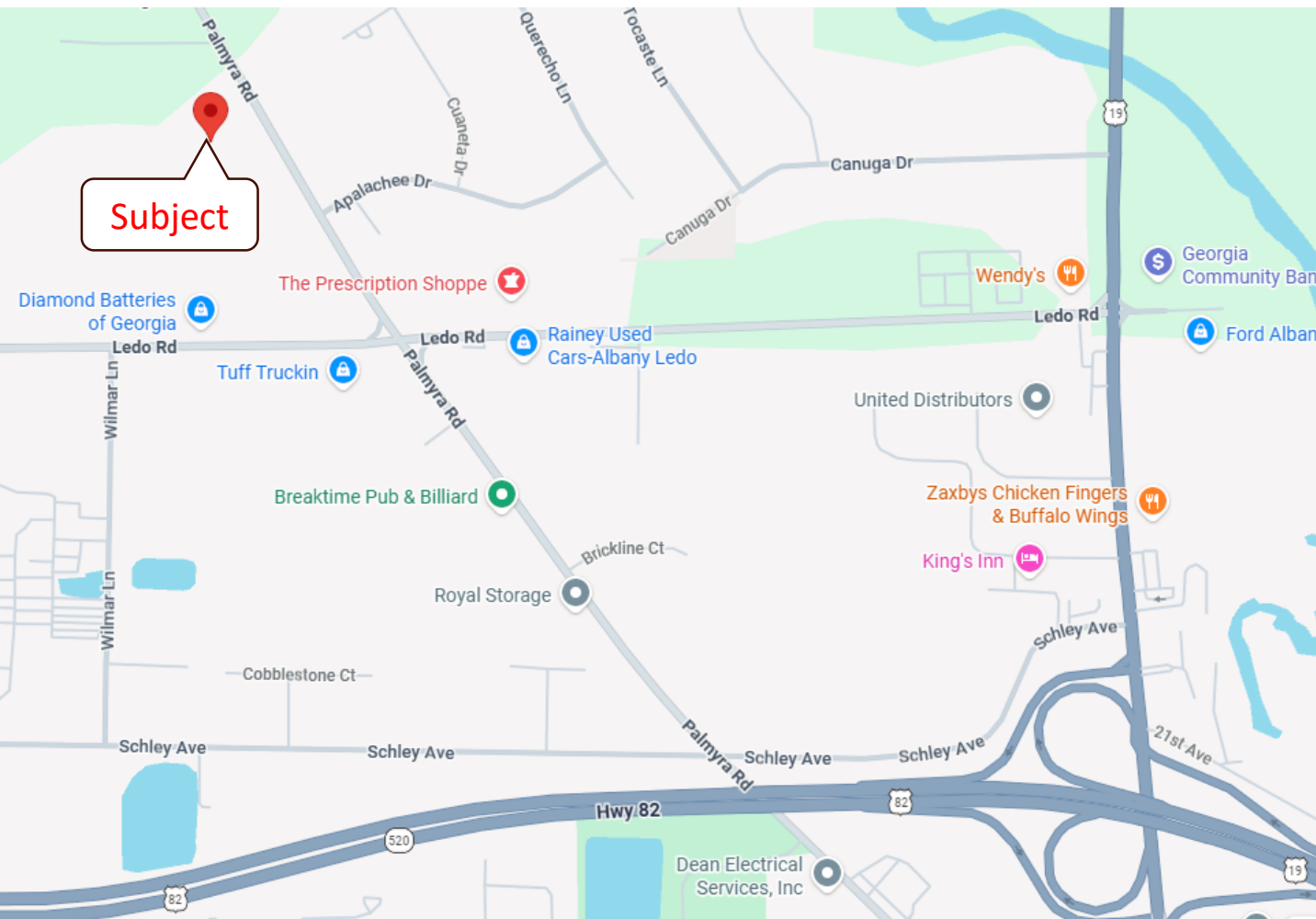
- Located in desirable Lee County convenient to major arterial roads
- Fenced 2.7 acre site with approx. 1 acre of paved area
- 9'x10' Dock high door with well and 22' x 12' drive-in O.H. door
- 20' clear span ceiling height
- Tenant to occupy until June 2027; rent increases to \$3,900/mo. in October 2026
- Est. NOI of \$39,375 with 6.57% OAR





Subject





ABOUT US

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty years of real estate experience.



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