

Lease

Warehouse/Distribution Flex Property

107 Corporate Park East Drive LaGrange, GA 30241



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 107 Corporate Park East Court in LaGrange, GA. This commercial property is ideal for manufacturing and distribution operations. The property's strategic location provides easy access to major transportation routes, streamlining distribution and logistics. The front building includes 5 offices, breakroom, reception room with a window, 2 restrooms, warehouse space with one dock-high door and one grade-level bay. The rear building includes one office, one bathroom and warehouse space with one grade-level door.

PROPERTY HIGHLIGHTS

- Loading docks
- Strategic location
- Easy access to transportation routes
- Efficient distribution capabilities
- Possibility of adding a lay-down yard

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Number of Units:	1
Available SF:	8,500 SF
Lot Size:	2.54 Acres
Building Size:	8,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	75	377
Total Population	17	198	986
Average HH Income	\$112,456	\$56,601	\$52,277

Carson Cummings
(706) 289-2468



**COLDWELL BANKER
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KENNON & PARKER

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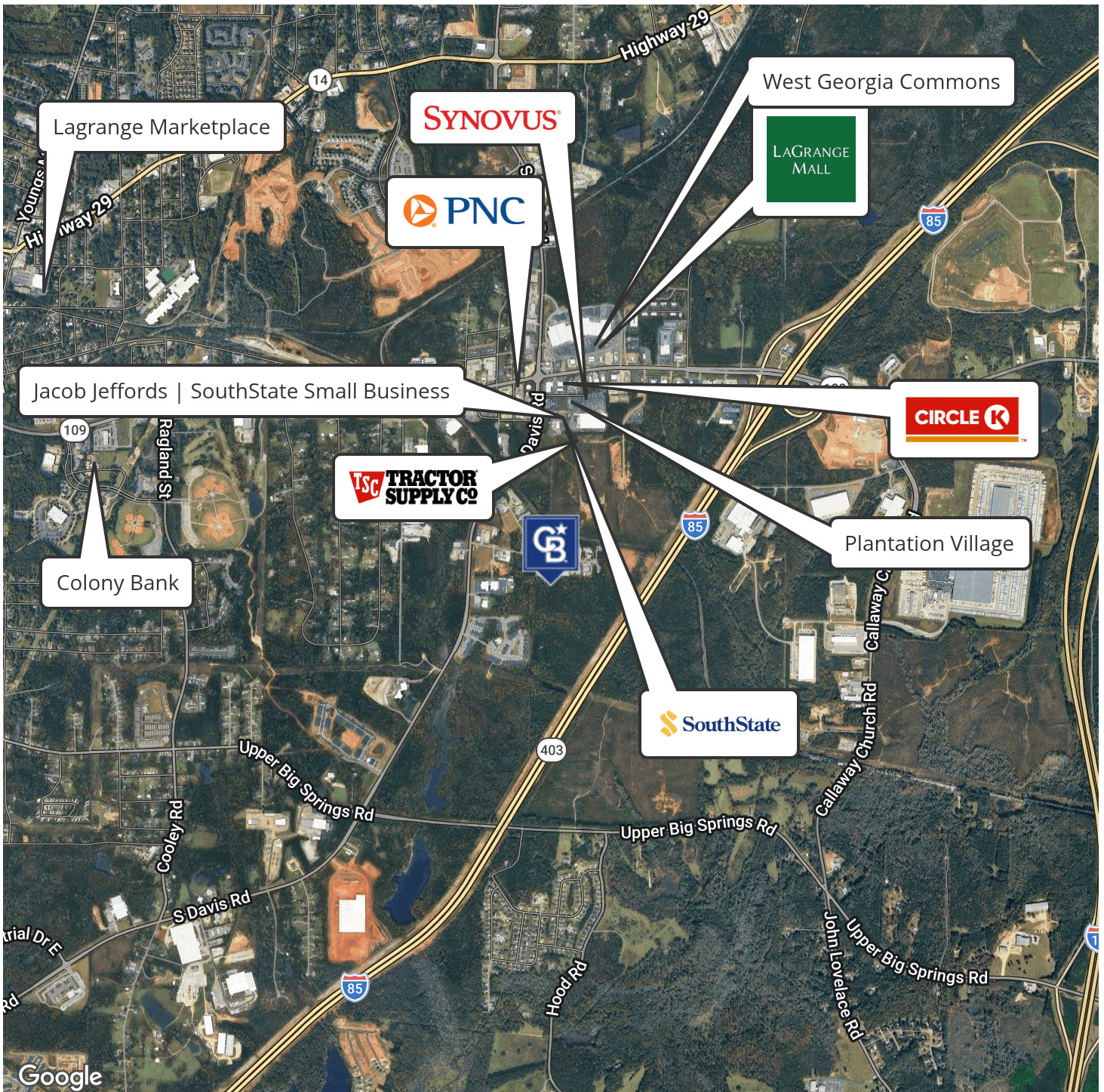


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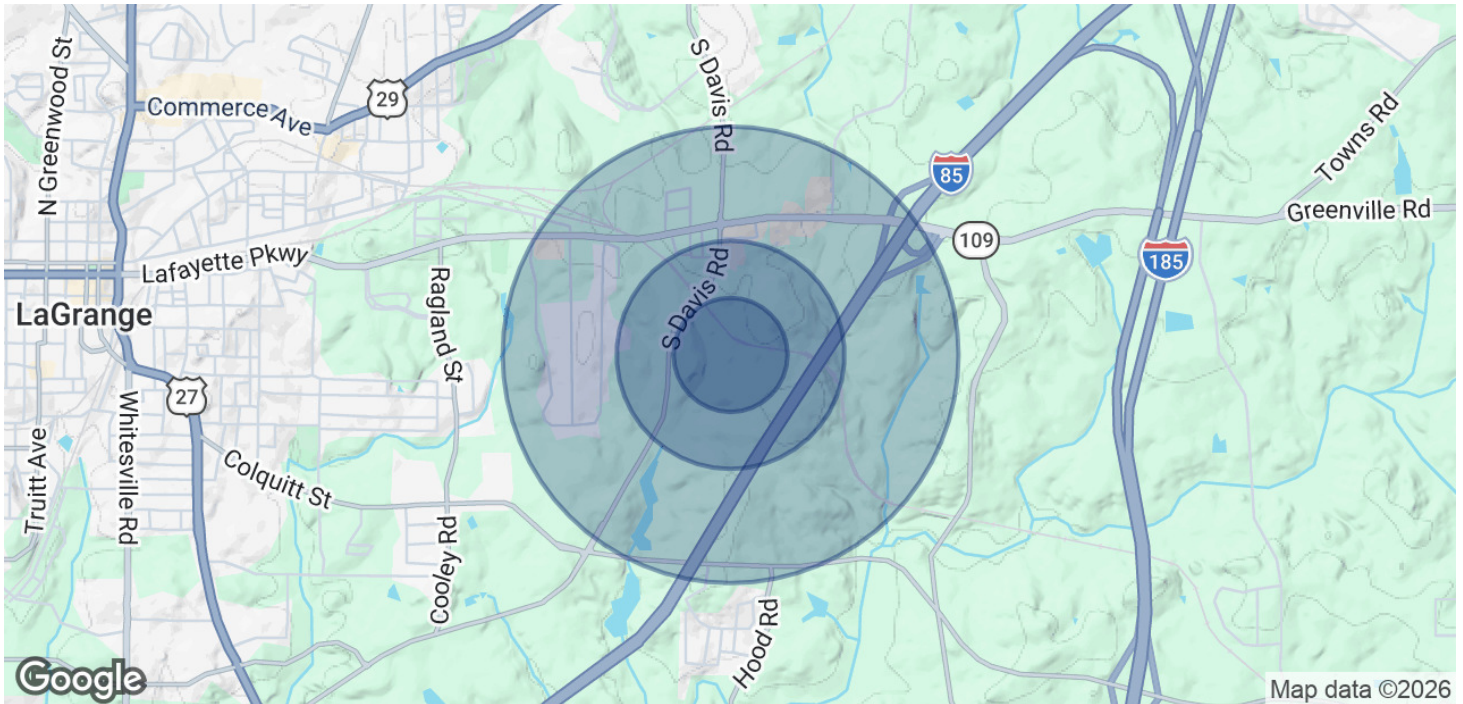


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	17	198	986
Average Age	40.8	39.5	39.1
Average Age (Male)	43.1	34.4	33.2
Average Age (Female)	34.3	39.8	40.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	75	377
# of Persons per HH	3.4	2.6	2.6
Average HH Income	\$112,456	\$56,601	\$52,277
Average House Value	\$410,661	\$228,615	\$203,386

2023 American Community Survey (ACS)

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