

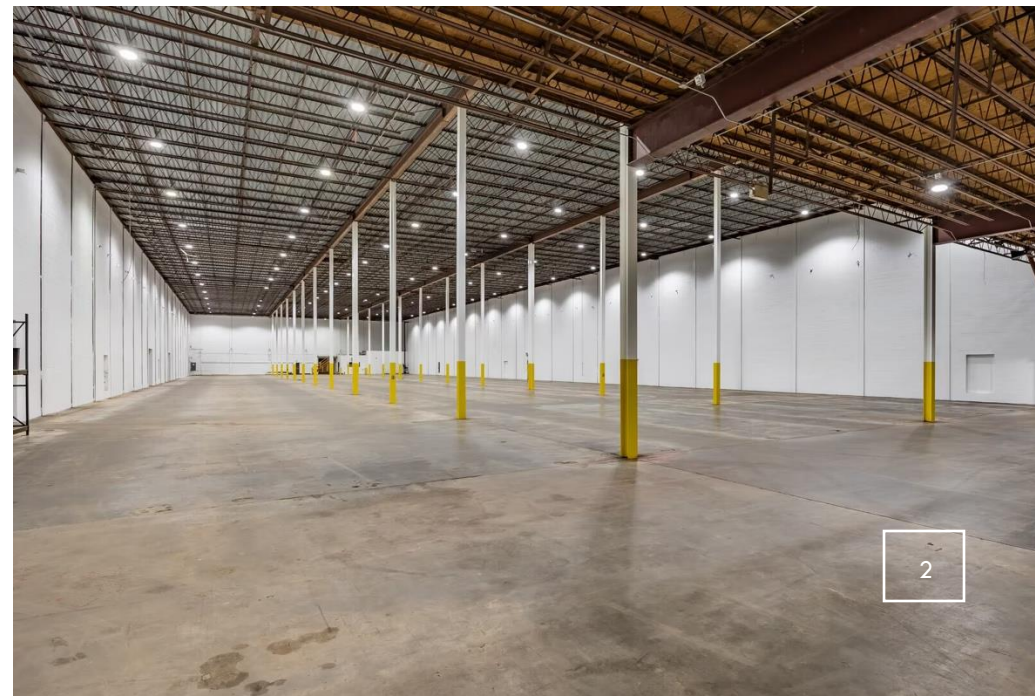


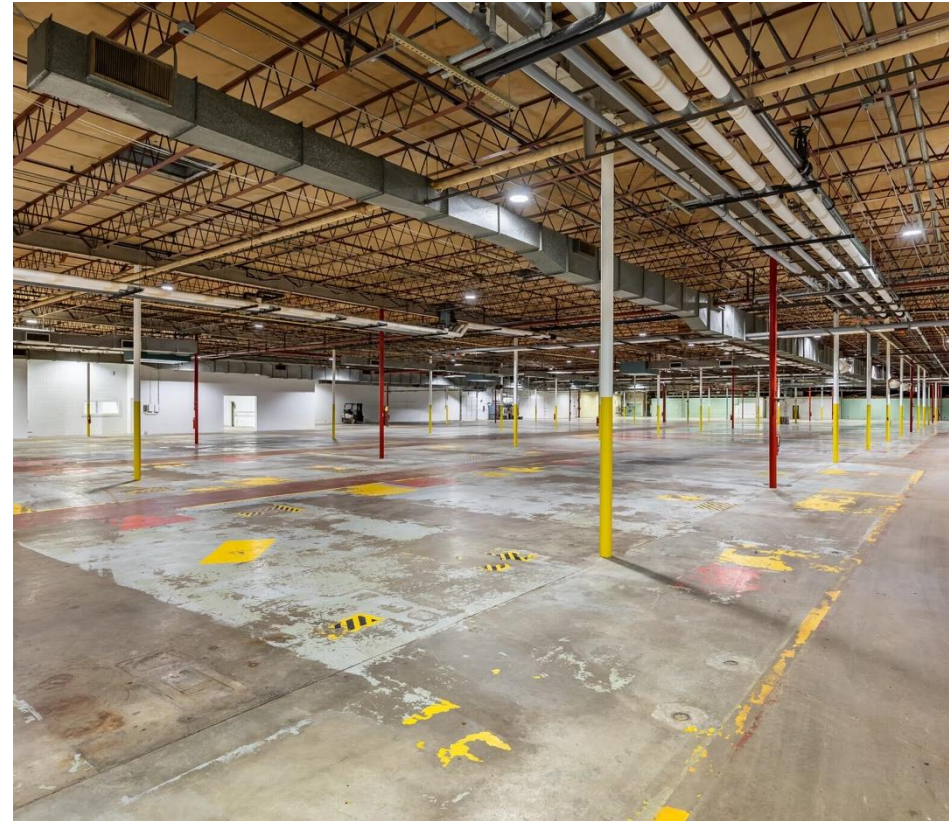
**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

Warehouse Lease / Sale
50,000 - 358,745 Sq Ft.
(+6,360 Sq Ft. Mezzanine)
1000 W. Main St. Manchester, GA

Property Information

- ▶ Square Feet: 358,745 + 6,360 Mezzanine
- ▶ Loading: 35 Docks with Levelers, 2 Drive-Ins
- ▶ 47.5 Acres
- ▶ Clear Height: 16.8' to 32'
- ▶ 480v 3-Phase 4w
- ▶ Water / Sewer: Public / Public
- ▶ Sprinklers
- ▶ Annual Maintenance \$35,000.00





Contact Us Today:

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Existing Space: Plan Availabilities



19,582 SF

8,853 SF

LEASED
± 28,500 SF

70,570 SF

LEASED – 69,990 SF

5,953 SF

156,928 SF

TOTAL: 358,745 Sq Ft.*

* (+ 6,360 Sq Ft. Mezzanine)

- 156,928 SF (Unoccupied)
 16.8' Clear, 40' x 25' Column Spacing
 7 Docks w/ Levelers + 12,000 SF Office Space
- 70,570 SF (Unoccupied)
 22.8' Clear, 30' x 40' Column Spacing
 4 Docks w/ Levelers
- 19,582 SF (Unoccupied)
 32' Clear, 9 Docks w/ Levelers
- 8,853 SF Independent Structure (Unoccupied)
 20' Clear
- 5,953 SF Stand Alone Bldg (Unoccupied)
 20' Clear

- ⊘ 69,990 SF (Occupied: LNK)
 22.8' Clear, 30' x 40' Column Spacing
 5 Docks w/ Levelers, 1 Drive-In
 Access to 4 additional docks
- ⊘ 28,500 SF Occupied: Ella Home
 32' Clear
 6 Docks w/ Levelers

Tenancy

Occupied	98,490 SF
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Unoccupied	260,255 SF
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Ella Home

Square Feet	28,500 SF
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Lease Expiration	12/31/2029
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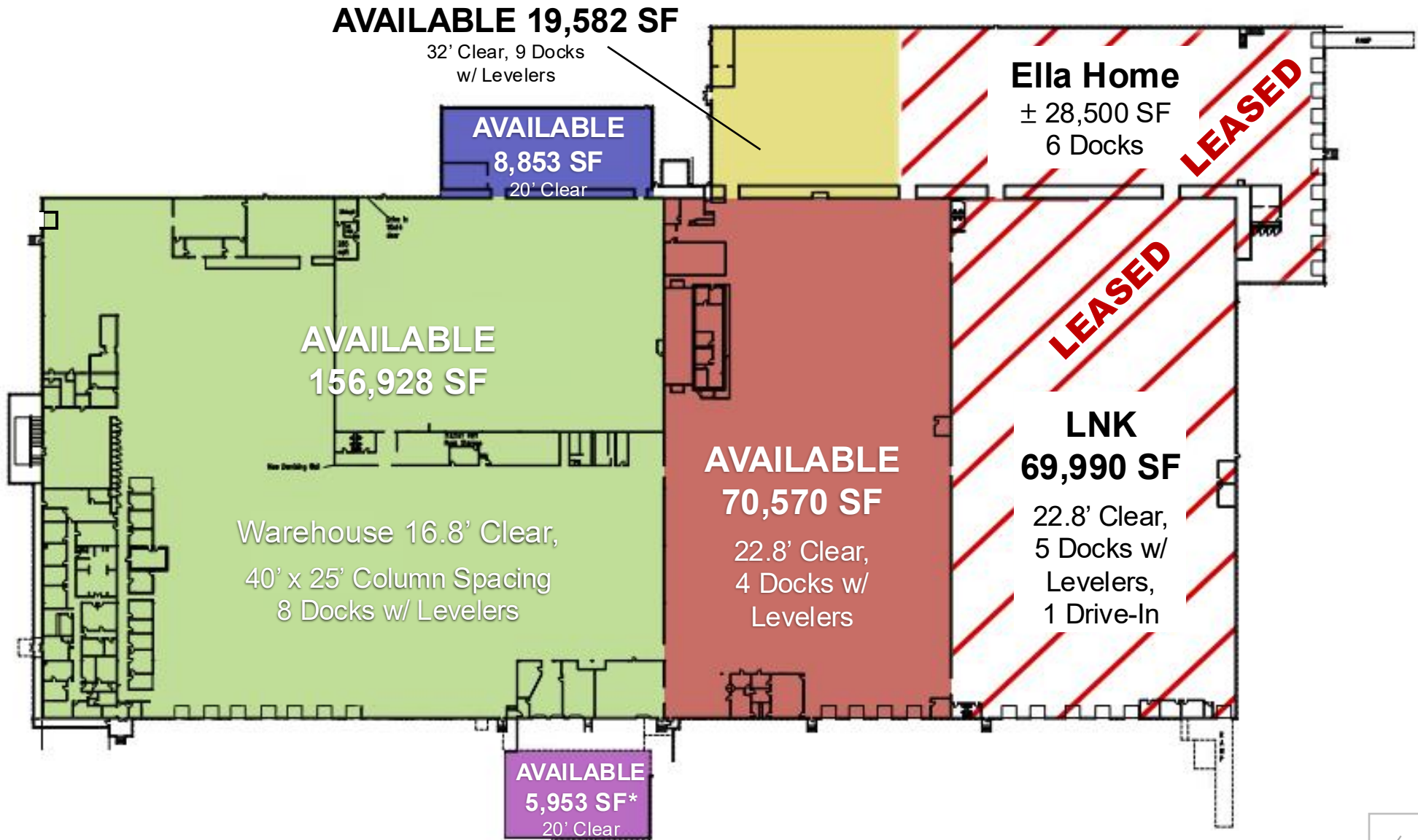
LNK

Square Feet	69,990 SF
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Lease Expiration	3/31/2026
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LNK

Floor Plan



Demographics



ACCESS & LABOR FORCE

10 MILES

Total Population

15,520

Total Labor Force

5,658

Unemployment Rate

2.99%

Median Household Income

\$44,070

Warehouse Employees

1,425

High School Education or Higher

83%

Manchester, GA

The property, in Manchester, GA is located in Atlanta MSA, less than 20 miles to I-85.

Manchester is a town in Meriwether and Talbot counties in the state of Georgia, although primarily in Meriwether. It is the most populous community in Meriwether County.

Call Us

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