



350 Industrial Park Road
Roberta, Crawford County, Georgia 31078

SALE



12,000± SF • 5± ACRES
WAREHOUSE

SALES PRICE: \$350,000

CBCMACON.COM

ART BARRY III, SIOR
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Created 4/05/21



PROPERTY OVERVIEW

350 Industrial Park Road
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BUILDING INFORMATION:	12,000± SF Warehouse (80' X 150')
ACREAGE:	5± Acres
CONSTRUCTION:	PreEngineered Metal Construction
ROOF:	Metal
YEAR BUILT:	1988
BAY SPACE:	60' X 125'
CEILING HEIGHT:	14' side eave; 16' center
TRUCK LOADING:	<ul style="list-style-type: none">• Two (2) 10' X 10' dock high doors• One (1) 12' X 14' on grade drive-in door
PARKING:	Gravel
UTILITIES:	All utilities serve the site.
ZONED:	I-G, General Industrial District
SALES PRICE: \$350,000	



PHOTOS

350 Industrial Park Road
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PARCEL MAP

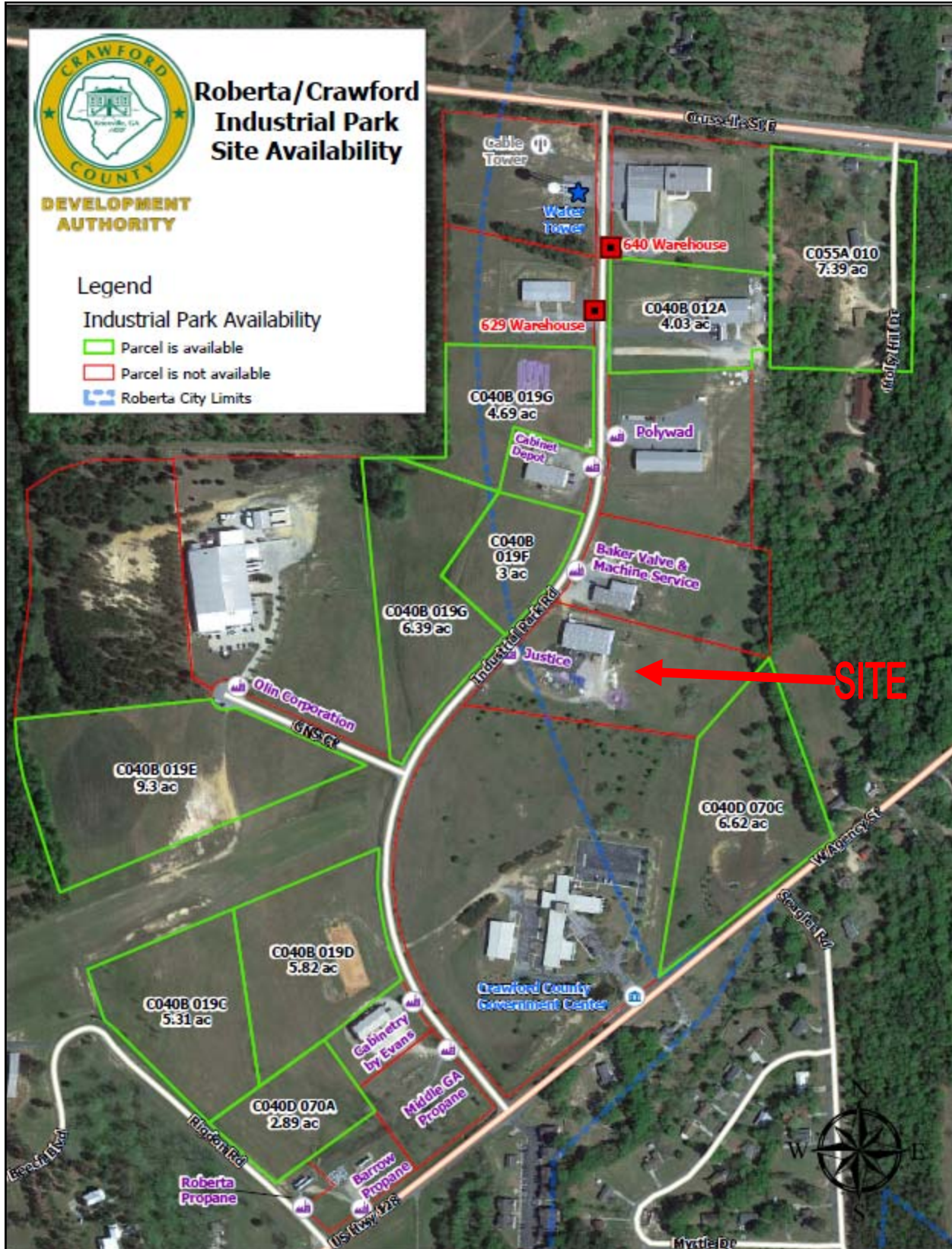
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INDUSTRIAL PARK MAP

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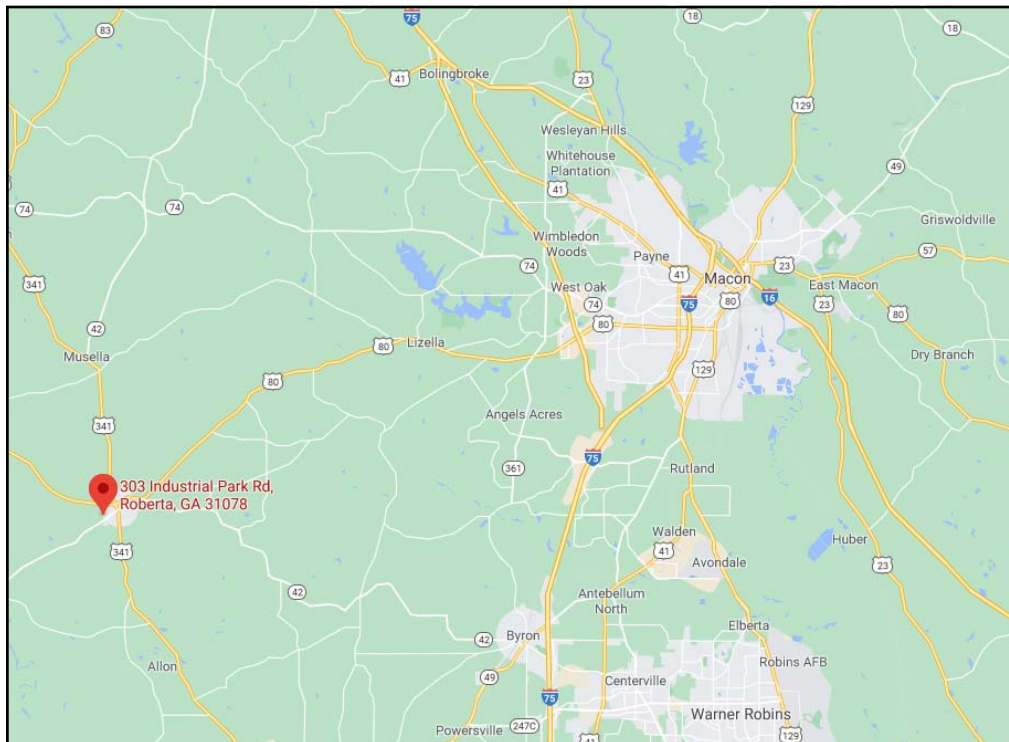
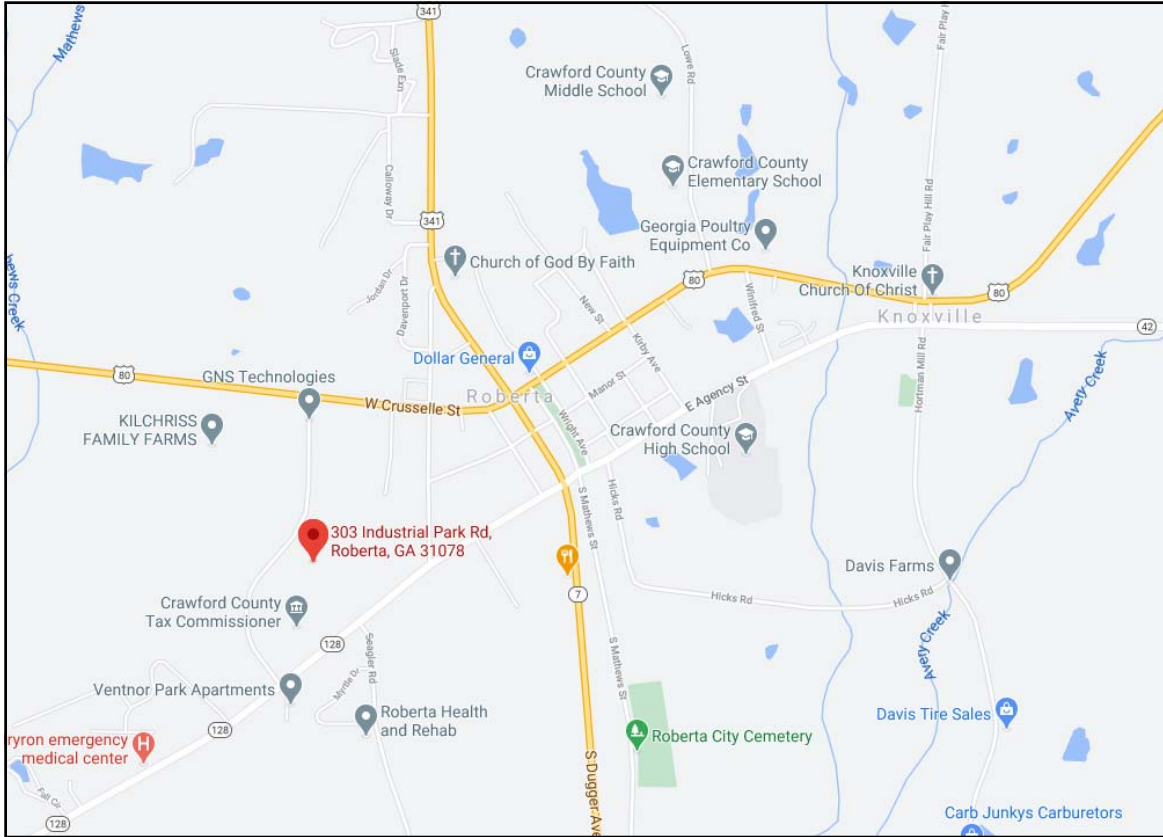
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LOCATION MAP

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DEMOGRAPHICS - CRAWFORD COUNTY

350 Industrial Park Road
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KEY FACTS

12,636

Population



2.6

Average Household Size

43.5

Median Age

\$40,929

Median Household Income

EDUCATION

15%

No High School Diploma



37%
High School Graduate



34%
Some College



14%
Bachelor's/Grad/Prof Degree

BUSINESS



222

Total Businesses



1,604

Total Employees

EMPLOYMENT



53%

White Collar



31%

Blue Collar



16%

Services

8.5%

Unemployment Rate

INCOME



\$40,929

Median Household Income



\$20,702

Per Capita Income



\$67,106

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Difference	
<\$15,000	16.1%	+5.0%	<div style="width: 16.1%;"></div>
\$15,000 - \$24,999	12.2%	+2.6%	<div style="width: 12.2%;"></div>
\$25,000 - \$34,999	13.4%	+3.9%	<div style="width: 13.4%;"></div>
\$35,000 - \$49,999	17.3%	+4.0%	<div style="width: 17.3%;"></div>
\$50,000 - \$74,999	18.7%	+0.7%	<div style="width: 18.7%;"></div>
\$75,000 - \$99,999	11.5%	-1.1%	<div style="width: 11.5%;"></div>
\$100,000 - \$149,999	7.4%	-6.7%	<div style="width: 7.4%;"></div>
\$150,000 - \$199,999	2.6%	-3.1%	<div style="width: 2.6%;"></div>
\$200,000+	0.9%	-5.2%	<div style="width: 0.9%;"></div>