

# LEASE

## OFFICE / WAREHOUSE

3 Industrial Park Court, Forsyth, Monroe County, GA 31029



### PROPERTY OVERVIEW

- Suite "B": 3,000± SF Warehouse/Office
  - 1,500± SF Warehouse
    - 18' ceiling height
    - One (1) dock high door
  - 1,500± SF Office
    - Reception
    - Waiting area
    - Three (3) private offices
    - Conference room
    - Break room
    - Storage room
    - IT room
    - Two (2) restrooms
- Paved parking
- Zoned Industrial

### LOCATION OVERVIEW

- Subject property is located one block from Interstate 75
- Neighbors include Encore Plastics, Perdue Farms, Truck Driver Institute, Reames Concrete, Eurofins Agrosience Services, Quik Trip, Hutchinson Ford, Shoney's, Comfort Suites

**LEASE RATE:  
\$2,750 PER MONTH**

**MIKI FOLSOM, CCIM**

**478.361.3036 Cell**

**mfolsom@cbcworldwide.com**

**990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



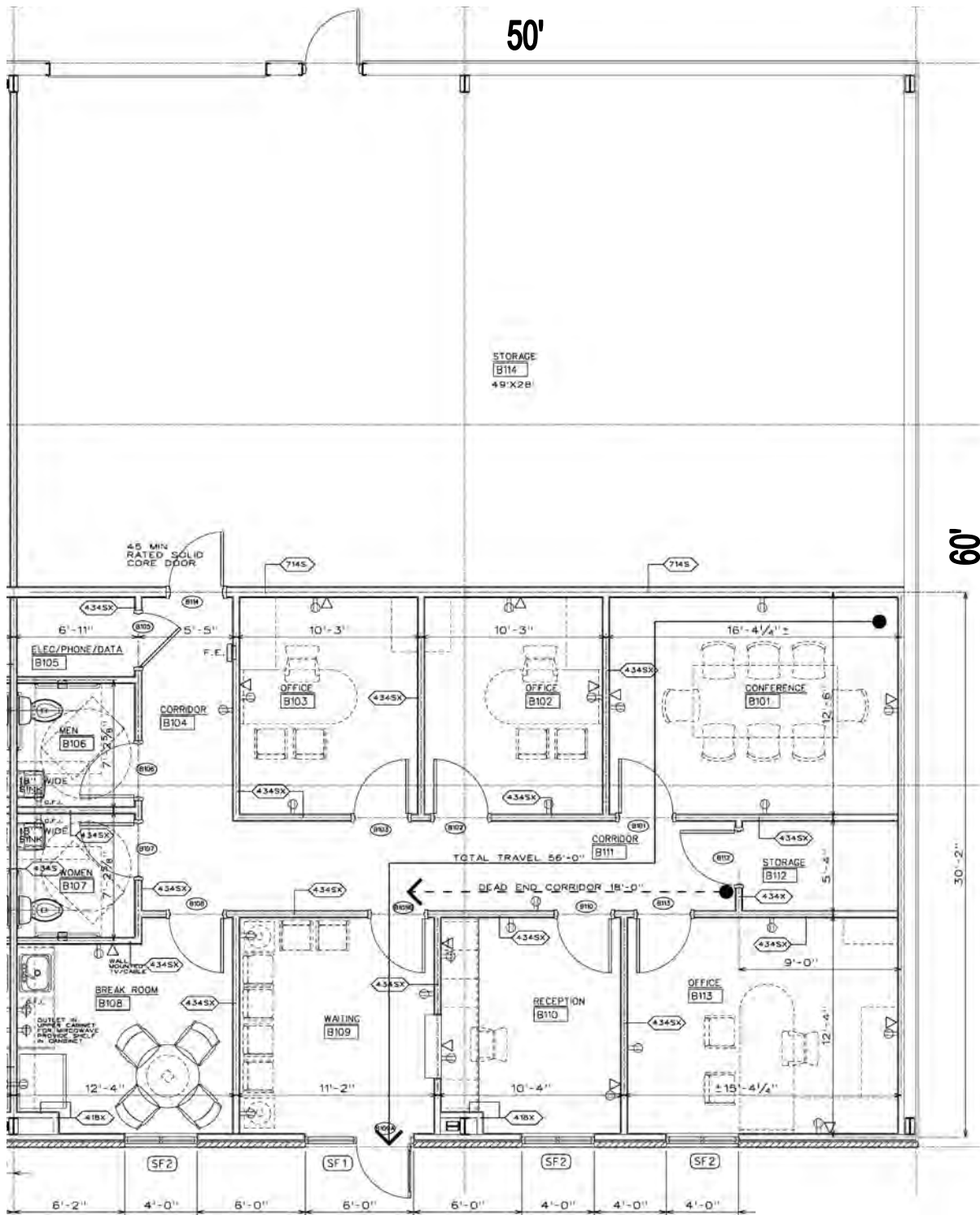
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Revised 8/16/22

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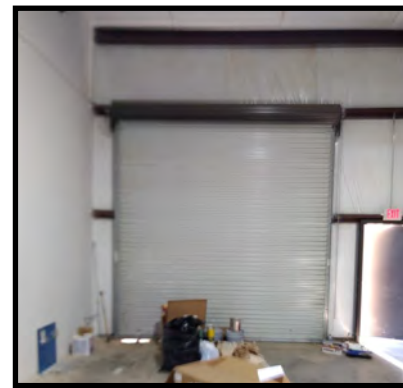
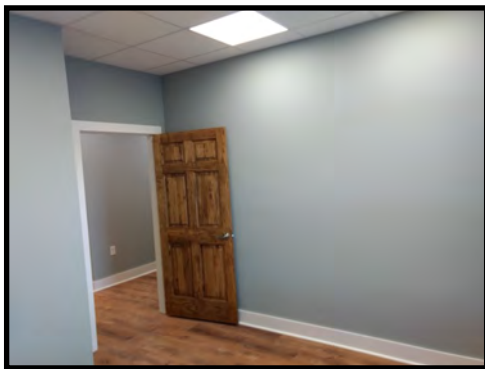
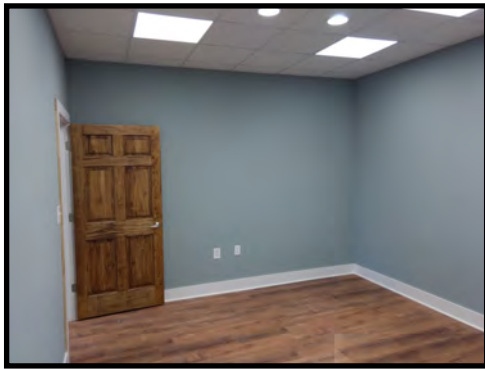
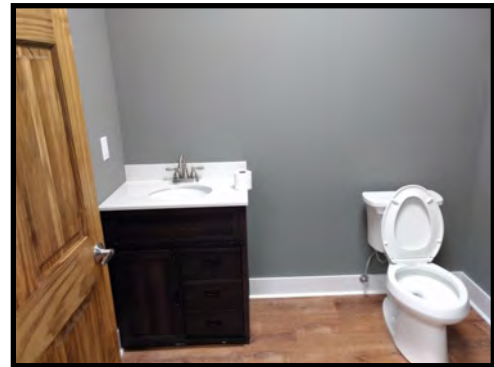
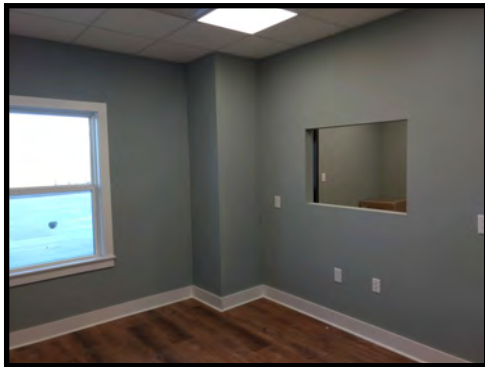
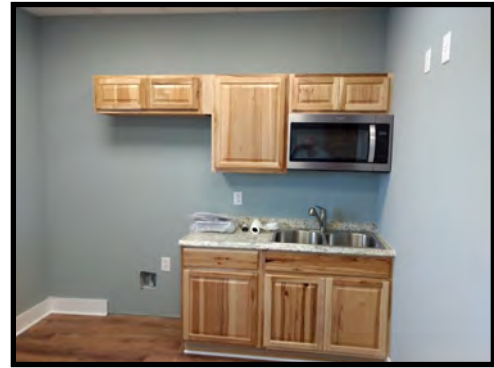
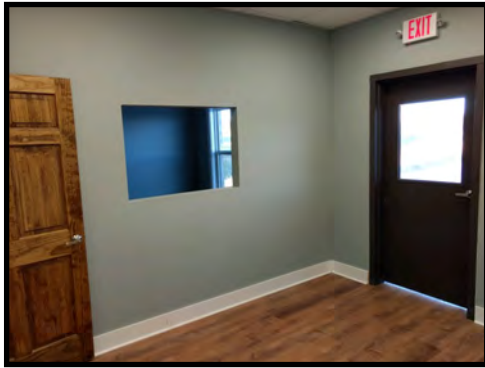
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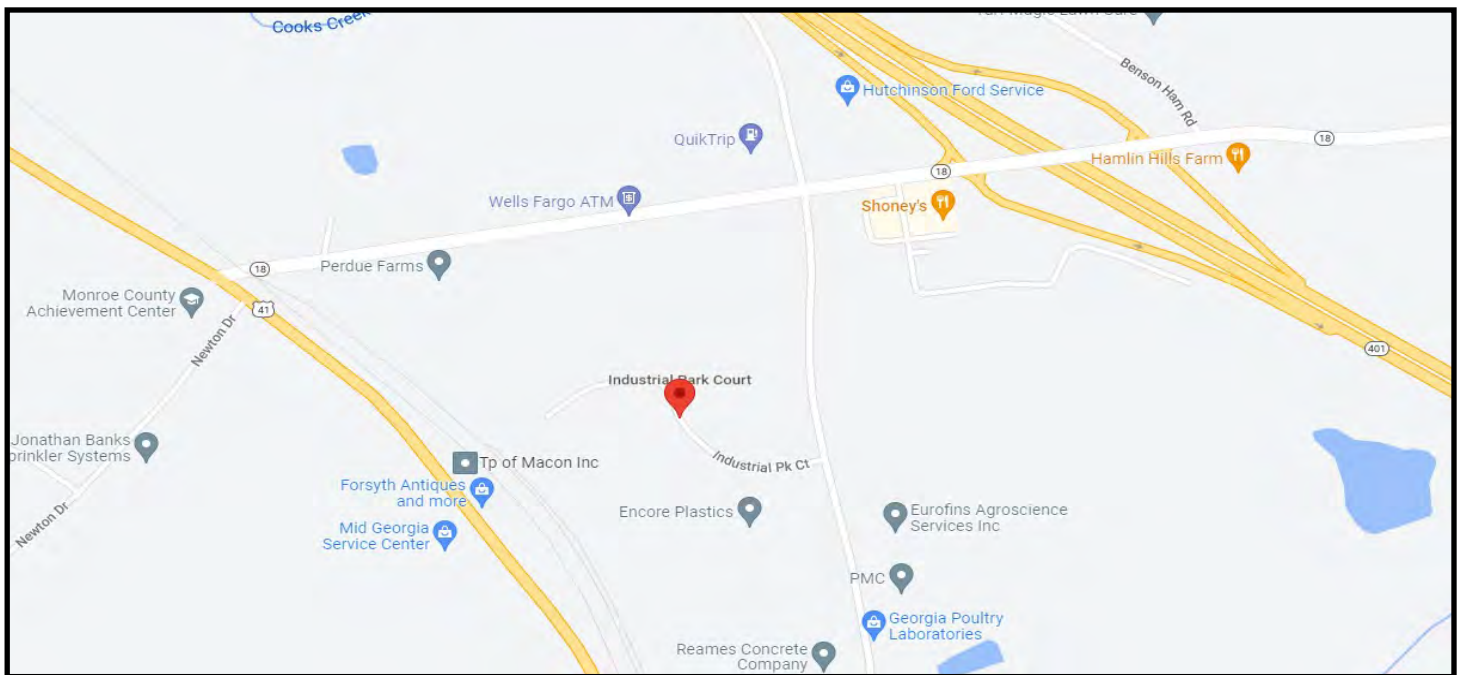
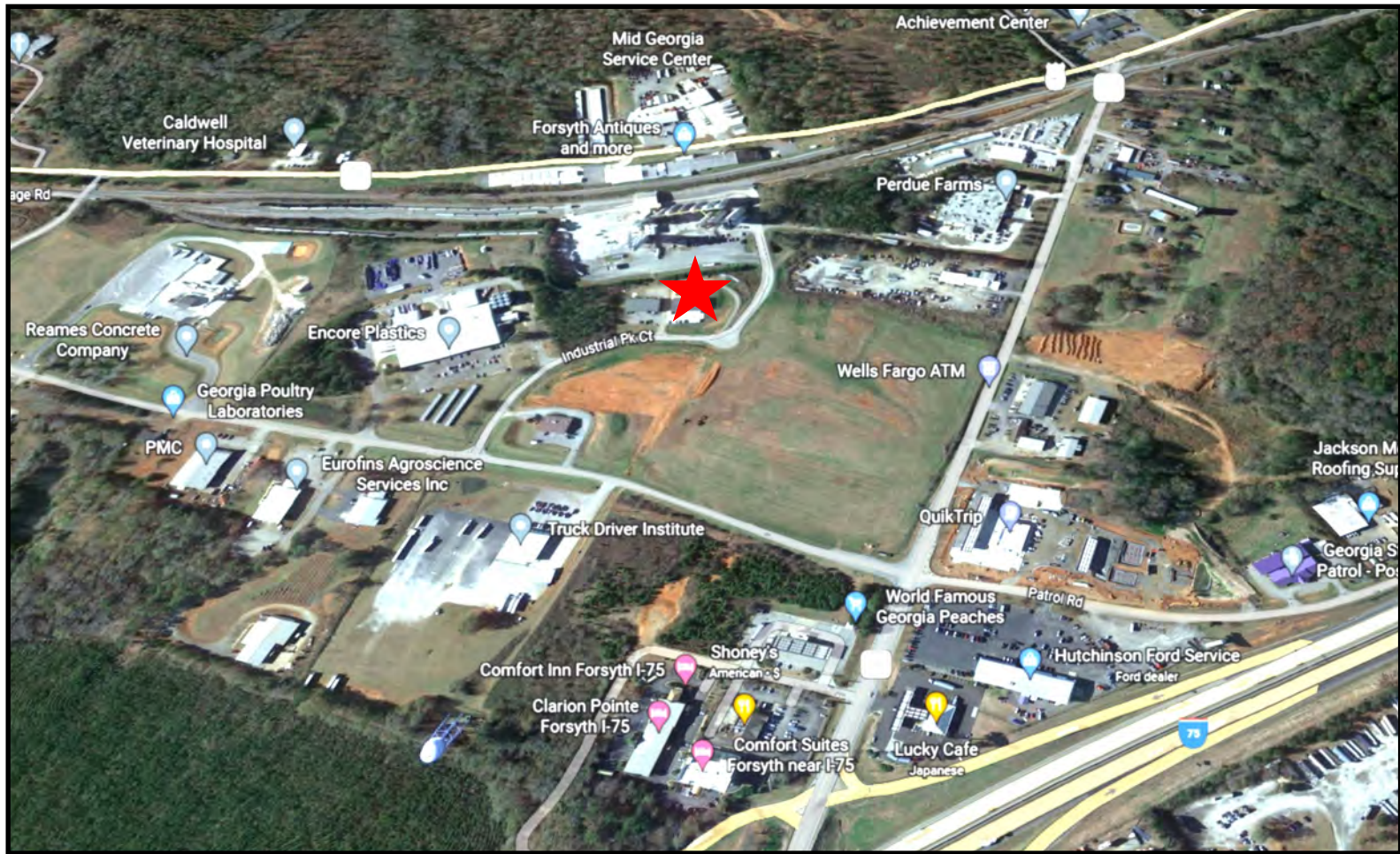




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Monroe County, GA 2  
 Monroe County, GA (13207)  
 Geography: County

Prepared by Esri

### KEY FACTS

28,304

Population



Average Household Size

43.6

Median Age

\$72,452

Median Household Income

### EDUCATION

12%

No High School Diploma



33%

High School Graduate



25%

Some College



30%

Bachelor's/Grad/Prof Degree

### BUSINESS



796

Total Businesses



7,890

Total Employees

### EMPLOYMENT



62%

White Collar



25%

Blue Collar



13%

Services



Unemployment Rate

### INCOME



\$72,452

Median Household Income



\$40,025

Per Capita Income



\$197,982

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (16.6%)

The smallest group: \$25,000 - \$34,999 (7.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.2%	+1.3%	
\$15,000 - \$24,999	8.6%	+0.9%	
\$25,000 - \$34,999	7.2%	-0.8%	
\$35,000 - \$49,999	9.9%	-1.6%	
\$50,000 - \$74,999	15.2%	-2.8%	
\$75,000 - \$99,999	12.1%	-1.2%	
\$100,000 - \$149,999	16.6%	+0.1%	
\$150,000 - \$199,999	7.9%	+0.4%	
\$200,000+	12.3%	+3.8%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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