

LEASE

OFFICE / WAREHOUSE

500 Highway 155S (105 Charles Court), McDonough, Henry County, GA

**NEW CONSTRUCTION • BUILD-TO-SUIT
READY FOR OCCUPANCY NOVEMBER 2022**



**LEASE RATE: \$7.50/PSF, NNN
(CAM, T & I: \$750/MONTH, EST)**

LOCATION OVERVIEW

Located 1/2 mile east of Interstate 75

Neighbors include S&S Activewear, Crayex Corporation, Wagner-Smith Equipment Co., CJ Car Wash, Summit Racing, Tire South, QT, Waffle House, Krystal

OFFERING SUMMARY

BUILDING SIZE:	10,000± SF
CEILING HEIGHT:	18'
TRUCK LOADING:	Three 12'X14' overhead doors One 8'x10' dock high door
FIRE PROTECTION	Fully sprinkled
ZONING:	M1, Light Industrial C-3, Highway Commercial

PROPERTY OVERVIEW

- New construction consisting of multiple 10,000± SF office / warehouse buildings.
- Building 105 will be ready for occupancy mid-September 2022 (1/2 of building leased) 5,000± SF available
- Building 205 will be ready for occupancy November 2022.

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Revised 8/29/22

**NEW CONSTRUCTION • BUILD-TO-SUIT
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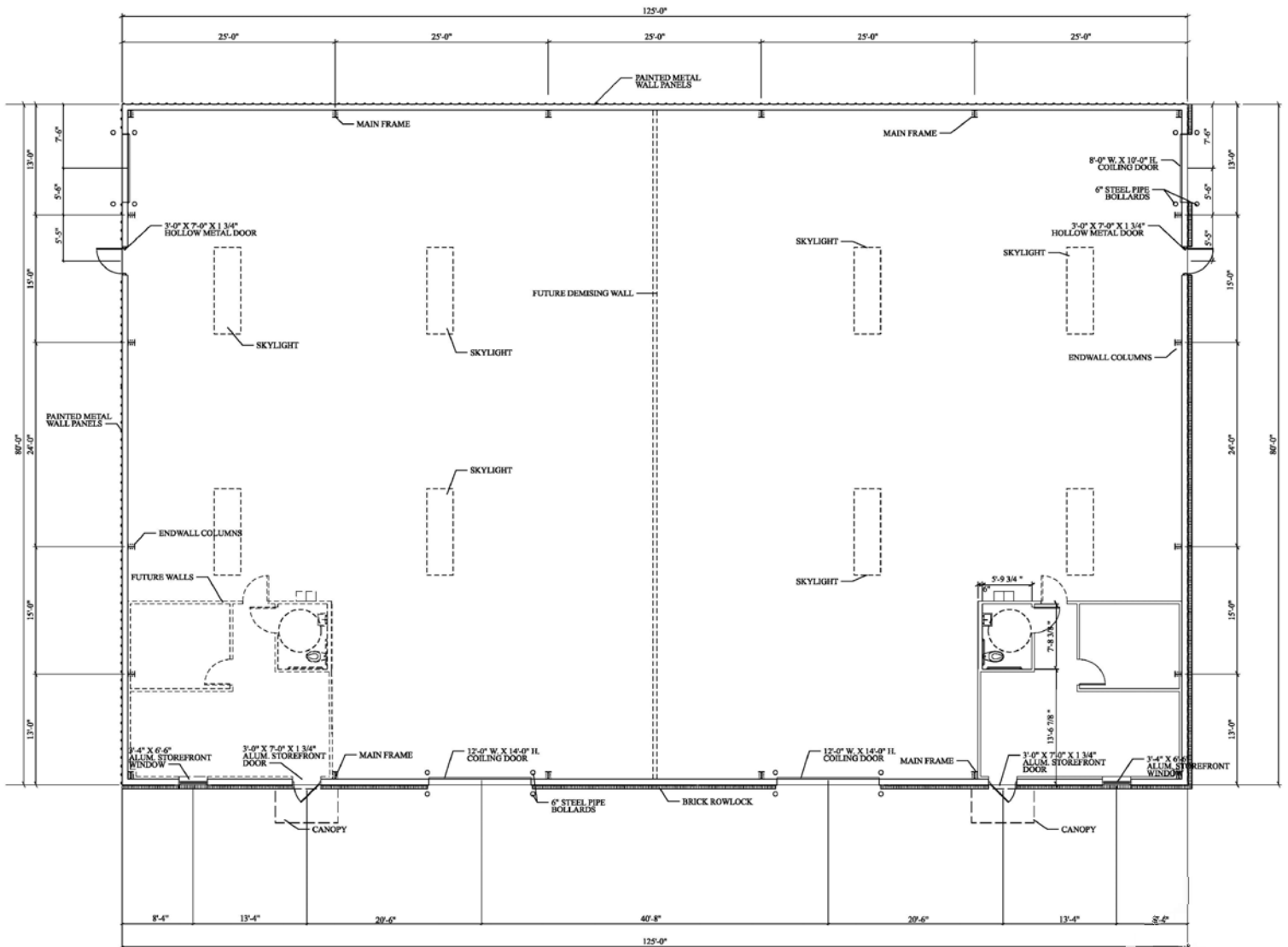
LOCATION:	Subject property located 1/2 mile from Interstate 75 on Highway 155 South.
BUILDING INFORMATION:	<p>10,000± SF Warehouse / Office Building (See Floor Plan page 3 & Site Plan page 4)</p> <ul style="list-style-type: none"> • <u>Building 105</u>: Ready for occupancy mid-September 2022; 1/2 of building leased • <u>Building 205</u>: Ready for occupancy November 2022 • Ceiling Height: 18' eave height • Truck Loading: <ul style="list-style-type: none"> - Three (3) 12' x 14' overhead drive-in doors - One (1) 8' x 10' dock high door - Central heat and air conditioning in office area
PARKING:	Asphalt paved parking
UTILITIES:	All utilities serve the site.
ZONING:	M-1, Light Industrial C-3, Highway Commercial
LEASE RATE:	\$7.50/PSF, NNN (Water Included) CAM, T & I: \$750 PER MONTH (EST)

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FLOOR PLAN



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CONSTRUCTION PHOTOS AUGUST 29, 2022



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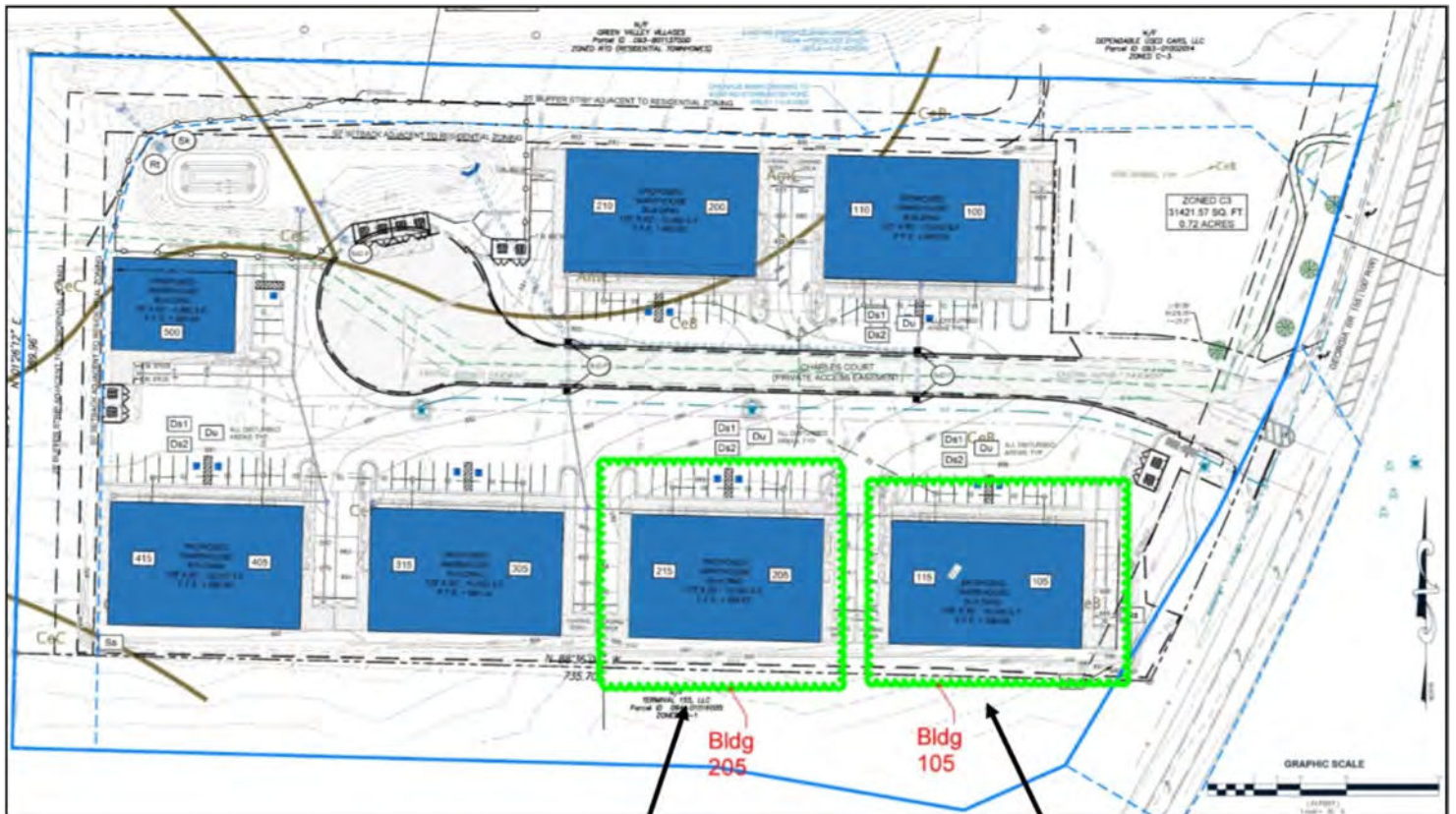
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SITE PLAN



Available Mid-October 2022

Available Mid-September 2022

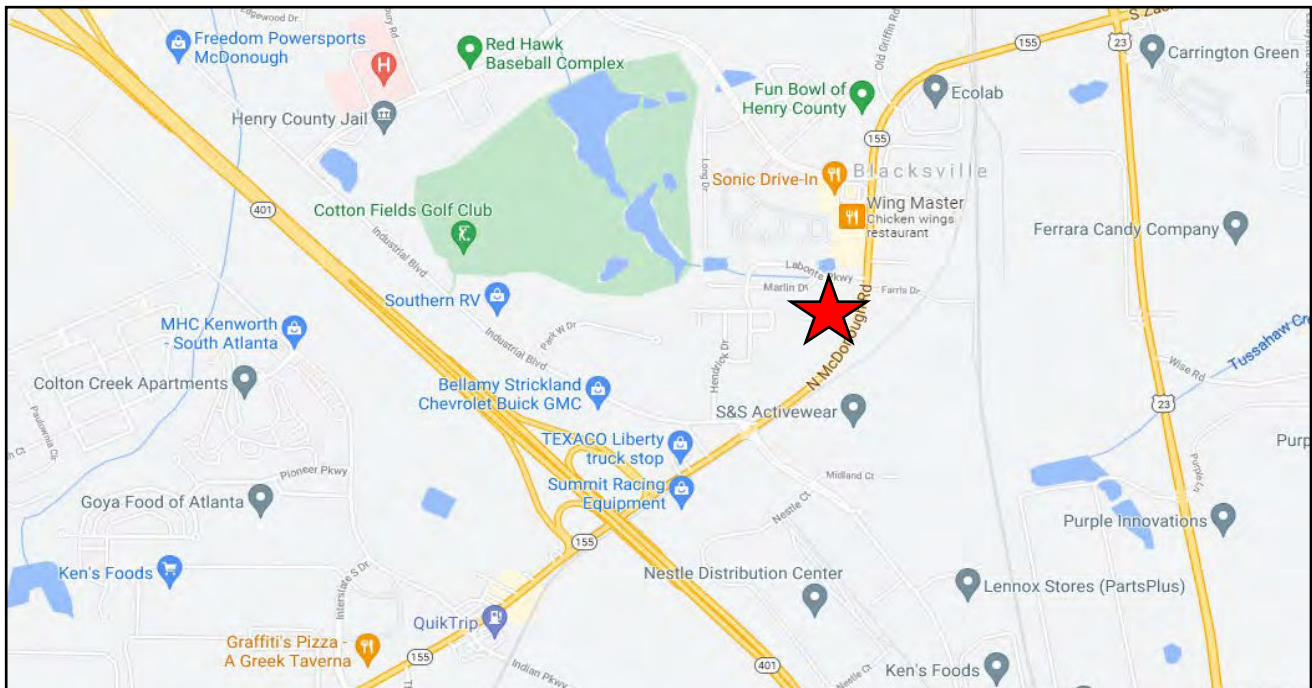
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DEMOGRAPHICS - HENRY COUNTY

KEY FACTS

249,468

Population



2.9

Average Household Size

36.8

Median Age

\$73,369

Median Household Income

EDUCATION

8%

No High School Diploma



31%
High School Graduate



31%
Some College



30%
Bachelor's/Grad/Prof Degree

BUSINESS



6,081

Total Businesses



59,286

Total Employees

EMPLOYMENT



64%

White Collar



25%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$73,369

Median Household Income



\$31,254

Per Capita Income



\$189,944

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22%)

The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	-5.2%	<div style="width: 5.3%;"></div>
\$15,000 - \$24,999	4.7%	-4.1%	<div style="width: 4.7%;"></div>
\$25,000 - \$34,999	8.1%	-0.8%	<div style="width: 8.1%;"></div>
\$35,000 - \$49,999	11%	-1.3%	<div style="width: 11%;"></div>
\$50,000 - \$74,999	22%	+3.8%	<div style="width: 22%;"></div>
\$75,000 - \$99,999	15.2%	+2.5%	<div style="width: 15.2%;"></div>
\$100,000 - \$149,999	20.6%	+5.7%	<div style="width: 20.6%;"></div>
\$150,000 - \$199,999	7.1%	+0.8%	<div style="width: 7.1%;"></div>
\$200,000+	6.1%	-1.2%	<div style="width: 6.1%;"></div>

Bars show deviation from Georgia

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