

# SALE

Warehouse  
350 Industrial Park Road, Roberta, Crawford County, GA 31078

**PRICE REDUCED**



**REDUCED SALES PRICE:**  
~~\$425,000~~ \$375,000

## LOCATION OVERVIEW

- Easy access to Interstates 75, 475 and 16 and Georgia Highways 341, 96 and 80
- 20± miles east of Macon
- 30± miles south of Forsyth
- 30± miles south of Warner Robins & Perry

## PROPERTY OVERVIEW

- 12,000± SF Warehouse
- 5± Acres
- Ceiling height: 14' side eave; 16' center
- Bay space: 60' X 125'
- Two (2) 10' X 10' dock high doors
- One (1) 12' X 14' on grade drive-in door

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COMMERCIAL**  
EBERHARDT & BARRY

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Revised 6/2/23

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<b>BUILDING INFORMATION:</b>	12,000± SF Warehouse
<b>ACREAGE:</b>	5± Acres
<b>CONSTRUCTION:</b>	Pre-engineered metal construction
<b>ROOF:</b>	Metal
<b>YEAR BUILT:</b>	1988
<b>BAY SPACE:</b>	60' X 125'
<b>CEILING HEIGHT:</b>	14' side eave; 16' center
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• Two (2) 10' X 10' dock high doors</li><li>• One (1) 12' X 14' on grade drive-in door</li></ul>
<b>PARKING:</b>	Gravel
<b>UTILITIES:</b>	All utilities serve the site.
<b>ZONED:</b>	I-G, General Industrial District
<b>REDUCED SALES PRICE: <del>\$425,000</del> \$375,000</b>	

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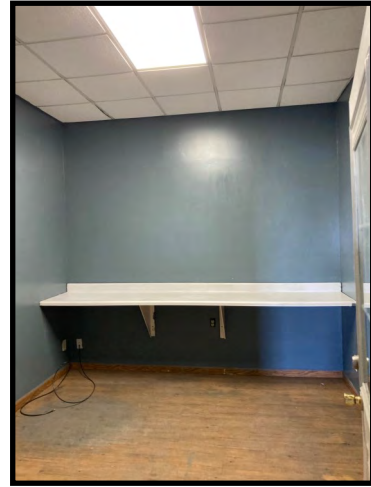
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## SURVEY



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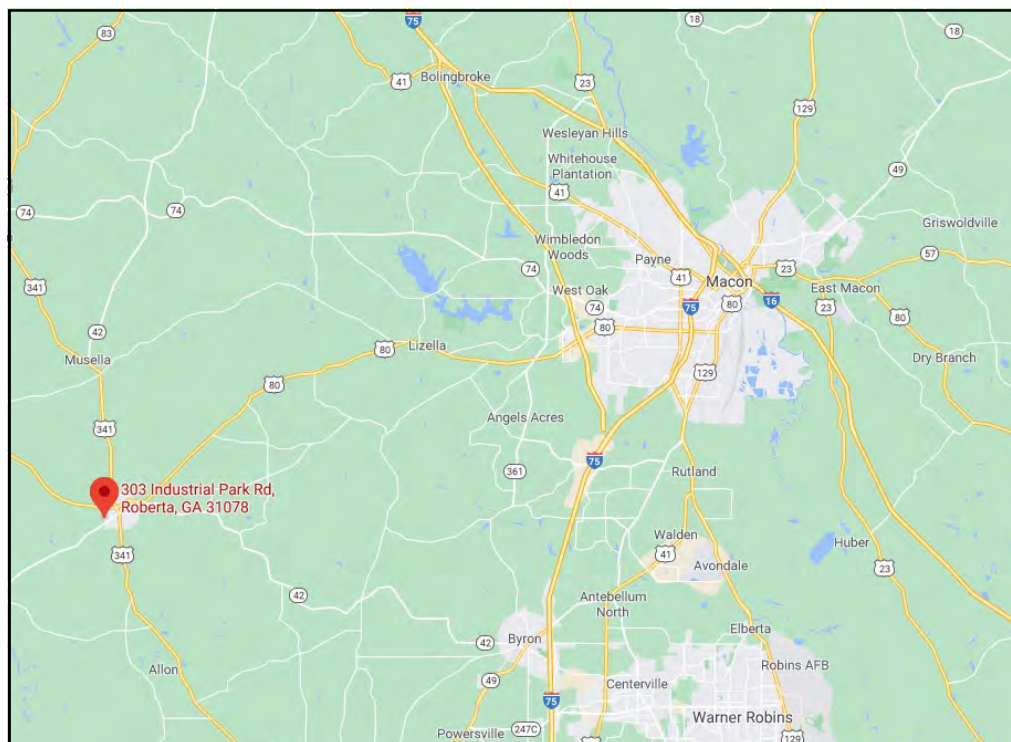
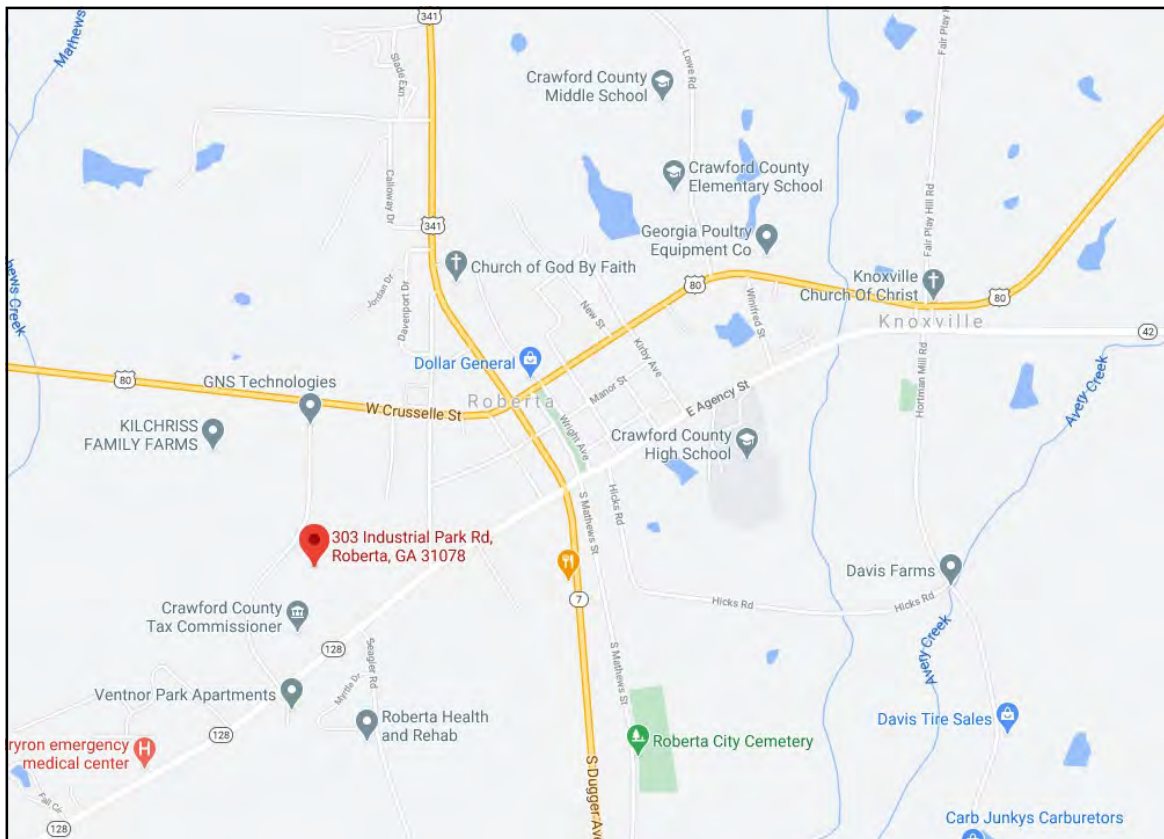
## PARCEL MAP



# SALE

## Warehouse

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## Custom Template (Esri 2022)

Crawford County, GA 4  
Crawford County, GA (13079)  
Geography: County

Prepared by Esri

### KEY FACTS

11,992

Population



2.5

Average  
Household Size

44.1

Median Age

\$52,180

Median Household  
Income

### EDUCATION

14%

No High  
School  
Diploma



41%

High School  
Graduate



32%

Some College



12%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



226

Total Businesses



1,510

Total Employees

### EMPLOYMENT



54%

White Collar



33%

Blue Collar



14%

Services



Unemployment  
Rate

### INCOME



\$52,180

Median Household  
Income



\$27,591

Per Capita Income



\$108,627

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$200,000+ (2.7%)

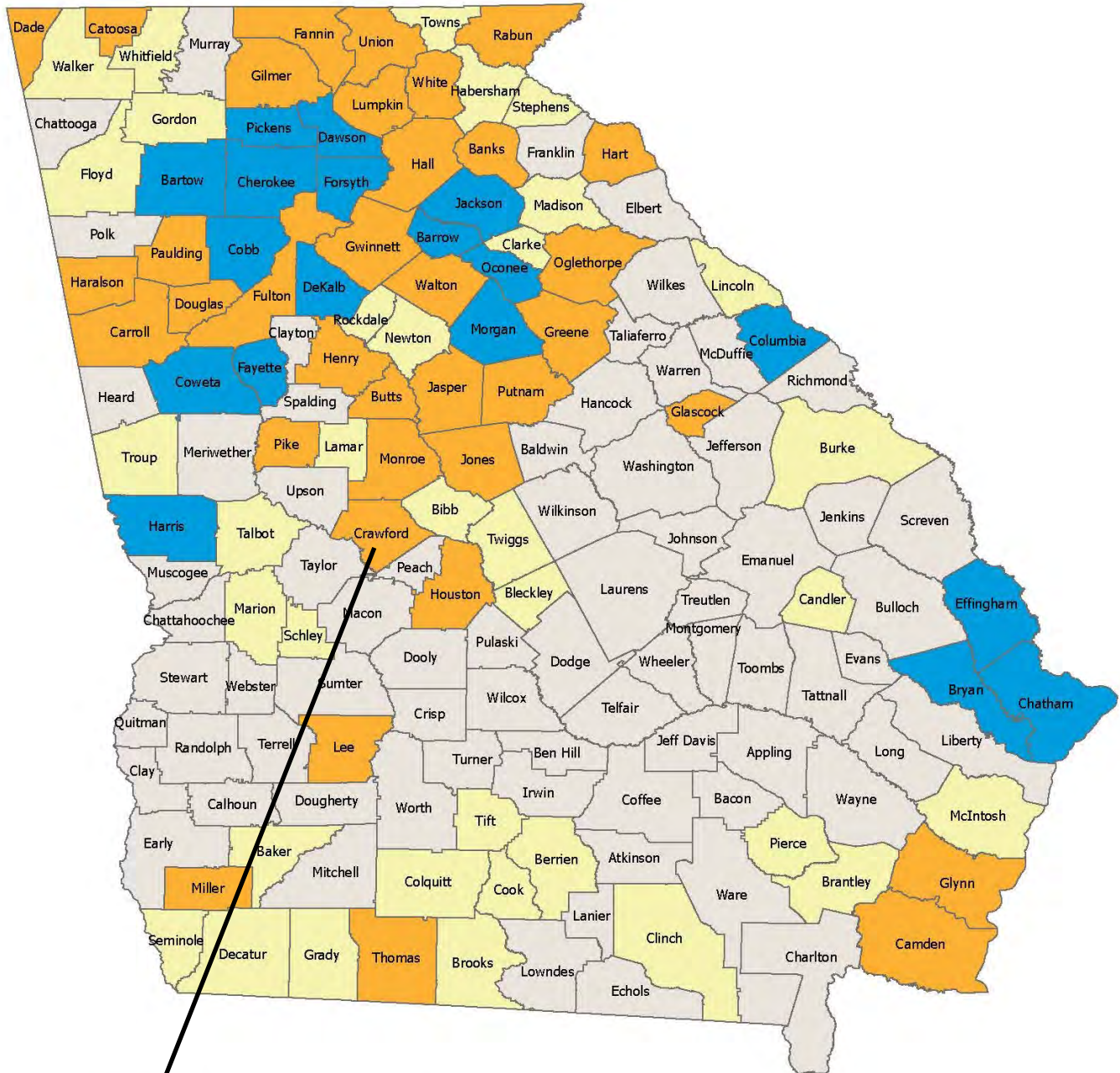
Indicator ▲	Value	Diff	
<\$15,000	15.1%	+6.2%	
\$15,000 - \$24,999	9.0%	+1.3%	
\$25,000 - \$34,999	7.6%	-0.4%	
\$35,000 - \$49,999	15.9%	+4.4%	
\$50,000 - \$74,999	18.9%	+0.9%	
\$75,000 - \$99,999	13.5%	+0.2%	
\$100,000 - \$149,999	12.1%	-4.4%	
\$150,000 - \$199,999	5.2%	-2.3%	
\$200,000+	2.7%	-5.8%	

Bars show deviation from Georgia

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



# 2023 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:  
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>

Georgia<sup>®</sup> Department of  
**Community Affairs**