

LEASE

"NEW CONSTRUCTION" - FLEX SPACE
937 CARL VINSON PARKWAY
WARNER ROBINS, HOUSTON COUNTY, GEORGIA



LEASE RATE:
\$10.00/PSF, MODIFIED NET
\$1.10/PSF TAXES & INSURANCE
(\$10,360.00/MONTH)

LOCATION OVERVIEW

- Highly visible location off Watson Boulevard
- Minutes from Robins Air Force Base and Macon
- Close proximity to Interstate 75 and Highway 247
- Convenient to restaurants, shopping, lodging and financial institutions
- Zoned M1

PROPERTY OVERVIEW

"BRAND NEW CONSTRUCTION"

- 11,200± SF Office / Warehouse
 - 9,200± SF Warehouse
 - Two roll-up doors
 - One roll-up dock leveler
 - 2,000± SF Office
 - Three private offices
 - Conference room
 - Break room
 - Two multi-stall restrooms
- 1.47± Acres
- Ceiling heights: 22' center; 16' eave
- 3-Phase electrical
- Adequate paved parking

STEPHANIE FOLSOM, CCIM
478.361.8259 CELL
STEPHANIE@CBCGEORGIA.COM

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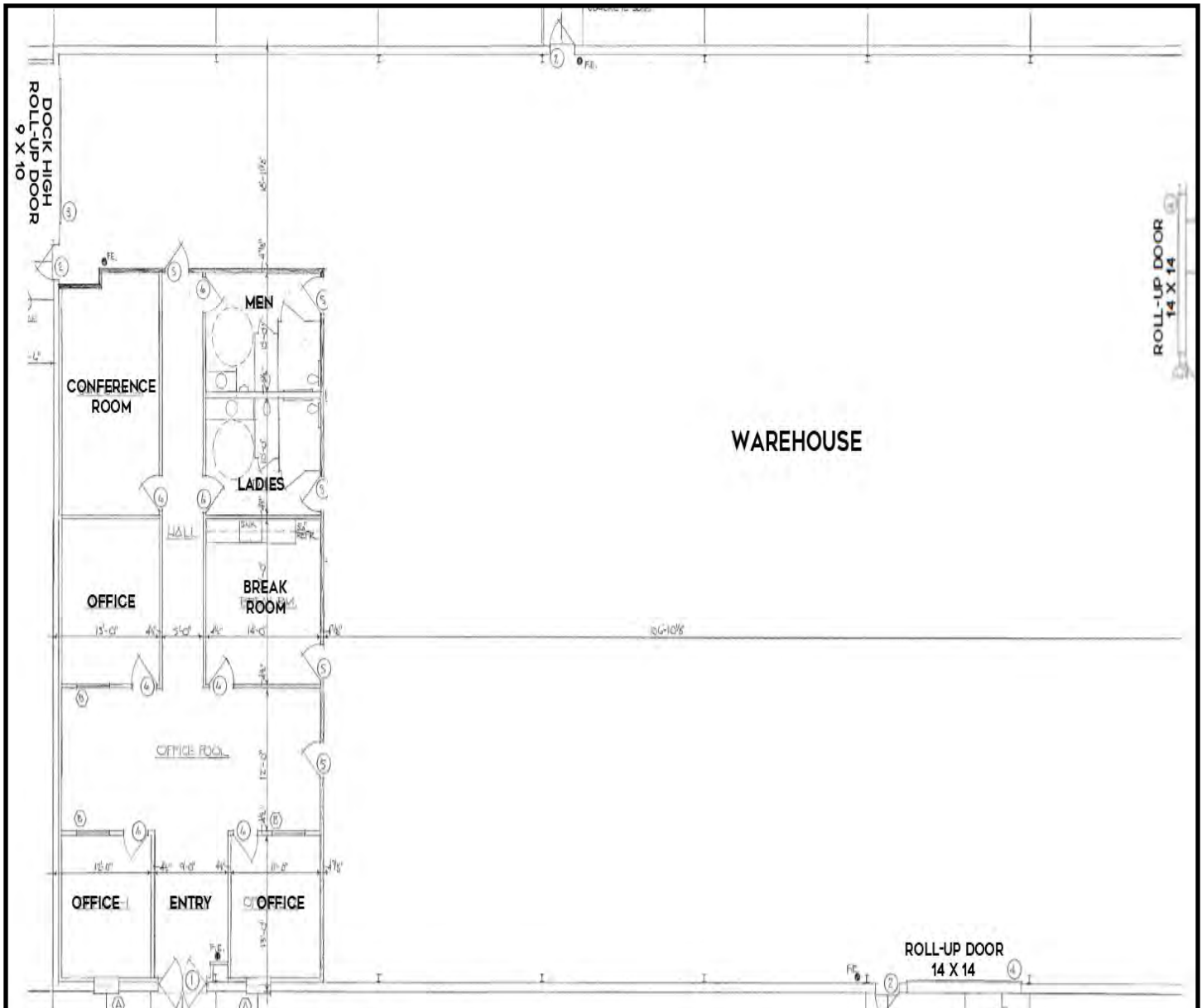
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Created 7/21/75

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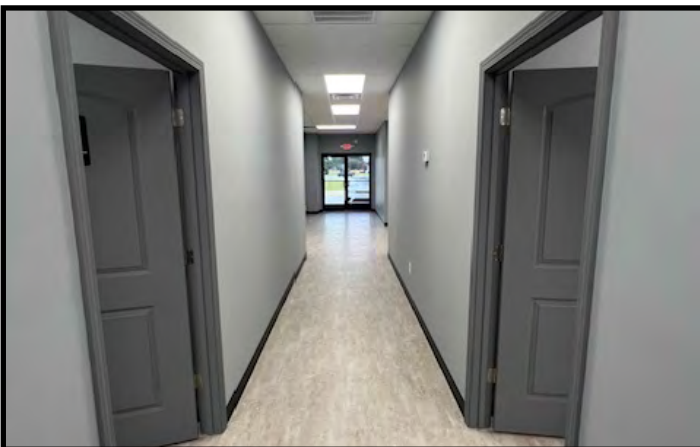
FLOOR PLAN



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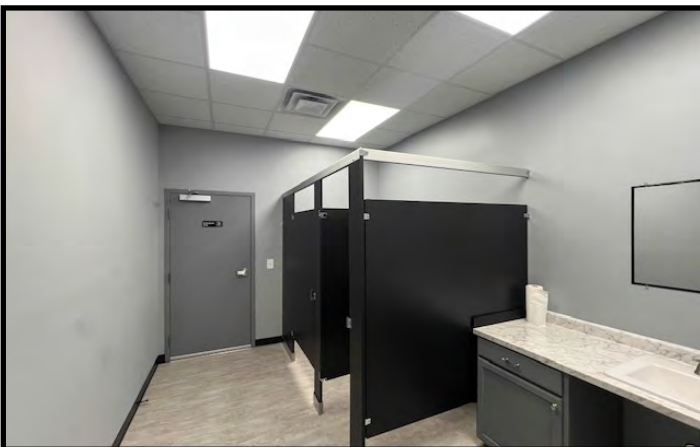
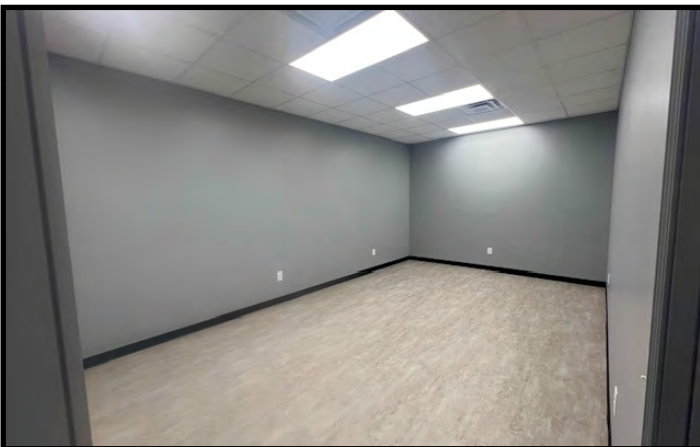
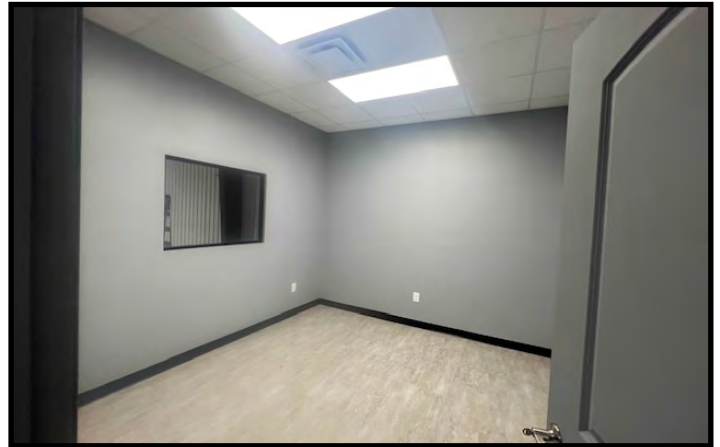
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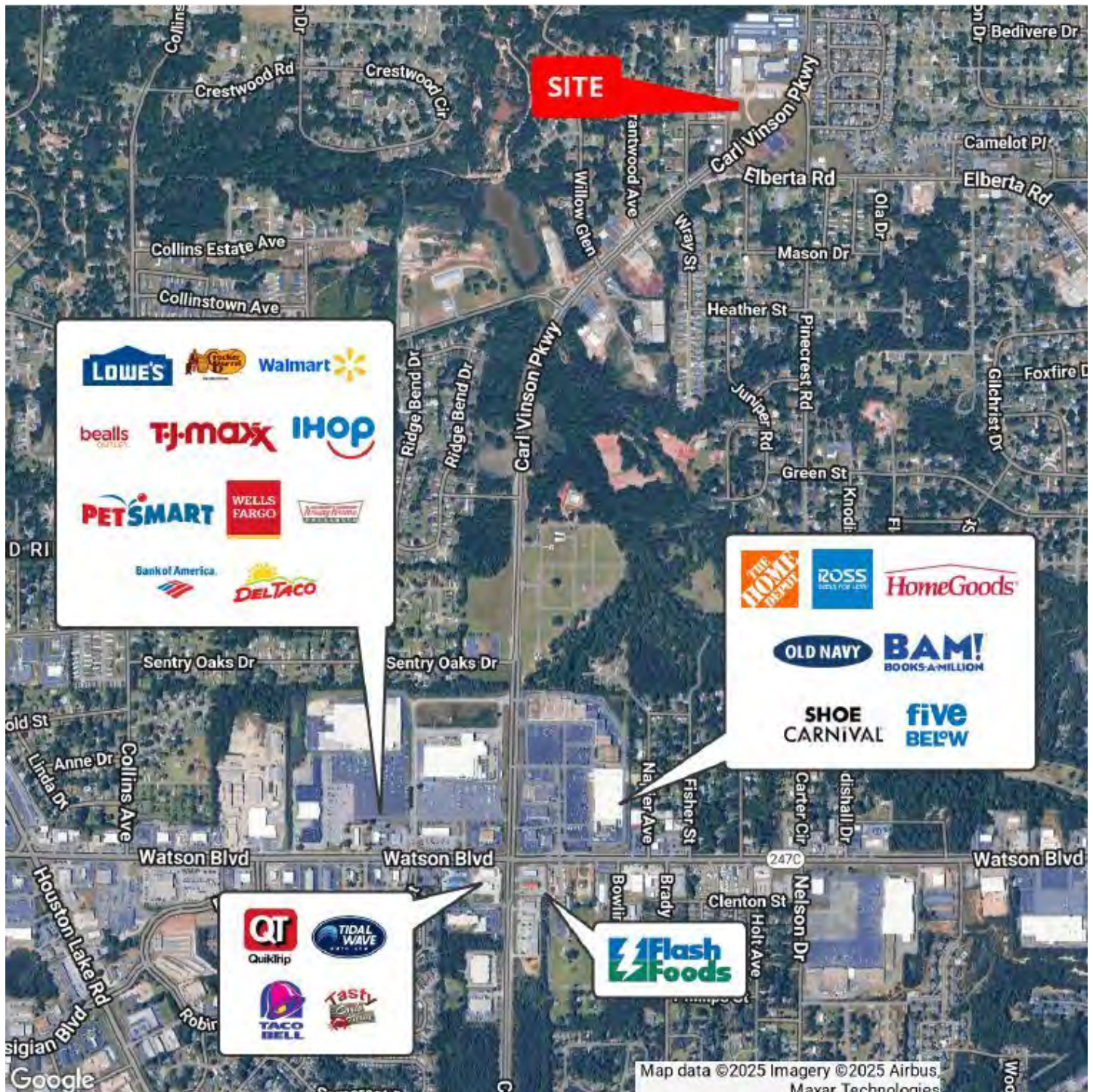
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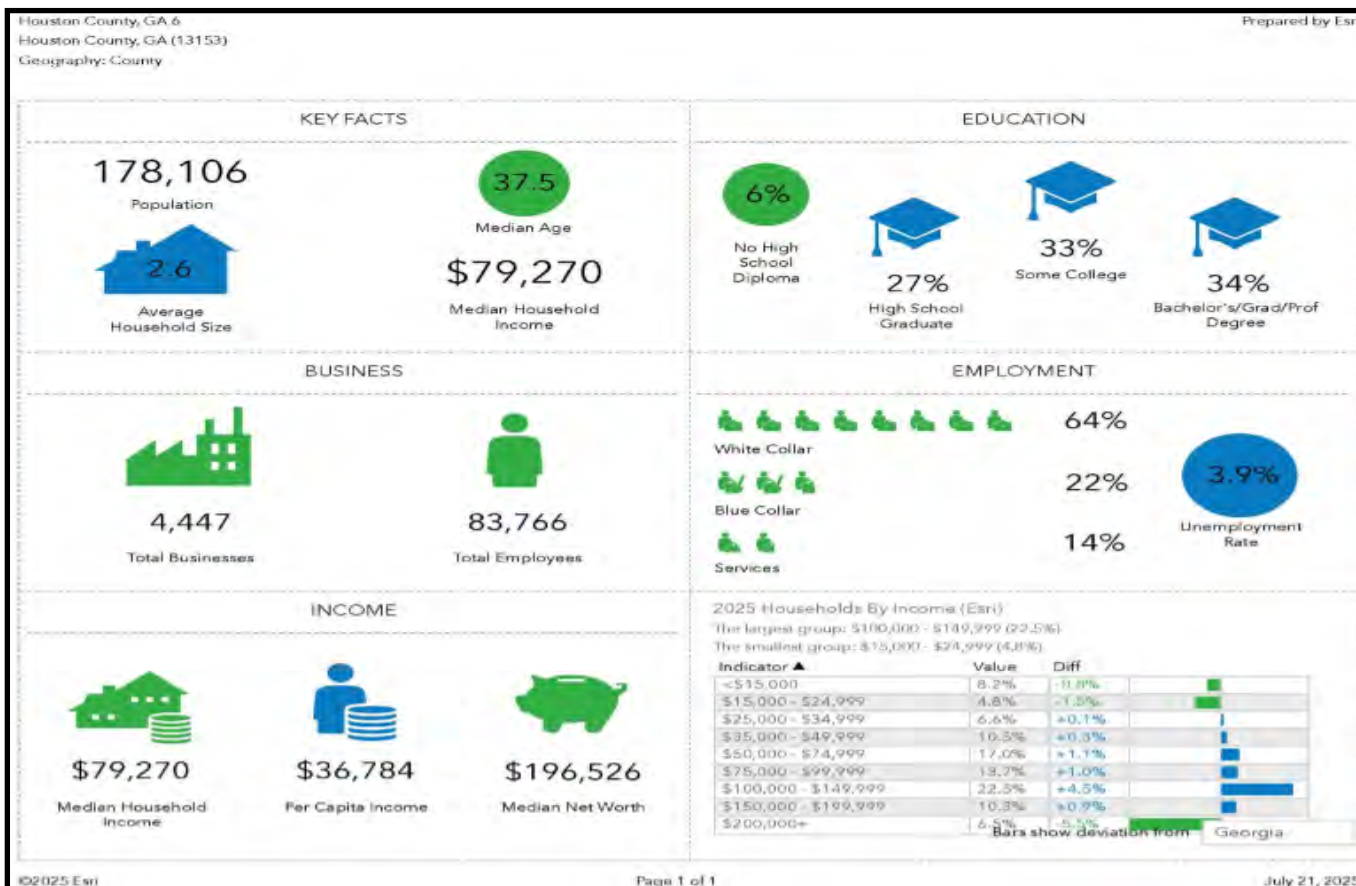
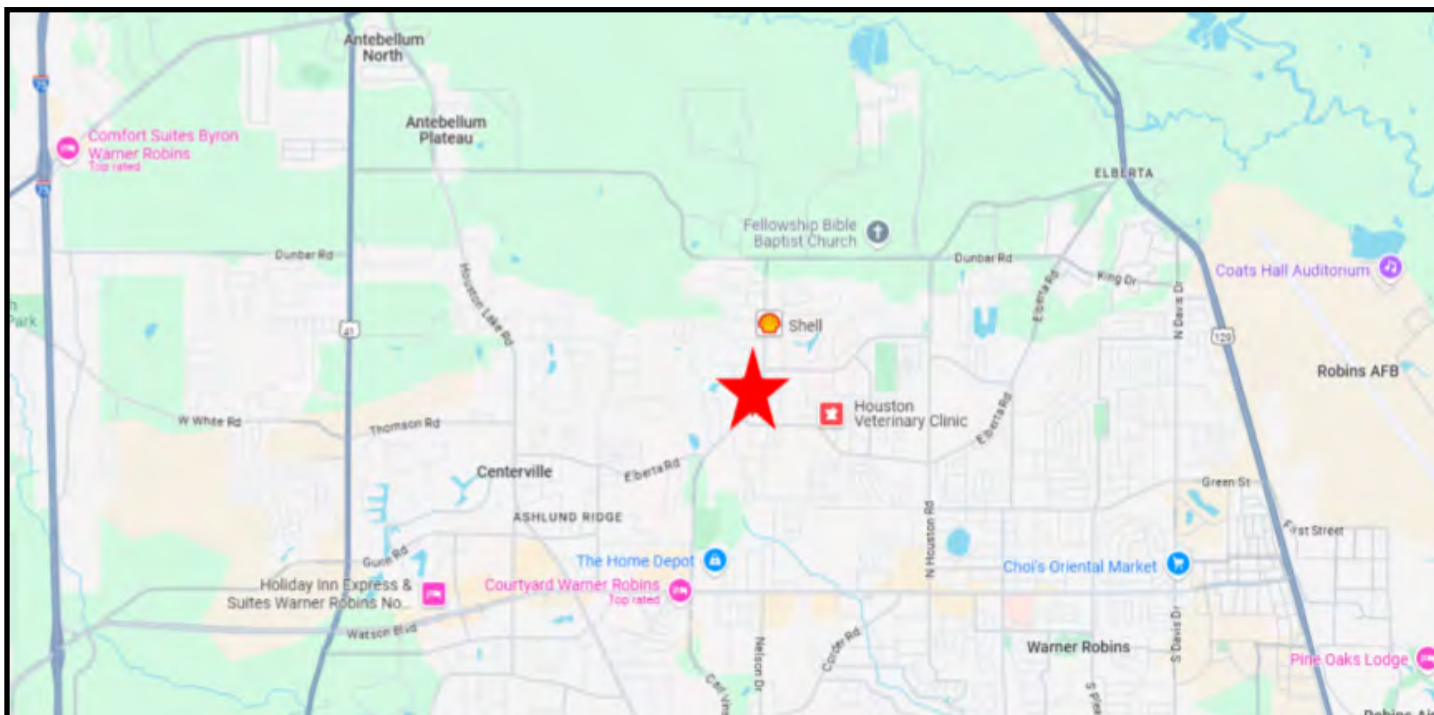
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