FOR LEASE

OFFICE / SHOWROOM / WAREHOUSE

9,000± SF | 0.37± ACRES



400 N ARMED FORCES BOULEVARD
WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31093

DEIDRA STEWART

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CBCMACON.COM

MONTHLY LEASE RATE:
$4,000.00

COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY

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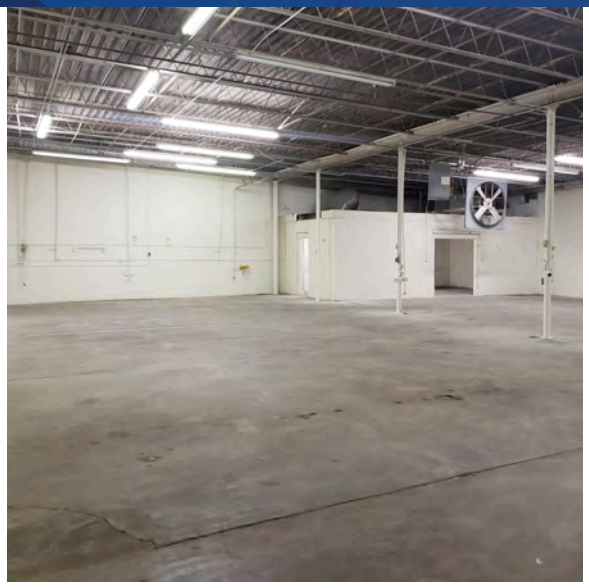
Created 11/3/26





PROPERTY OVERVIEW

9,000± SF TOTAL BUILDING AREA

- 1,800± SF Office / Showroom
  - Large private office
  - Showroom area
  - Two restrooms
  - Central heating and air conditioning
- 7,200± SF Warehouse
  - Personnel exit door
  - Compressed-air connections
  - Multiple water faucets
- Concrete block wall construction
- Built in 1971

LOADING & WAREHOUSE FEATURES

- Covered Loading Dock:
  - Two 12' x 12' drive-in doors
- Open Loading Dock:
  - One 12' x 12' dock-high door
  - One 12' x 12' drive-in door
- Interior Access:
  - One 6' x 10' roll-up forklift door
- Four suspended forced-air gas heaters
- Fluorescent lighting
- 220-volt, 3-phase electrical service

SITE INFORMATION

- 0.37± acre site with fenced storage area
- Concrete parking area in front of building
- Zoned M-1, Light Industrial

LOCATION OVERVIEW

- Strategically located on N. Armed Forces Boulevard, directly across from Robins Air Force Base
- Convenient access to Watson Boulevard, a major commercial corridor serving Warner Robins
- Excellent connectivity to GA Highway 247, providing access to surrounding Middle Georgia communities
- Located near government offices and established commercial and industrial businesses
- Close proximity to restaurants, financial institutions, retail establishments, and other business services
- Well-positioned for distribution, warehousing, service contractors, and businesses supporting Robins Air Force Base



AVAILABILITY & LEASE TERMS

- Monthly Lease Rate: $4,000.00
- **Available January 2027**
- Tenant responsible for all utilities and services

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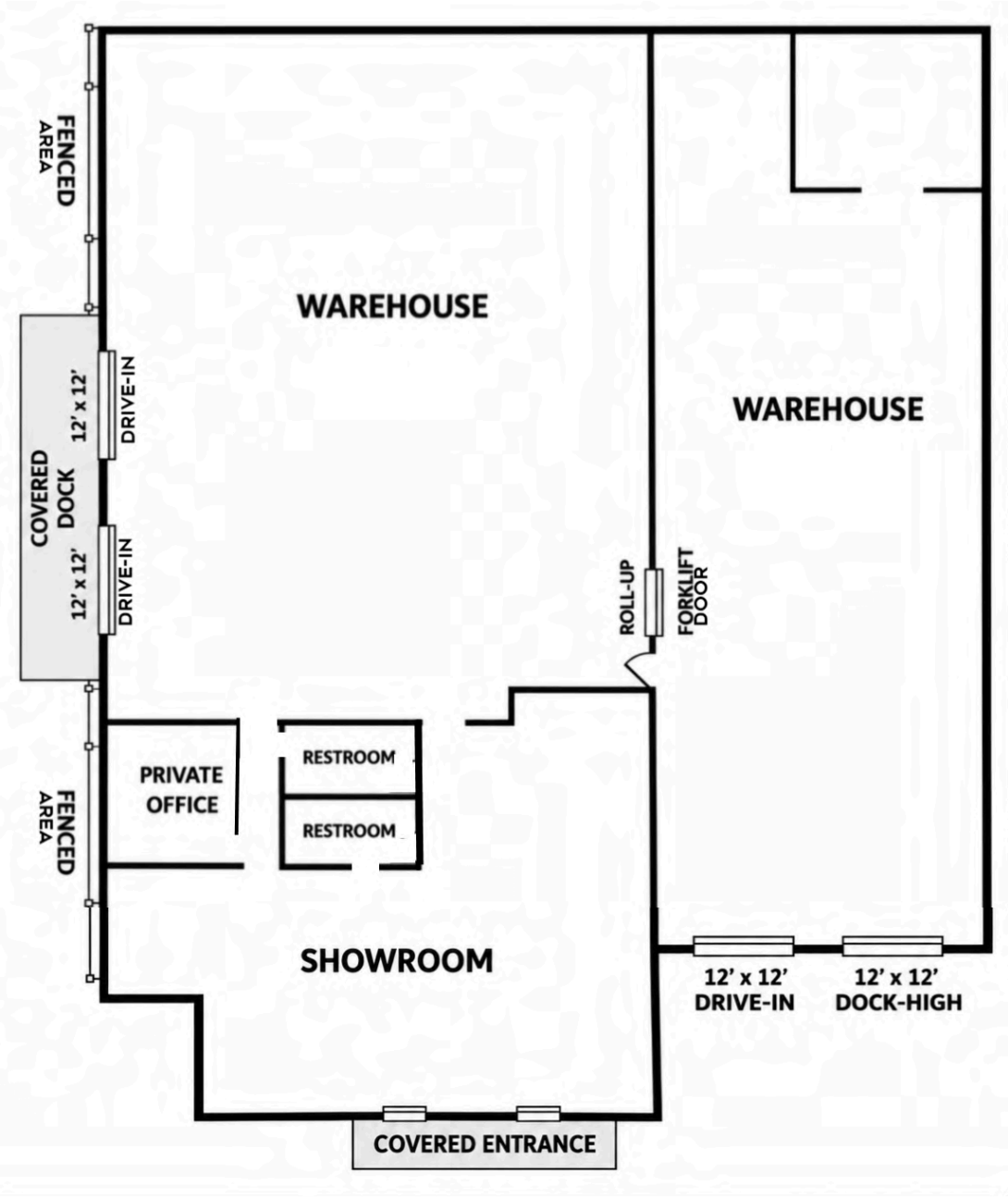

Floor plan is for illustrative purposes only. Not to scale

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LOCATION MAP

400 N Armed Forces Boulevard
Warner Robins - Houston County, Georgia 31093



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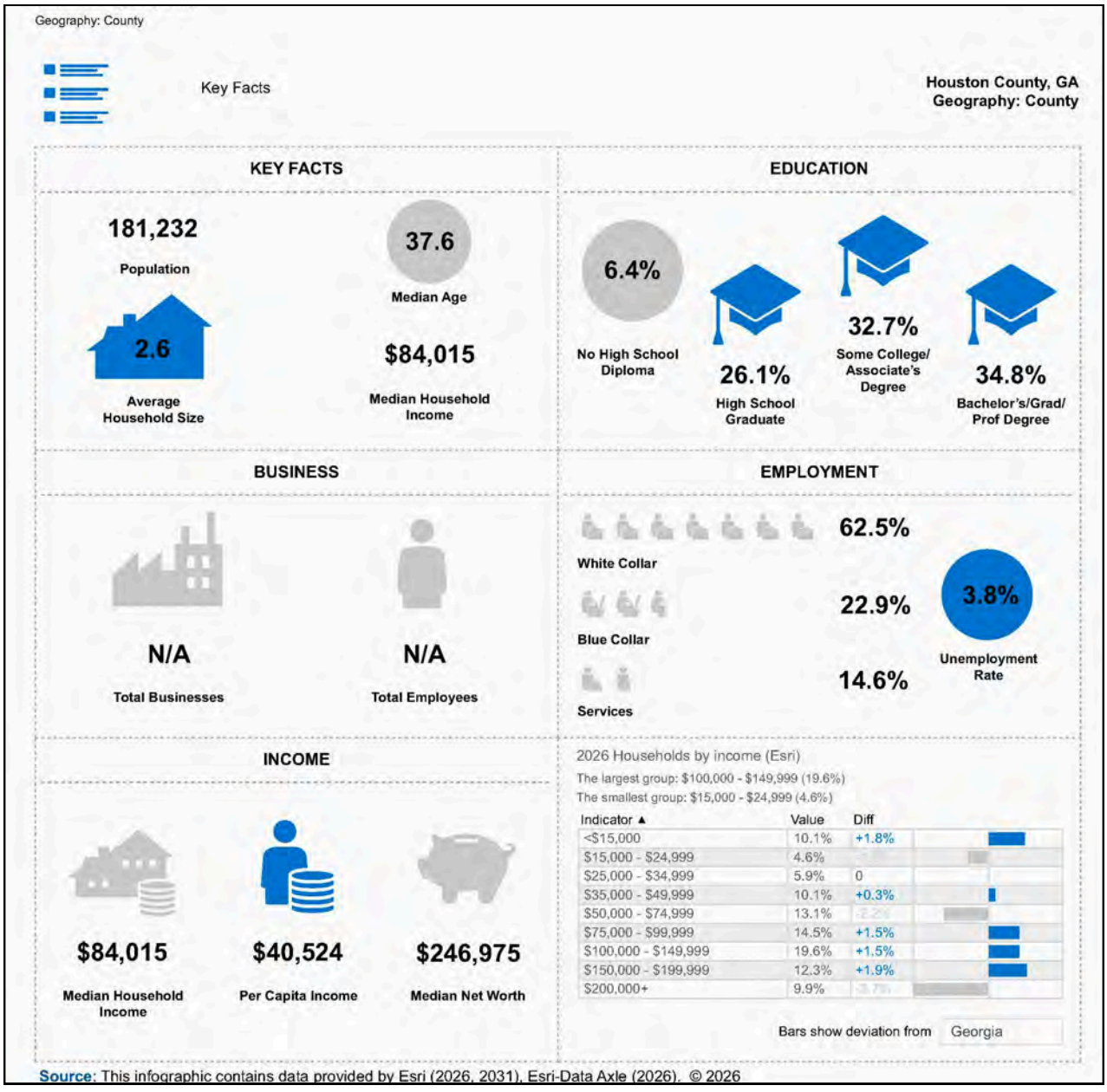

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