



FOR SALE

# INDUSTRIAL WAREHOUSE/DISTRIBUTION

104 Parsonage Street, McRae-Helena, GA 31055

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate

[ahansbarger@shermanandhemstreet.com](mailto:ahansbarger@shermanandhemstreet.com)

706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

This 55,500 SF warehouse includes a 3,000 square foot loading zone equipped with 4 dock high doors, and approximately 2-acres of truck parking. The building has a small office space of approximately 438 SF. Property is completely enclosed with a chain link fence with razor wire for extra security. Building is completely sprinkled and power is 3-phase. Seller has completed many upgrades to the building. Clear height is 18 feet in center to beam, and 12 feet on eaves.

A new tenant has been procured and lease executed with a 2 year net industrial lease, expiring 10/31/2026. The Net Operating Income is \$115,384.50 which includes a 10% Repair and Maintenance contingency which leaves the CAP rate at 12.96%.

## PROPERTY HIGHLIGHTS

- 18" PEAK CLEAR HEIGHT
- 1,500 AMP, 3-PHASE ELECTRICAL SERVICE
- PHASE-I & PHASE-II COMPLETE (12/2022)
- ADDITIONAL 2-ACRE +/- FENCED IN LOT INCLUDED



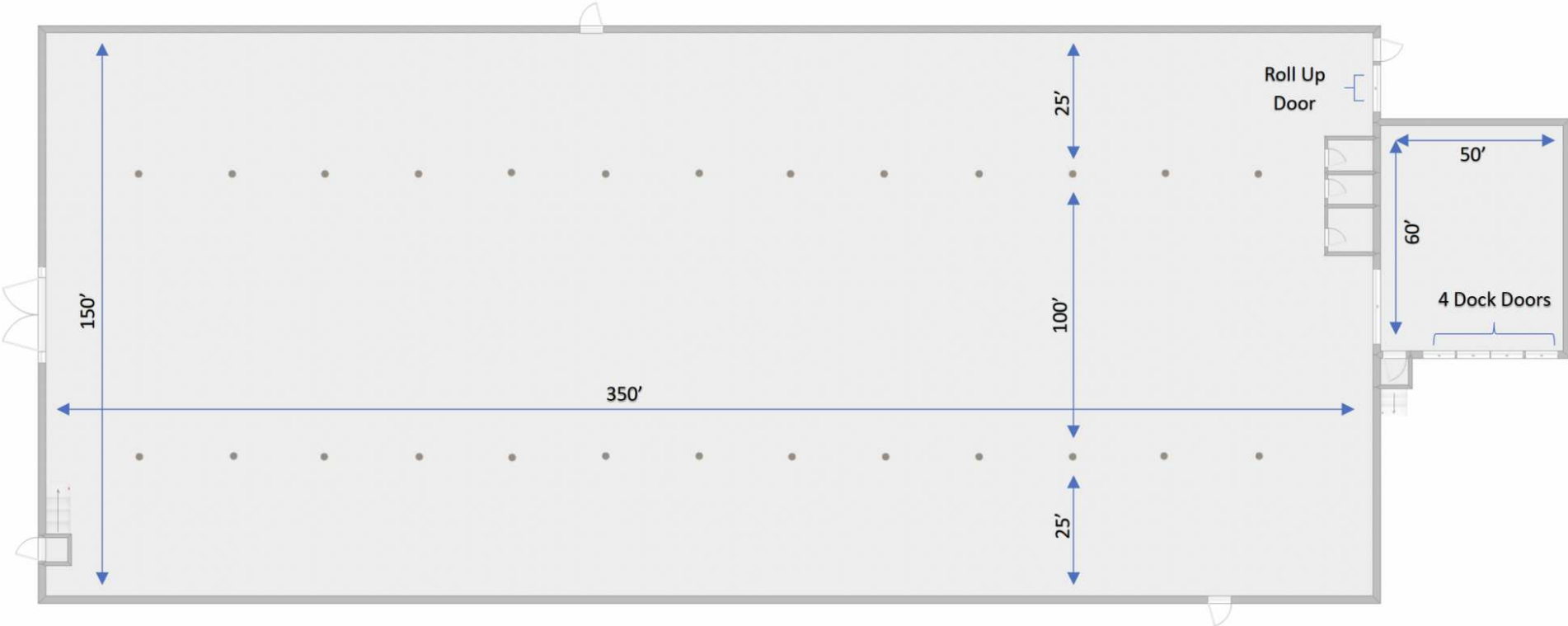
**ALEX HANSBARGER**  
 Commercial Sales Associate  
 ahansbarger@shermanandhemstreet.com  
 706.722.8334

## OFFERING SUMMARY

Sale Price:	\$890,000
Lot Size:	3.747 Acres
Building Size:	55,500 SF
NOI:	\$115,384.50
Cap Rate:	12.96%

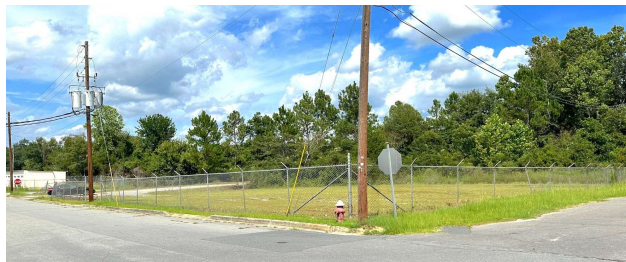
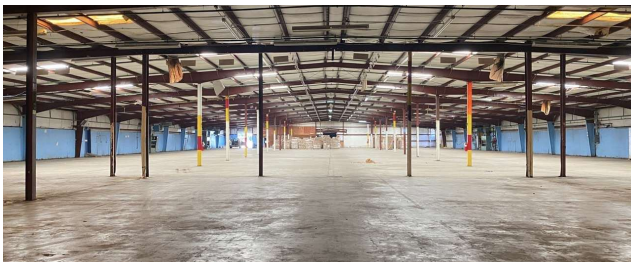
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	791	2,077	3,163
Total Population	1,453	5,754	8,877
Average HH Income	\$27,940	\$32,343	\$29,847

# Floor Plan



**ALEX HANSBARGER**  
Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**  
Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$890,000
Price per SF	\$16
CAP Rate	12.96%

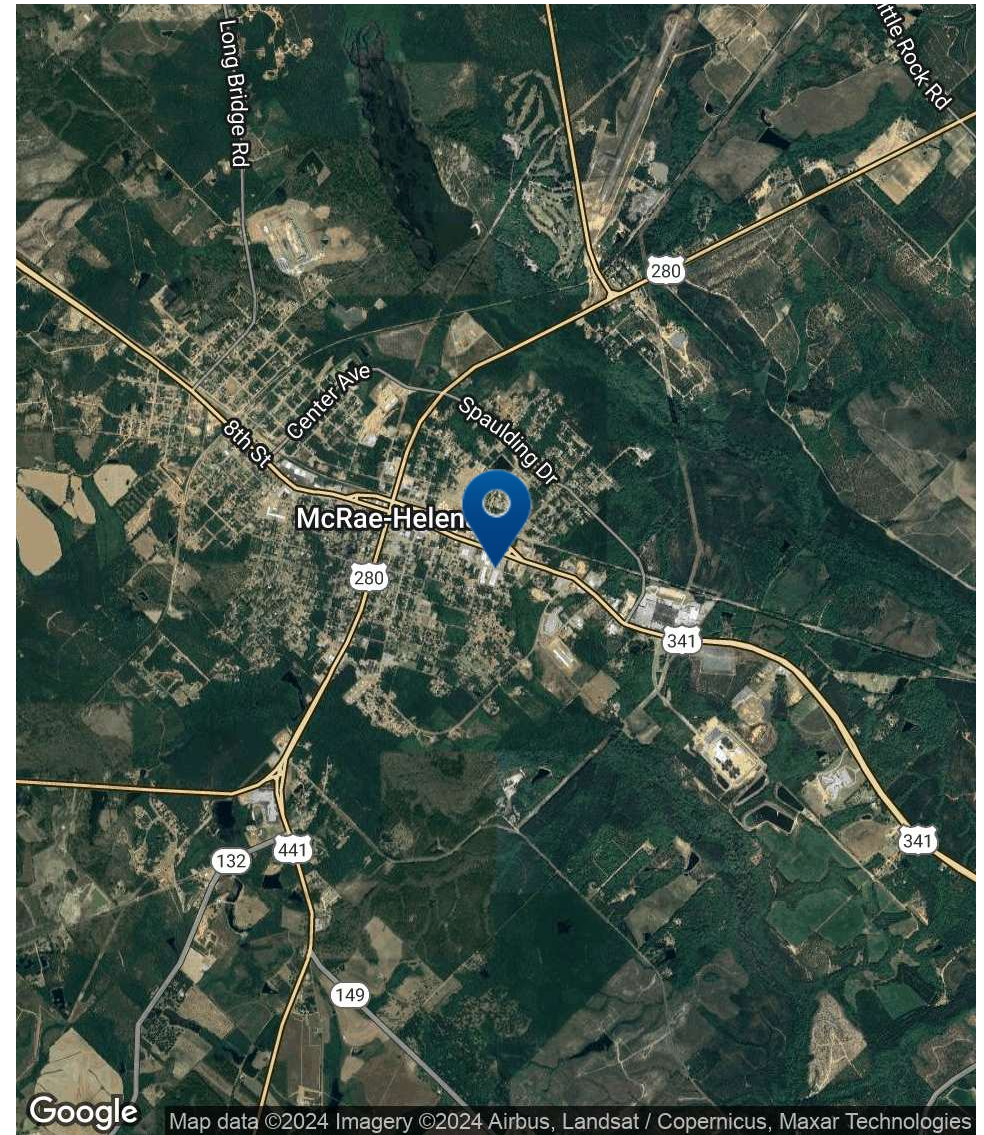
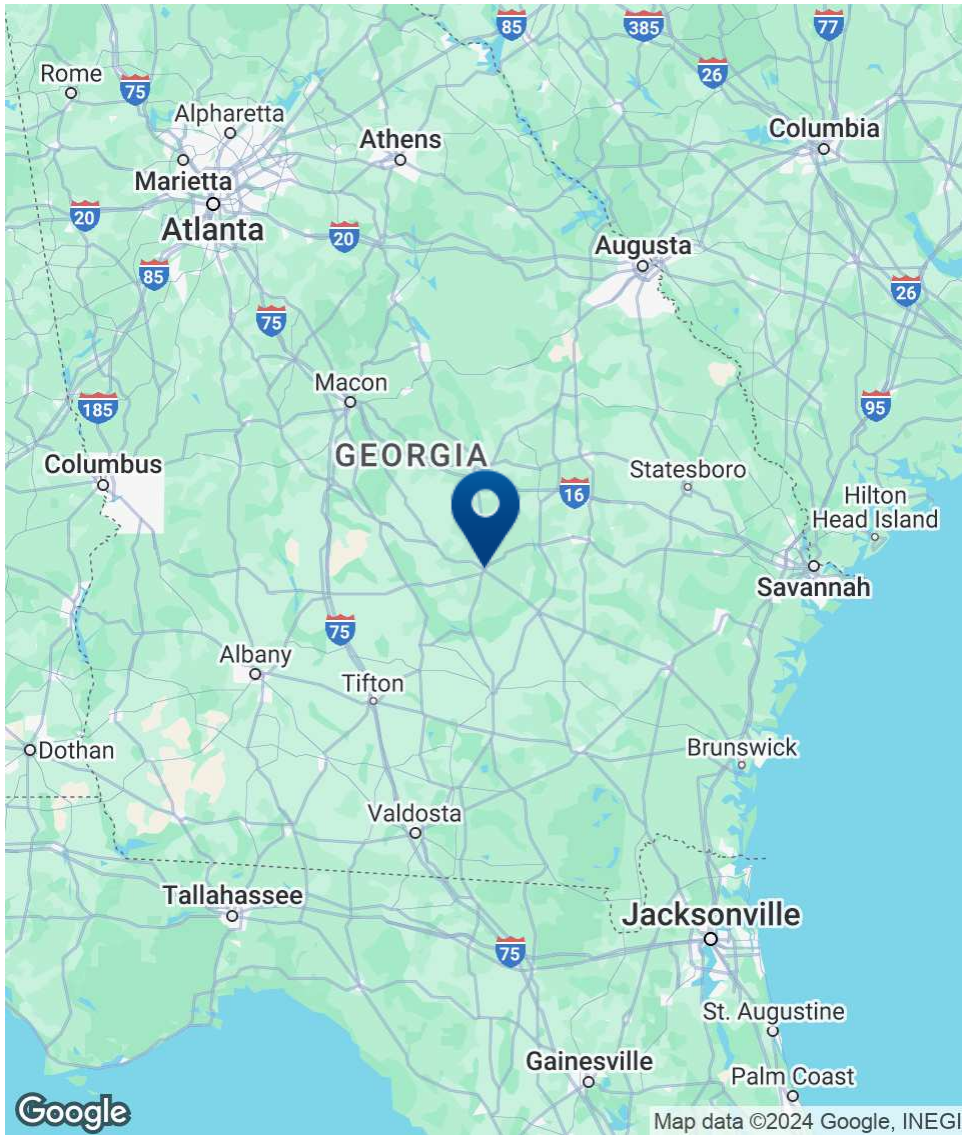
## OPERATING DATA

Gross Income	\$128,205
10% Repairs & Maintenance Contingency	\$12,820
Net Operating Income	\$115,385



**ALEX HANSBARGER**  
Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Location Map



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**

Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334

# Advisor Bio



## ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

Direct: 706.722.8334 | Cell: 912.509.2108

GA #420237

## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



## ALEX HANSBARGER

Commercial Sales Associate  
ahansbarger@shermanandhemstreet.com  
706.722.8334