

72,500 SqFt of Industrial Warehouse with a Fenced-in Yard and Paved Truck Court - Easy Access to I16

1806 Academy Ave., Dublin GA 31021



Property Details

This freestanding 72,500 SqFt Industrial Warehouse has a fenced-in fully paved yard and truck court, 3 dock height doors, a warehouse ceiling height of 14-16 feet, and great ingress/egress. With over 4,000 SqFt of Office Space, retail showroom capability, and opportunity for buildout this is an ideal property for any Warehouse/Distribution site. Positioned between HWY 441 and HWY 80 this property provides direct access to multiple routes including Interstate 16 and Interstate 75. Drivers have a 2-hour drive to Atlanta GA, and can reach major markets such as Jacksonville, Charlotte, Nashville, and Memphis in less than 8 hours. Available for NNN Lease at \$3 / SqFt and Est. RE Tax \$12,300 / Yr

*72,500 SqFt Warehouse on a 6.44-acre lot

*Direct and easy access to Interstate 16

*3 Dock Height Doors

*Fenced-in and fully paved yard

*14-16' Ceiling

*Additional Yard for Buildout

*Large Truck Court

*Over 4,000 SqFt of office space

*Adjacent to Best Buy Distribution, Erdrich USA, Dinex Emission Inc, YKK AP America, etc.

*Academy Ave. AADT: 4,550

*HWY 441 AADT: 15,400

*HWY 80 AADT: 12,000

*Interstate 16 AADT: 23,700

View the full listing here: <https://www.crex.com/lease/properties/639512/georgia-72240-sqft-of-warehouse-w-over-4000-sqft-of-office-space>
<https://www.loopnet.com/Listing/1806-Academy-Ave-Dublin-GA/29023181/>

Contact:

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Estimated NNN Expenses for 1806 Academy Ave., Dublin, GA

Based on Yearly Totals

- **Est. RE Taxes:** \$23,298.88

All CAM is Self-directed (Totals can vary depending on the Lessee's choice of vendors); the numbers below are strictly estimates.

- **Insurance (Building coverage and General Liability):** \$9,919.79
(A revision is occurring with a lower premium) Est. \$8,000
(If the Lessee provides their own insurance, this number could vary)
- **Landscaping:** \$1,800 - \$3,600
- **Utilities:** unknown

Est. Total: \$36,818.67 (Using the highest amount for Landscaping)

Est. Total (Revised Insurance): \$34,898.88