



**COMMERCIAL REAL ESTATE**

INDUSTRIAL PROPERTY FOR SALE



# Industrial Warehouse & Large Office

309 Baybrook St.

Thomasville, GA 31792

**TREY DESANTIS**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## INDUSTRIAL WAREHOUSE &amp; LARGE OFFICE

309 BAYBROOK STREET, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Sale Price:</b>	\$650,000
<b>Lot Size:</b>	2.66 Acres
<b>Warehouse Size:</b>	10,900 SF
<b>Office Size:</b>	3,200 SF
<b>Zoning:</b>	Commercial
<b>APN:</b>	009 048032

## PROPERTY OVERVIEW

Warehouse with large office available for sale in Thomasville. Great location with easy access to US 19 and US 84. Ideal for storage and/or showroom. Office is located in the main building and there is an additional large storage structure and three smaller ones on the property.

## PROPERTY HIGHLIGHTS

- 1 Dock High Roll Door
- 14' Ceilings
- 1 Drive-in Door (10'x10')
- 3 Separate Sheds on Property
- 8 Surface Parking Spaces
- Large Lot - 2.66 Acres

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ADDITIONAL PHOTOS

# INDUSTRIAL WAREHOUSE & LARGE OFFICE

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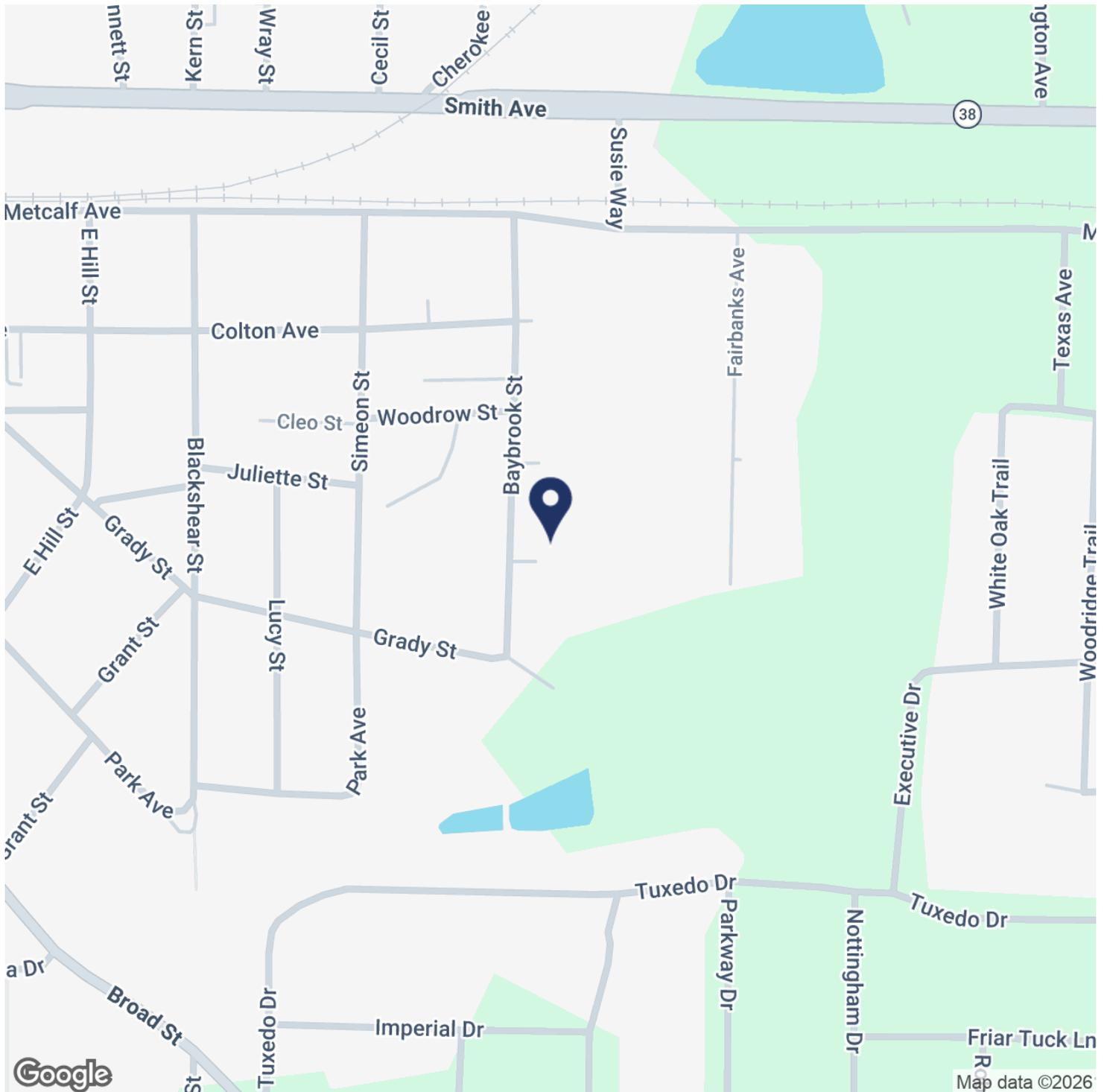




LOCATION MAP

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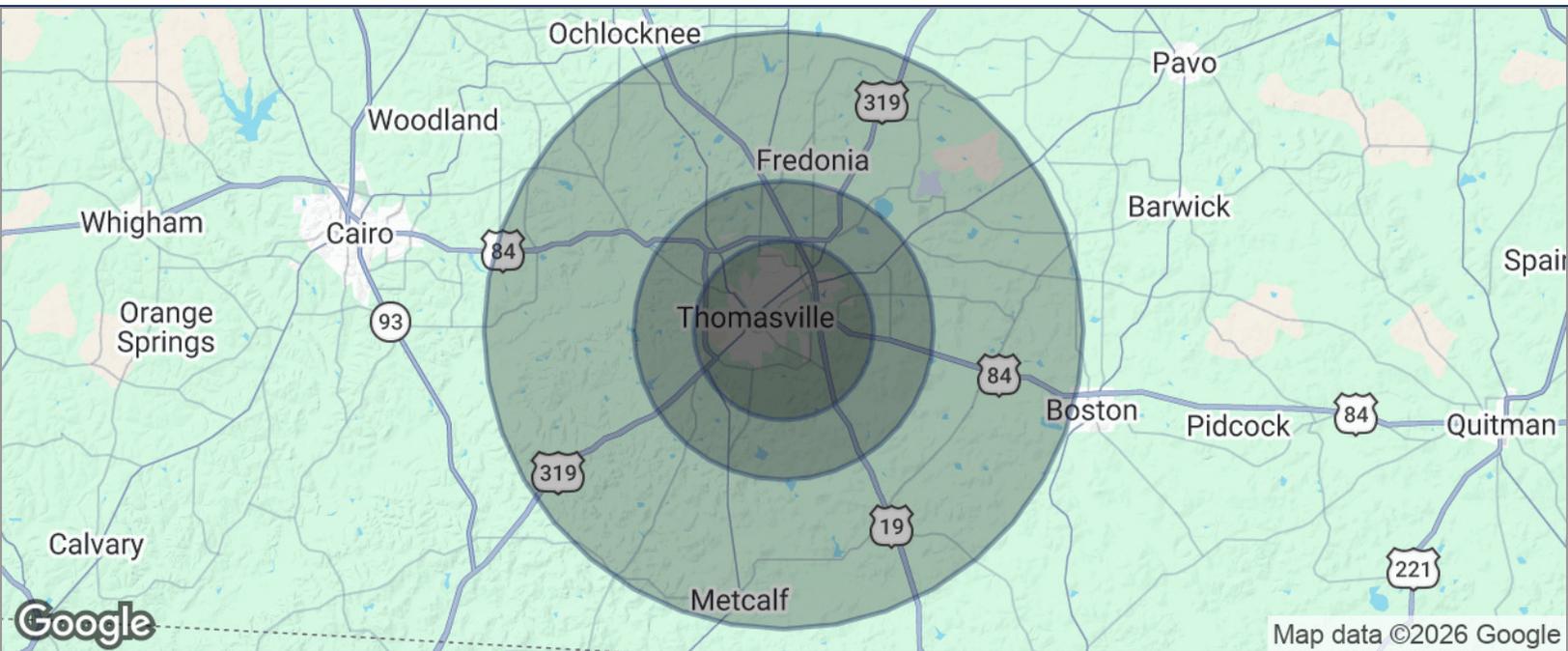




## DEMOGRAPHICS MAP

## INDUSTRIAL WAREHOUSE &amp; LARGE OFFICE

309 BAYBROOK STREET, THOMASVILLE, GA 31792



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	22,571	29,019	37,099
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	9,386	11,860	15,009
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$89,134	\$90,634	\$91,015
AVERAGE HOUSE VALUE	\$265,274	\$272,489	\$270,177

\* Demographic data derived from 2020 ACS - US Census

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