COMMERCIAL BUILDING FOR SALE

96 Cohen Walker Drive

Warner Robins, GA 31088

List Price $4,350,000

Scott Free, Broker Owner
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COLDWELL BANKER COMMERCIAL | THE FREE GROUP

Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
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Property Overview

12,490 SF BUILDING | ZONED C2 | TENANT OCCUPIED | BUILT IN 1999

Description

96 Cohen Walker Drive offers investors the opportunity to acquire a mission-critical government office asset with long-term tenancy and durable income. Anchored by the Georgia Department of Labor's Houston County Career Center, the property serves as a key employment and workforce resource for the region and benefits from a long-established presence at this location. It serves job seekers and employers in Houston, Crawford, Peach, and Pulaski counties through the Georgia Department of Labor network of Career Centers. For investors seeking dependable cash flow, reduced leasing risk, and the security associated with government tenancy, this property represents an attractive investment opportunity in one of Middle Georgia's most stable economic markets. The property's long-standing use as a workforce and career services center underscores its functionality, accessibility, and community importance, making it an attractive option for investors seeking a government-oriented asset or organizations requiring a centrally located administrative facility.

With a lease extending through 2041, investors benefit from long-term cash flow backed by a government tenant, minimizing rollover risk and providing predictable income. The property's established occupancy, institutional use, and strategic location within the Warner Robins market create a compelling investment profile for buyers seeking secure, passive returns.

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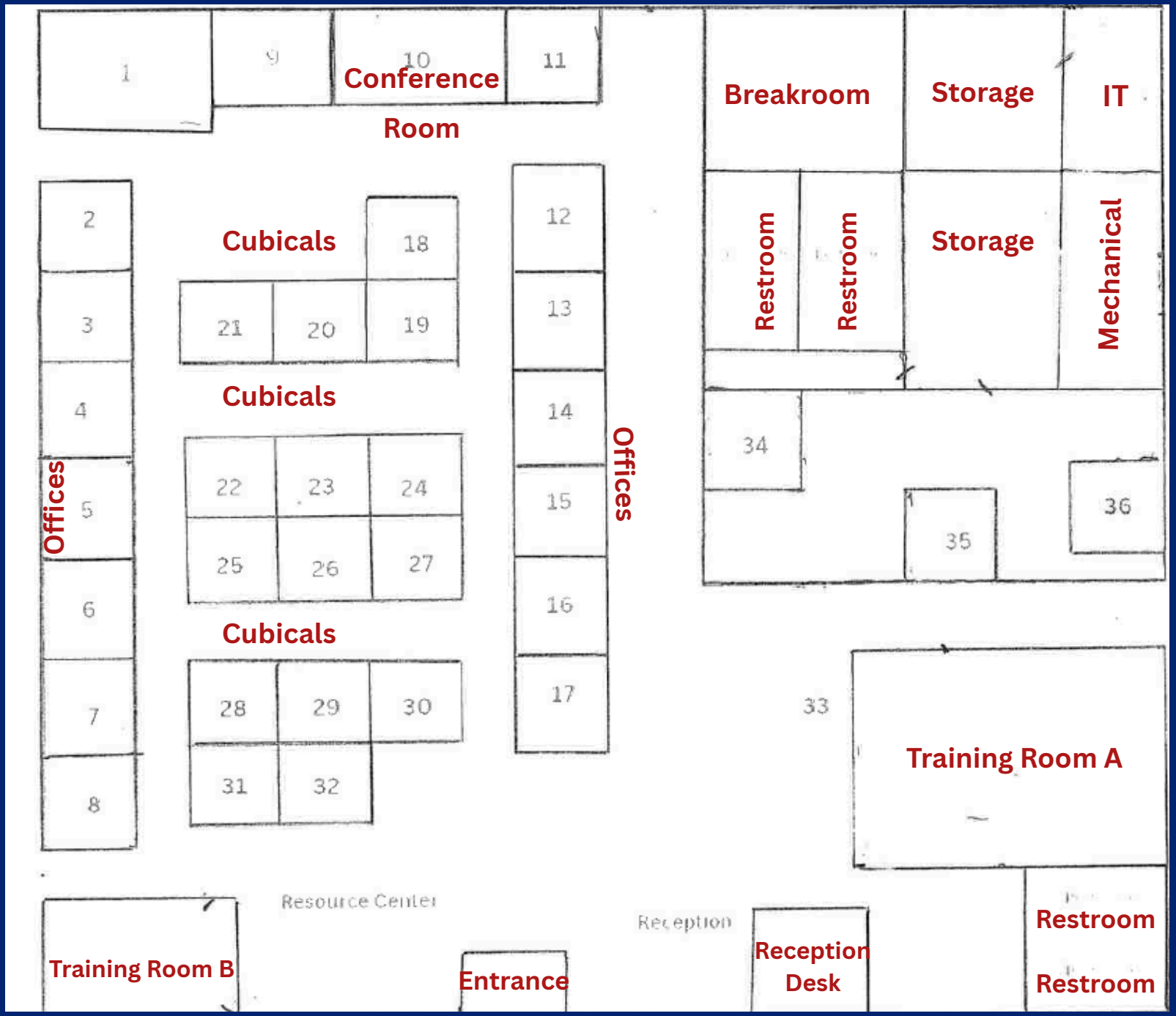
Interior Layout



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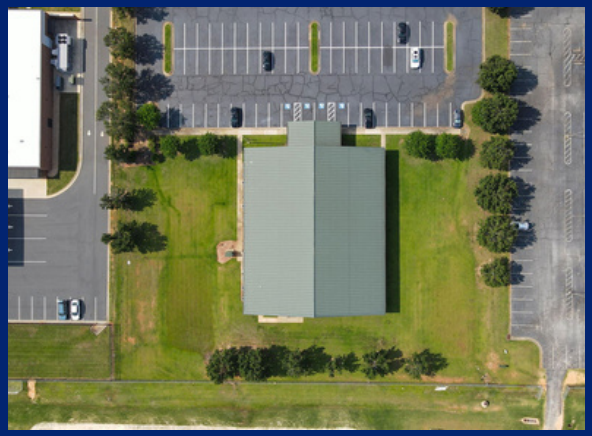

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