



Freestanding Creative Office **FOR SALE OR LEASE**

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Executive Summary

Rare commercial office opportunity in Warner Robins, GA, one of Central Georgia's fastest growing and most sought-after submarkets. Previously home to Sigma Defense for several prosperous years, the subject property provides investors, owner-users, or tenants the opportunity to conduct business in the beautiful Corporate Pointe office park. Current tenant profile in Corporate Pointe includes Lockheed Martin, Raymond James (Jansson Financial Services), and SlaterMD Aesthetics.

Situated within ± 2.0 miles of Warner Robins Air Force Base, ± 3.3 miles from Houston Healthcare, and ± 3.0 miles from Georgia Military College (Warner Robins Campus), Corporate Pointe offers convenient access. Nearby amenities include Walmart, Zaxby's, Bojangles, and American Deli, all within walking distance.

- $\pm 4,717$ SF Office Building located in Corporate Pt Office Park
- Excellent exposure with high traffic counts exceeding 25,200 vehicles per day
- ± 2.0 miles from Warner Robins Air Force Base
- Zoned: C-2 General Commercial District
- Built / Partial Renovation 1990 / 2016
- Building flexible for single or multi-tenant uses
- Perfect blend of neighboring tenants; Lockheed Martin, Raymond James, Slater MD



BUILDING SIZE:
 $\pm 4,717$ SF



PURCHASE:
\$575,000



AMPLE PARKING



C-2 ZONING
(GENERAL COMMERCIAL DISTRICT)



GROUND FLOOR + SUB-BASEMENT

Property Overview



GENERAL:

ADDRESS:	100 Corporate Pointe Building 100 Warner Robins, GA 31088
COUNTY:	Houston

SITE/BUILDING:

BUILDING SIZE:	±4,717 SF
AVAILABLE SPACE:	Ground Level: ±4,102 SF Sub-Basement Level: ±615 SF
BUILDING CLASS:	B
YEAR BUILT/RENOVATED:	1990/2016
NUMBER OF FLOORS:	2
ZONING:	C-2 (General Commercial District)
SITE SIZE:	±0.09 Acres
INGRESS/EGRESS:	2
PARCEL ID:	0W87B0 008000
ROOF:	Replaced in 2017
HVAC:	One new unit installed in 2018, rest are older
FOOTING & FOUNDATION:	Wood joists & subfloor
EXTERIOR FINISH:	Brick
STRUCTURAL FRAME:	Masonry
PARKING SPACES:	Surface

FINANCIAL:

TAXES:	\$4,764.61 (based on tax valuation of \$364,000)
SALE PRICE:	\$575,000
LEASE RATE:	\$19.00/SF NNN

Warner Robins, GA Office Market

The Warner Robins office market currently has a vacancy rate of 5.5%, which is 0.2% lower than it was this time last year. This decrease in vacancy is due to 28,000 SF of positive absorption and 24,000 SF of net deliveries.

Rents have increased by 2.3% in the past 12 months and are currently around \$18.90/SF. Over the past three years, rents have increased by 13.7%, which is higher than the national average of 2.9%.

CoStar's estimated cap rate for Warner Robins has averaged 9.8% over the past three years, but the current estimated cap rate is 10.5%.

The total Warner Robins office market comprises 2.6 million SF of inventory.

Source: Costar, May 2024

2.61M

INVENTORY
SQUARE FOOT

5.5%

VACANCY
RATE

\$18.90

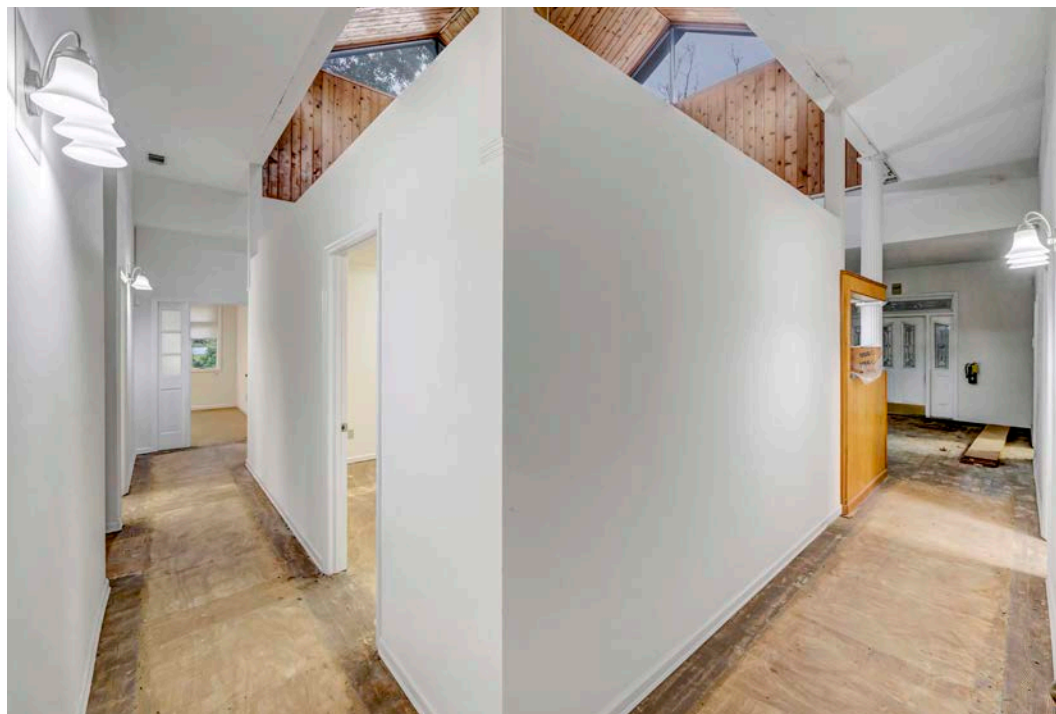
MARKET
RENT/SF

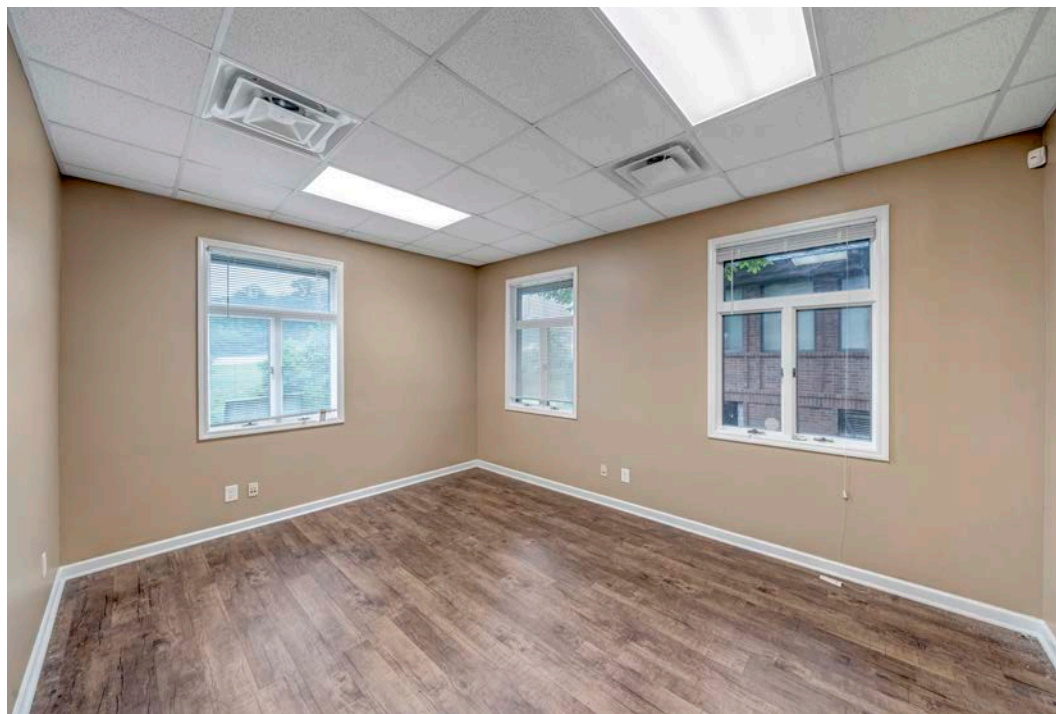
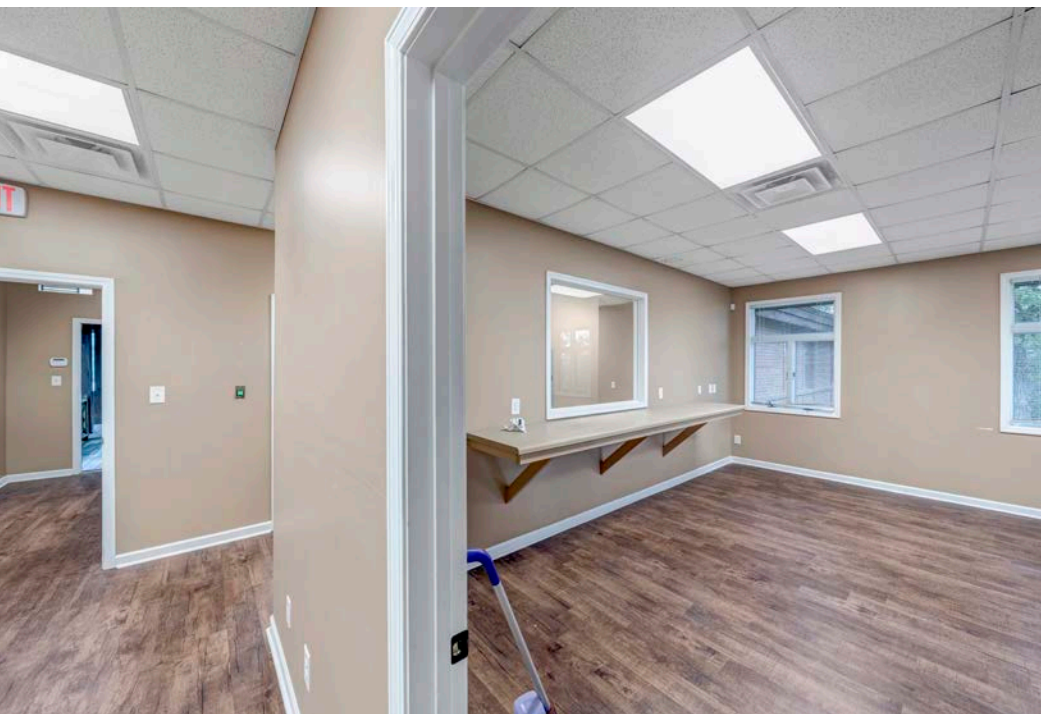
\$111.00

AVERAGE MARKET
SALE PRICE/SF

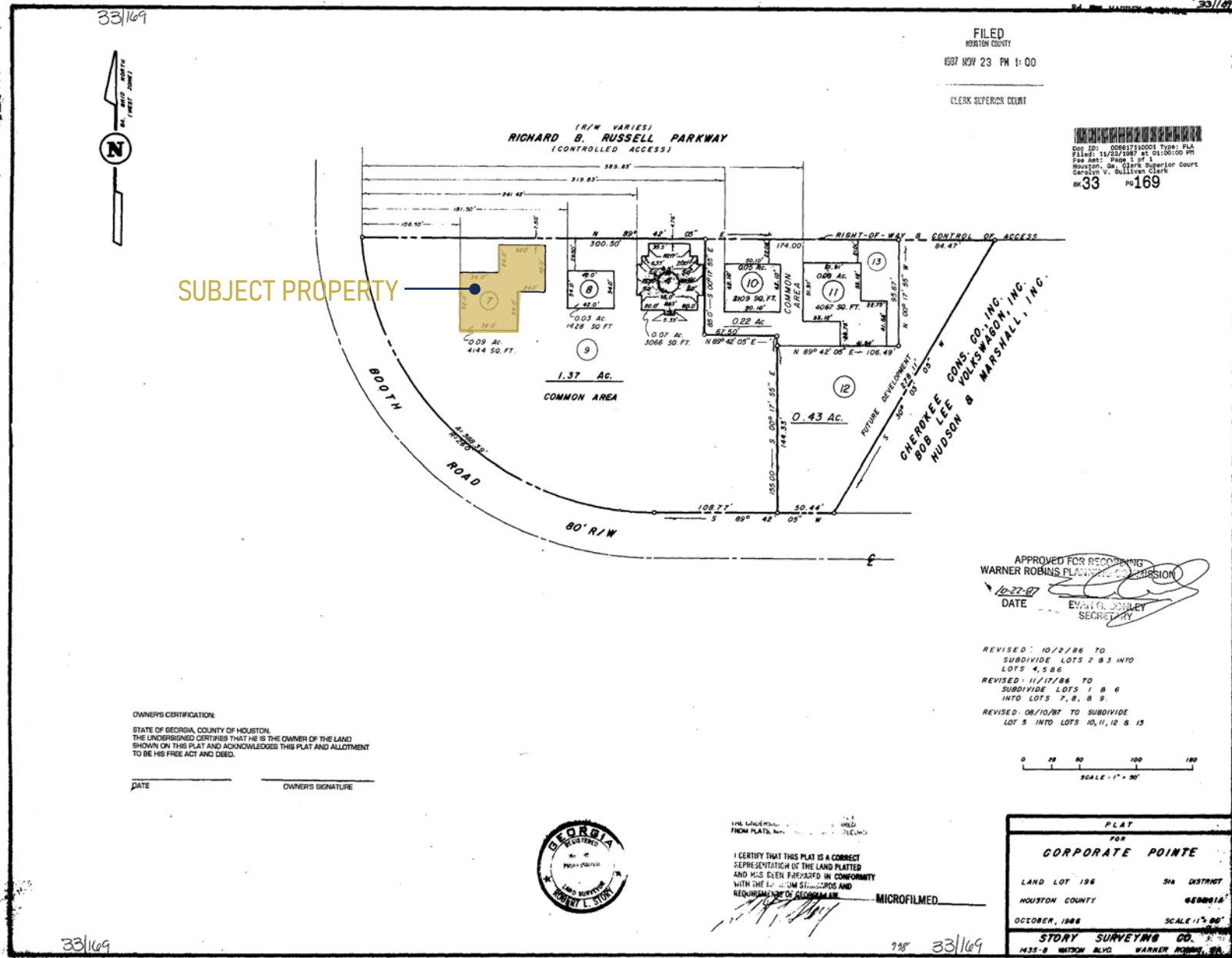
9.8%

MARKET
CAP RATE

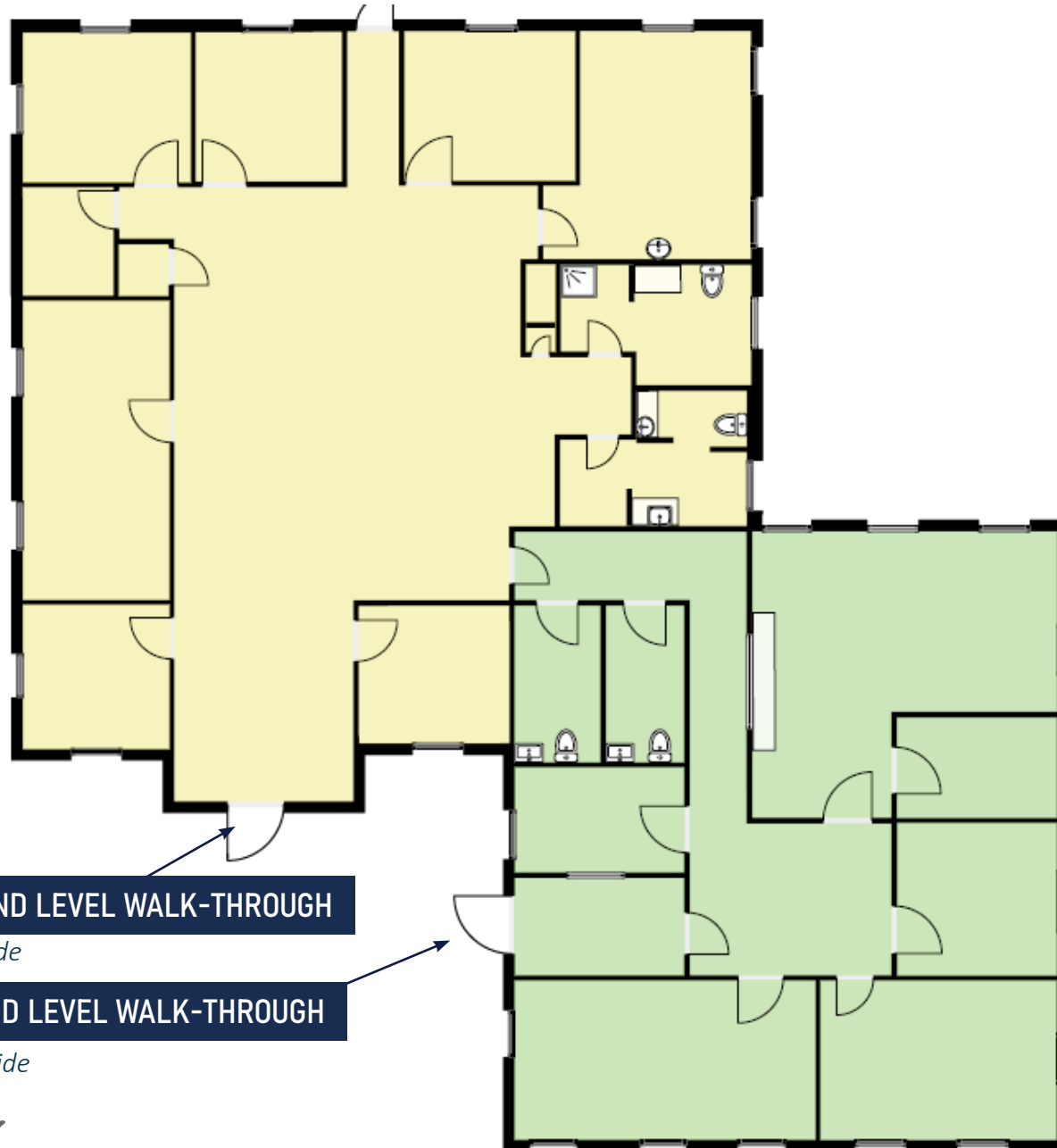




Site Plan



Floor Plans



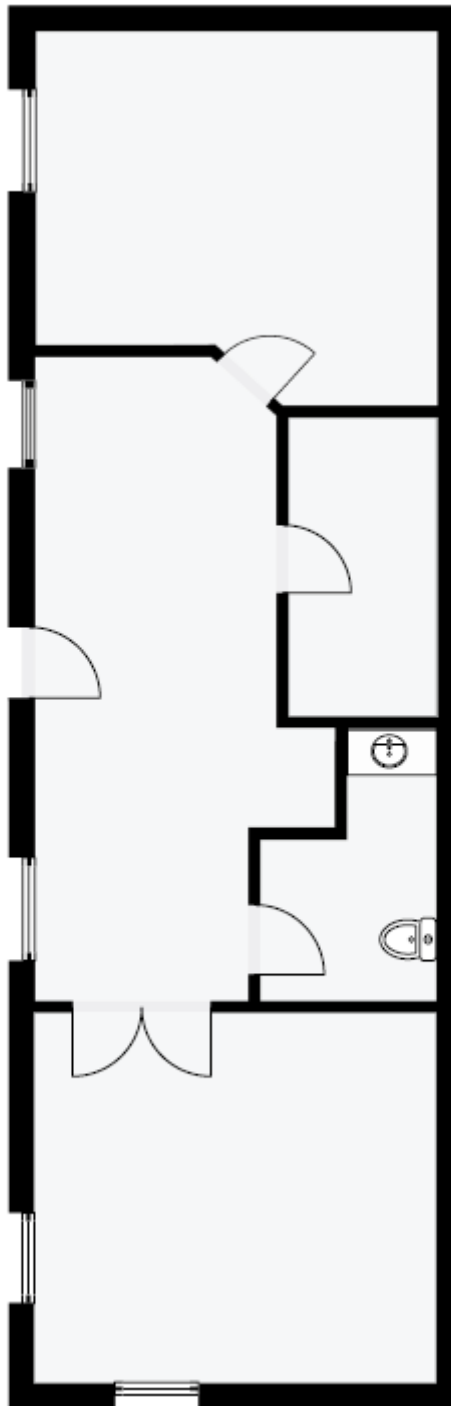
▶ GROUND LEVEL WALK-THROUGH

Left Side

▶ GROUND LEVEL WALK-THROUGH

Right Side

Floor Plans



▶ SUB-BASEMENT WALK-THROUGH



SUBJECT PROPERTY

BOOTH ROAD

RUSSELL PKWY

Bojangles
Famous Chicken 'n Biscuits

7,250 VPD
S Davis Dr

MURPHY USA

25,200 VPD
Russell Pkwy

3,720 VPD
Booth Rd

ZAXBY'S



S DAVIS DRIVE



RUSSELL PKWY



BOOTH ROAD



SUBJECT PROPERTY

Demographics

Warner Robins, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
7,066	48,959	100,004



HOUSEHOLDS

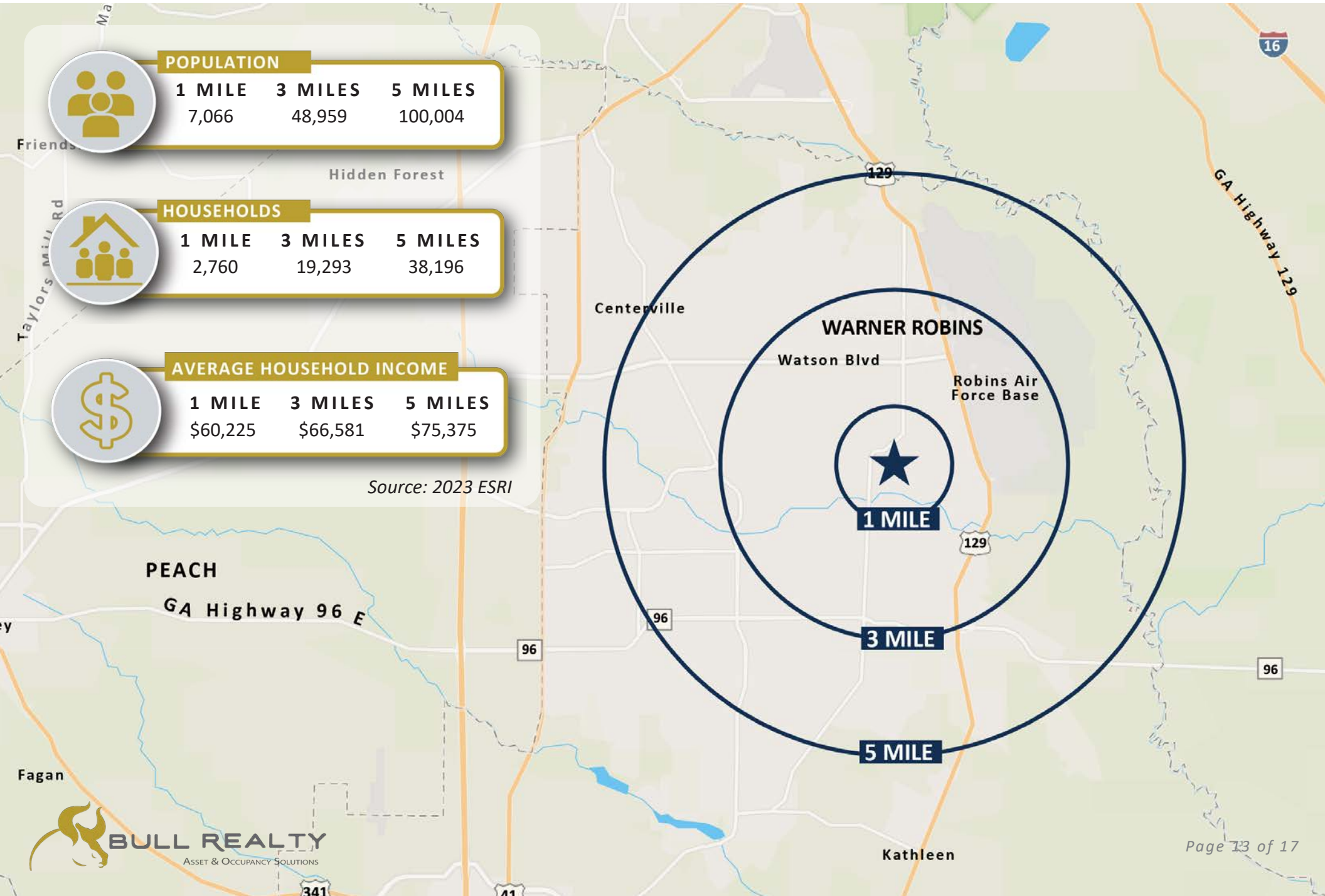
1 MILE	3 MILES	5 MILES
2,760	19,293	38,196



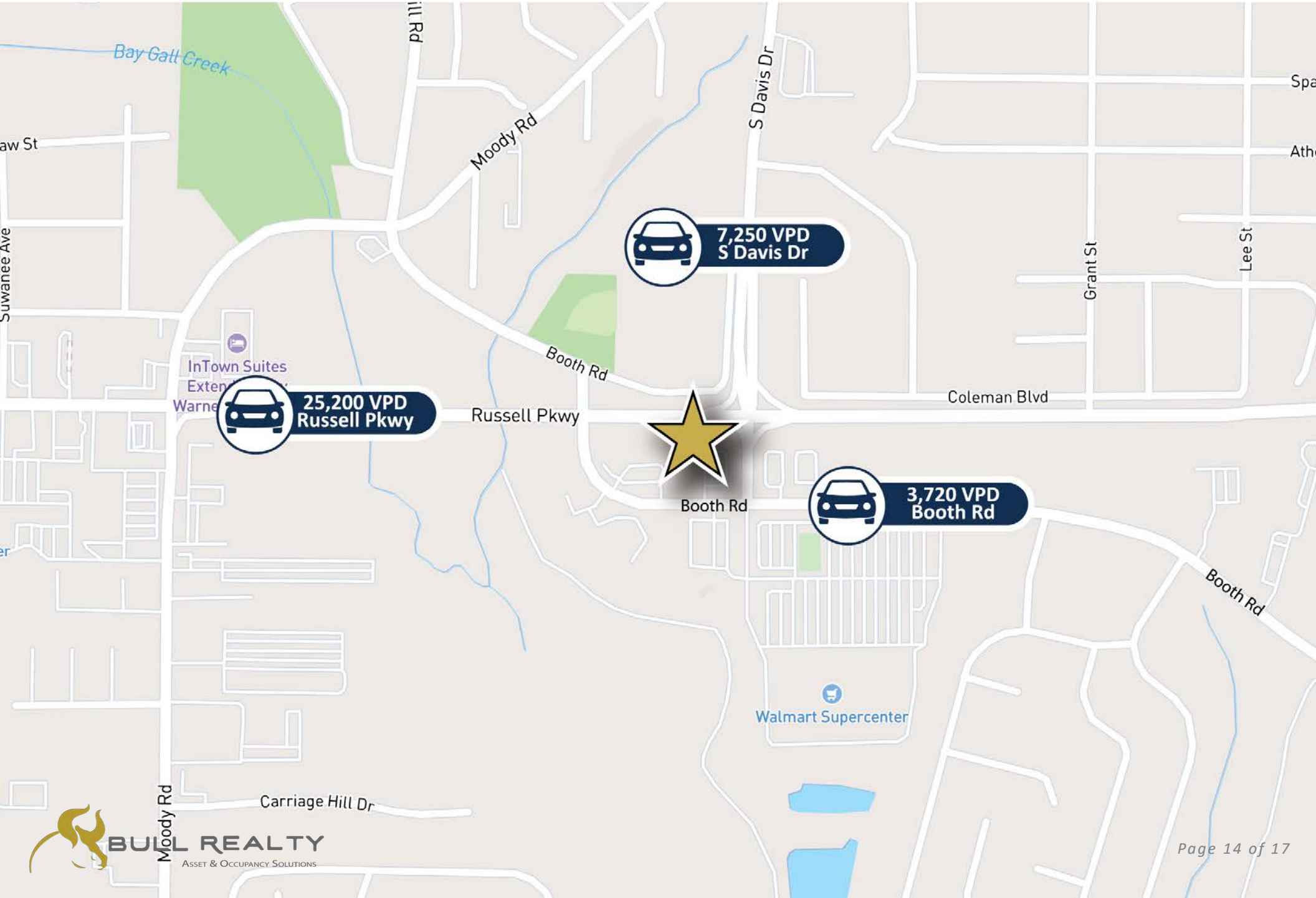
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$60,225	\$66,581	\$75,375

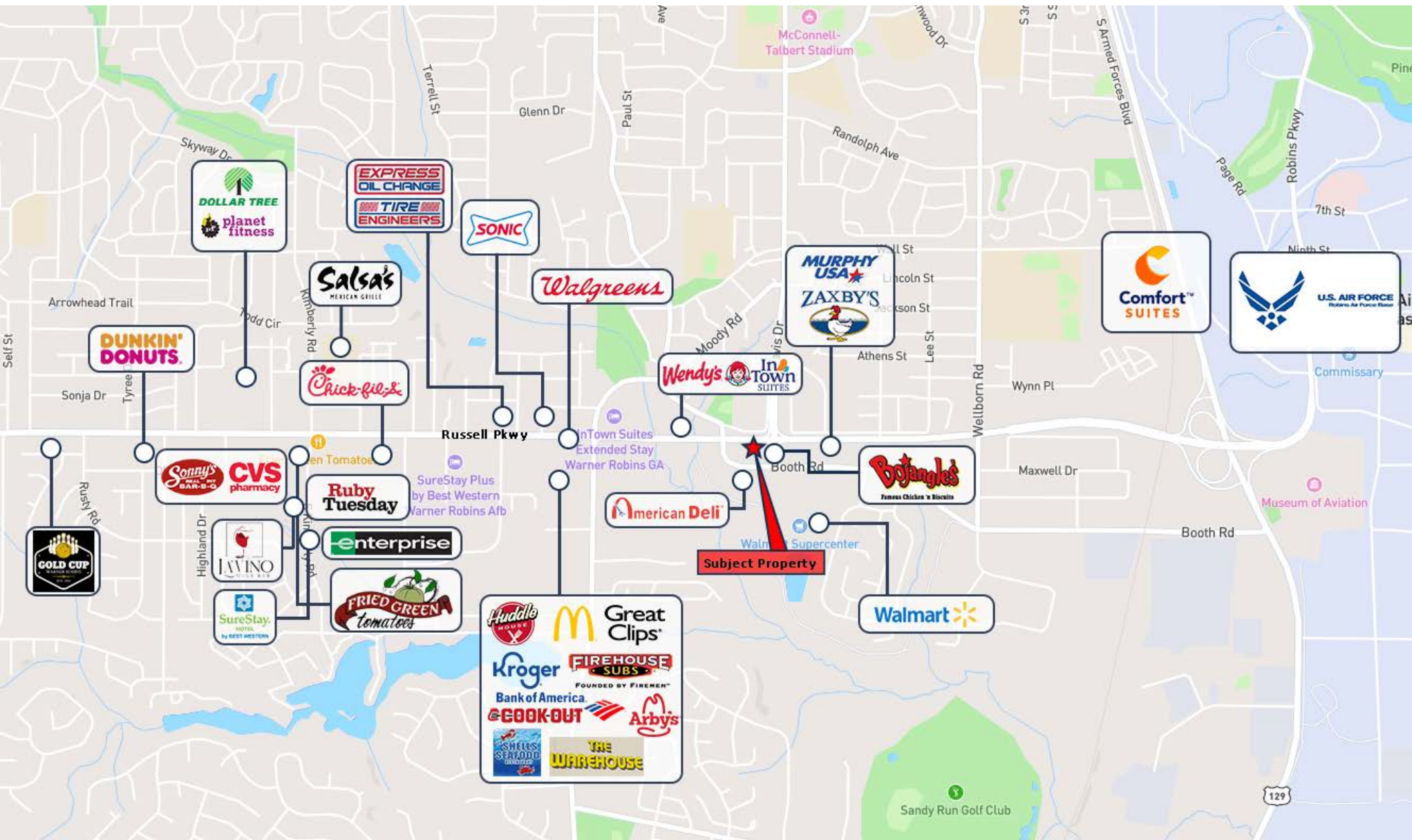
Source: 2023 ESRI



Traffic Counts



In The Area



Broker Profile



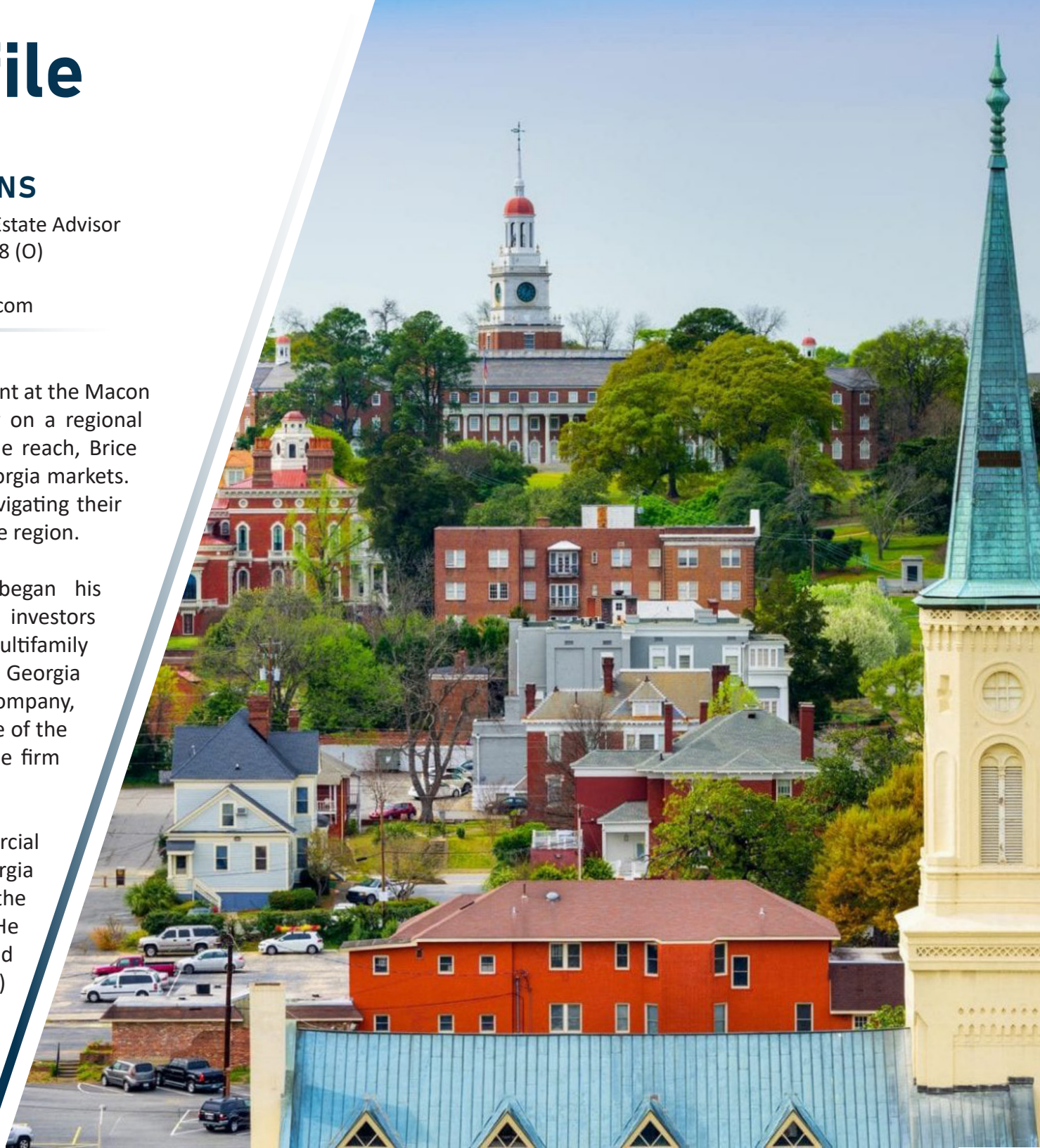
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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

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SECTORS OF FOCUS:

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9
BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

