

FOR LEASE

1,500 sf Office
11,250 sf Conditioned Warehouse
Two (2) Loading Docks
Two (2) Grade Level Doors

12,750 sf Warehouse/Office Space For Lease 201 Johnson St. Statesboro, GA 30458



**For more information
please contact:**

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Traver Vliem
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Property Summary

The Offering

Pricing:	\$6/sf NNN
Office Area:	1,500 sqft
Warehouse:	11,250 sqft, heated/cooled
Lot Size:	1.37 Acres
Parking:	15 spaces
Details:	7 offices, 1 break room/kitchenette, 2 grade level roll up doors, 2 loading dock doors

Property Overview

Blokk Commercial Real Estate is pleased to offer this 12,750 sqft warehouse for lease. Located next to West District Development in downtown Statesboro.

Statesboro is a rapidly expanding market fueled by Georgia Southern University, Hyundai Plant, Port of Savannah and many national manufacturers.

The property features seven office spaces, one break room/kitchenette, and an 11,250 sqft conditioned warehouse space with two loading dock doors and two grade level roll up doors.

Investment Highlights



Easy Access to Statesboro and surrounding counties



New roof and LED lighting



Laydown yard



Fully conditioned



Sprinkled

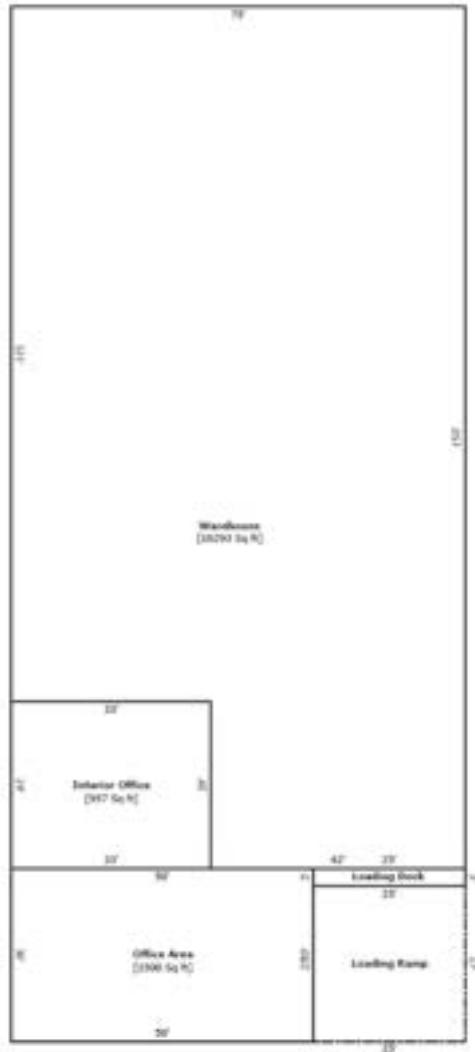
Property Aerial



Property Overview

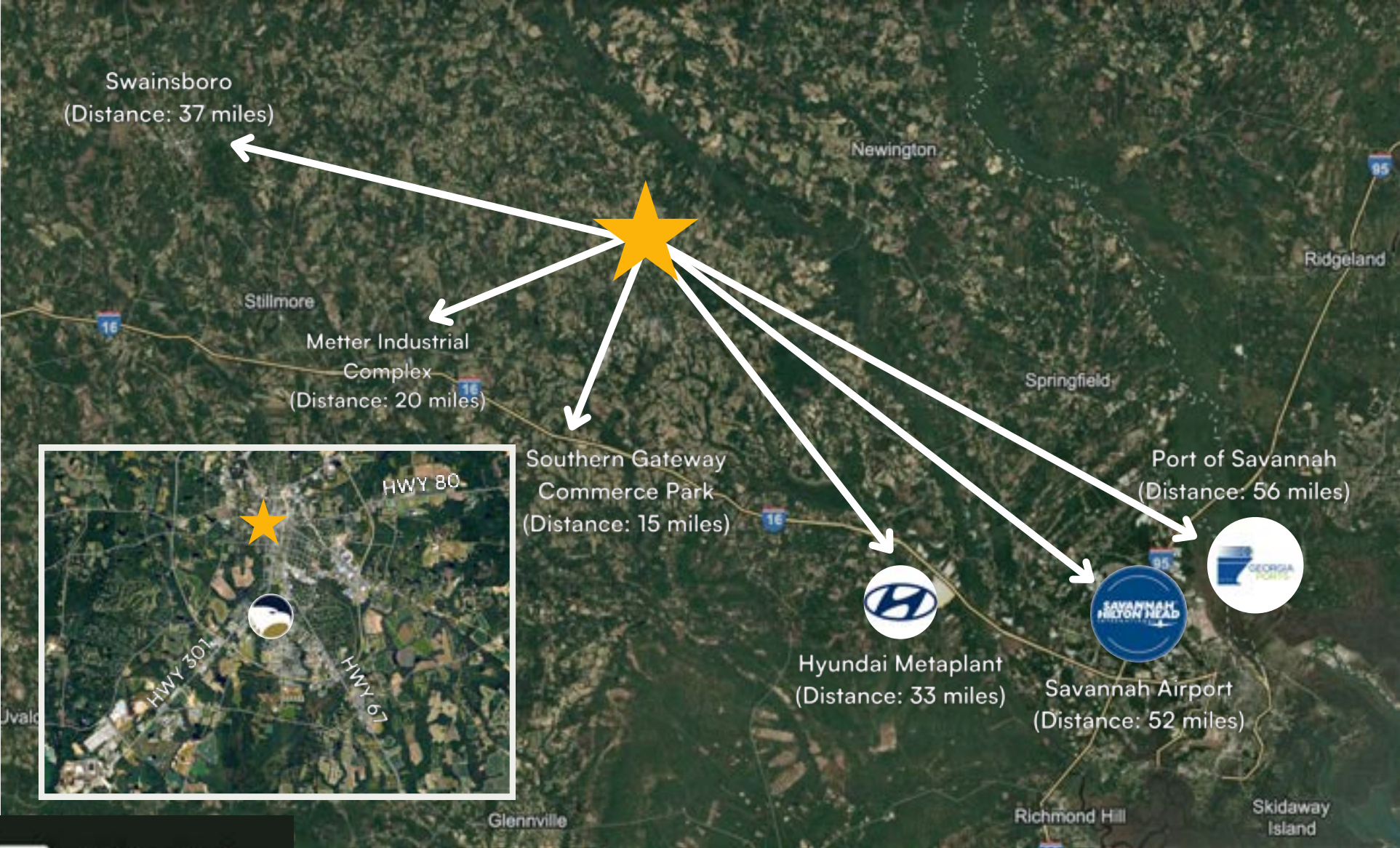


Floorplan



Living Area	
Interior Office	957 Sq ft
Warehouse	10293 Sq ft
Office Area	1500 Sq ft
Total Living Area (Rounded):	12750 Sq ft

Location Overview



Demographics



Population

- 3 miles: 37,118
- 5 miles: 51,513
- 10 miles: 70,968



Household Income

- 3 miles: \$44,814
- 5 miles: \$52,515
- 10 miles: \$55,788



Households

- 3 miles: 13,874
- 5 miles: 19,137
- 10 miles: 26,408



Bio/Contact



JORDAN KIM

Principal

Jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$150M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree



Bio/Contact



PRASHANT PATEL

Associate

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

Bio/Contact



TRAVER VLIEM

Associate

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BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team