



**COMMERCIAL REAL ESTATE**

INDUSTRIAL PROPERTY FOR LEASE



**1030 Campbell Street**  
Thomasville, GA 31792

**TREY DESANTIS**

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**TLG REAL ESTATE SERVICES**

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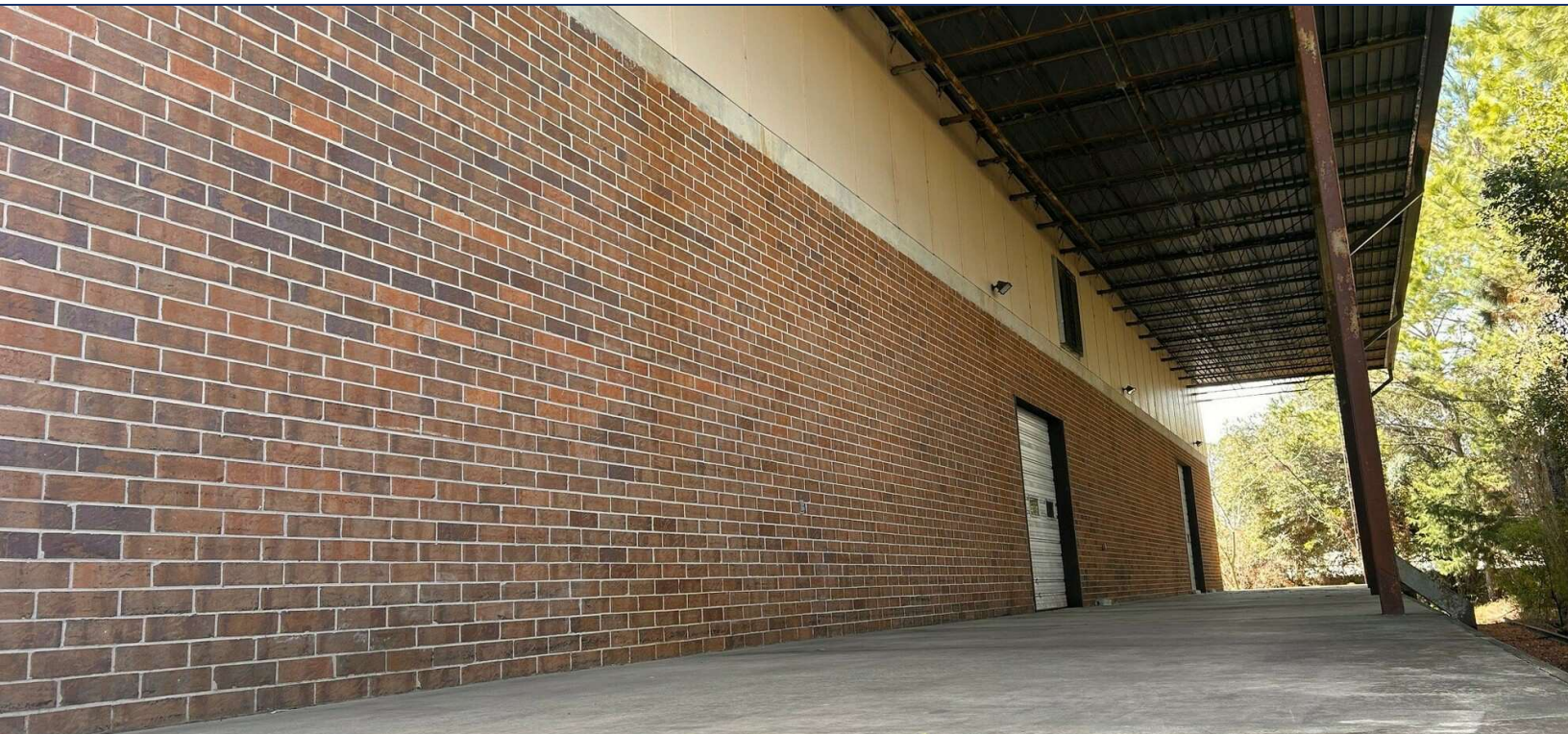




## EXECUTIVE SUMMARY

## 1030 CAMPBELL STREET

THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Available SF:</b>	36,041 sf
<b>Lease Rate:</b>	\$4.00 sf (NNN)
<b>Lot Size:</b>	1.95 Acres
<b>Year Built:</b>	1972
<b>Building Size:</b>	36,041 sf
<b>Renovated:</b>	2015
<b>APN:</b>	056 TH 035
<b>Zoning:</b>	Commercial

## PROPERTY OVERVIEW

Ideal location for manufacturing and/or distribution. Remodeled in 2015, this property includes 33,355 SF of warehouse space, 2 main level offices and 2 main level bathrooms.

2,686 SF upstairs mezzanine general office space consisting of 2 offices, conference room, full bath with shower, kitchen area, breakroom, storage closets, and roof access. Additional features include new sheetrock, drop ceiling, light fixtures, water heater, cabinets, fire extinguishers, and new tile, paint, and trim in offices and bathrooms.

## LOCATION OVERVIEW

Part of Rose City Industrial Park, this 1.9 Acres +/- property is located off Campbell Street in Thomasville, GA. Ideal location for transporting goods. I-75 is 45 miles / I-10 is 25 miles / US Hwy 19 is 5 miles / US Hwy 319 is 1 mile / Bypass is 1/2 mile / Tallahassee International Airport is 42 miles / Thomasville Regional Airport is 11 miles.

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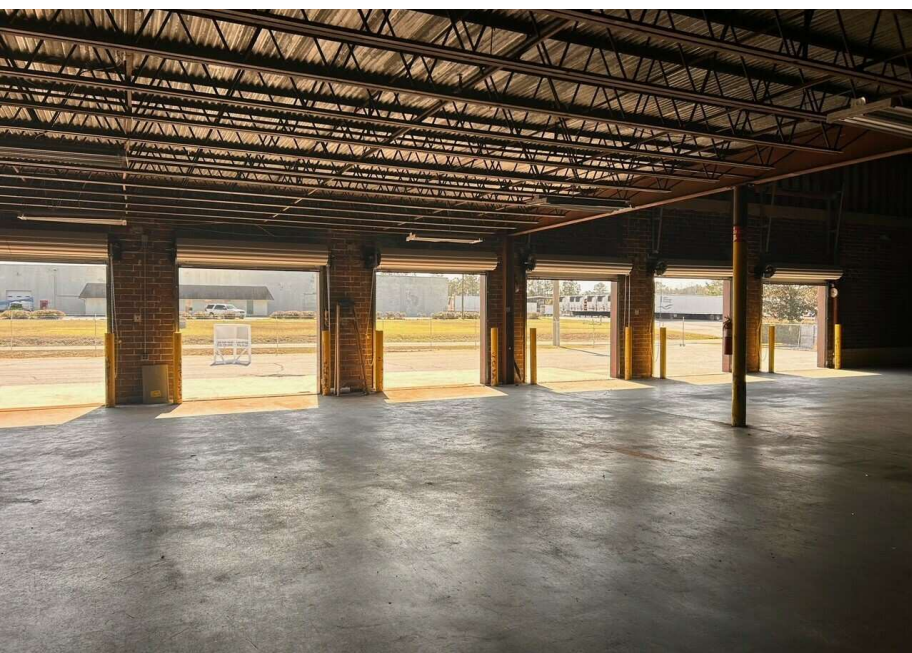
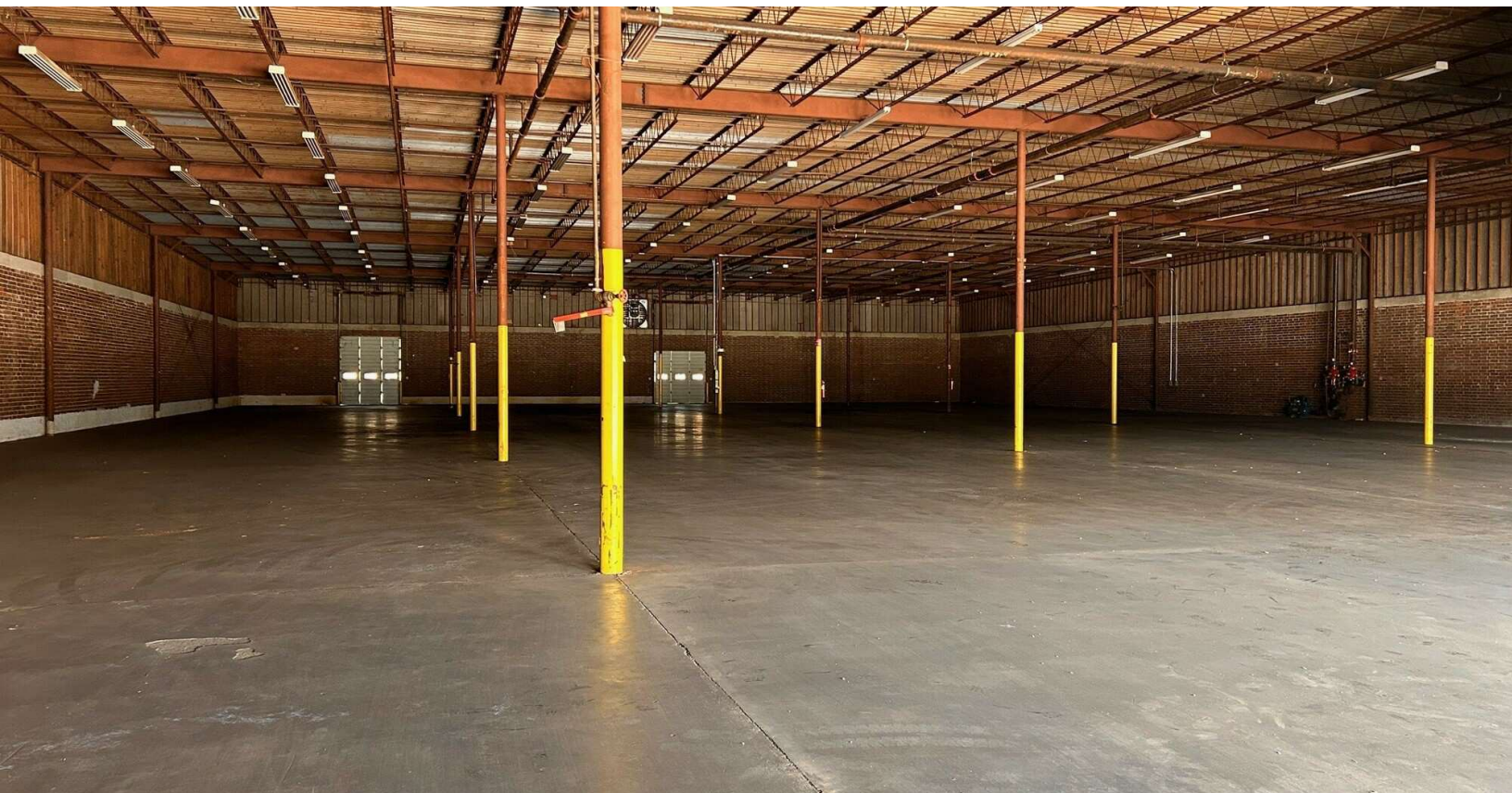
1030 CAMPBELL ST PROPERTY DETAILS  
**1030 CAMPBELL STREET**  
 THOMASVILLE, GA 31792

<b>PROPERTY ADDRESS:</b>	1030 Campbell Street Thomasville, GA 31792
<b>PROPERTY TYPE:</b>	Industrial
<b>LOT SIZE:</b>	1.9 Acres +/-
<b>RAIL ACCESS:</b>	Yes
<b>CONSTRUCTION TYPE:</b>	Walls-brick, columns and guiders - steel, floors-4" reinforced concrete w/6x6 WWM
<b>NUMBER OF STORIES:</b>	2
<b>ROOF:</b>	20GA. A panel w/60mil TPO new in 2015, transferable 20 year warranty
<b>CEILINGS:</b>	21' Clear, 24' Overall
<b>POWER:</b>	120/208 V, 3 phase, 4 wire SVC, 800 AMPS
<b>HVAC:</b>	Downstairs offices 2 - mini split units. Upstairs 5 ton (new 2015)
<b>DOCK HIGH DOORS:</b>	6 - 8'x8' on the front of the building, new 2015
<b>REAR ROLL UP DOORS:</b>	1 - 10'x10', 1 10'x12' new 2015
<b>SPRINKLER SYSTEM:</b>	dry system with 100% coverage, compressor replaced recently
<b>FENCING:</b>	Entire premises
<b>LIGHTING:</b>	Fluorescent throughout warehouse
<b>WATER SUPPLIER:</b>	12" Main
<b>SEWAGE TREATMENT:</b>	8" Main
<b>GAS SUPPLIER:</b>	City of Thomasville





WAREHOUSE PHOTOS  
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INTERIOR PHOTOS

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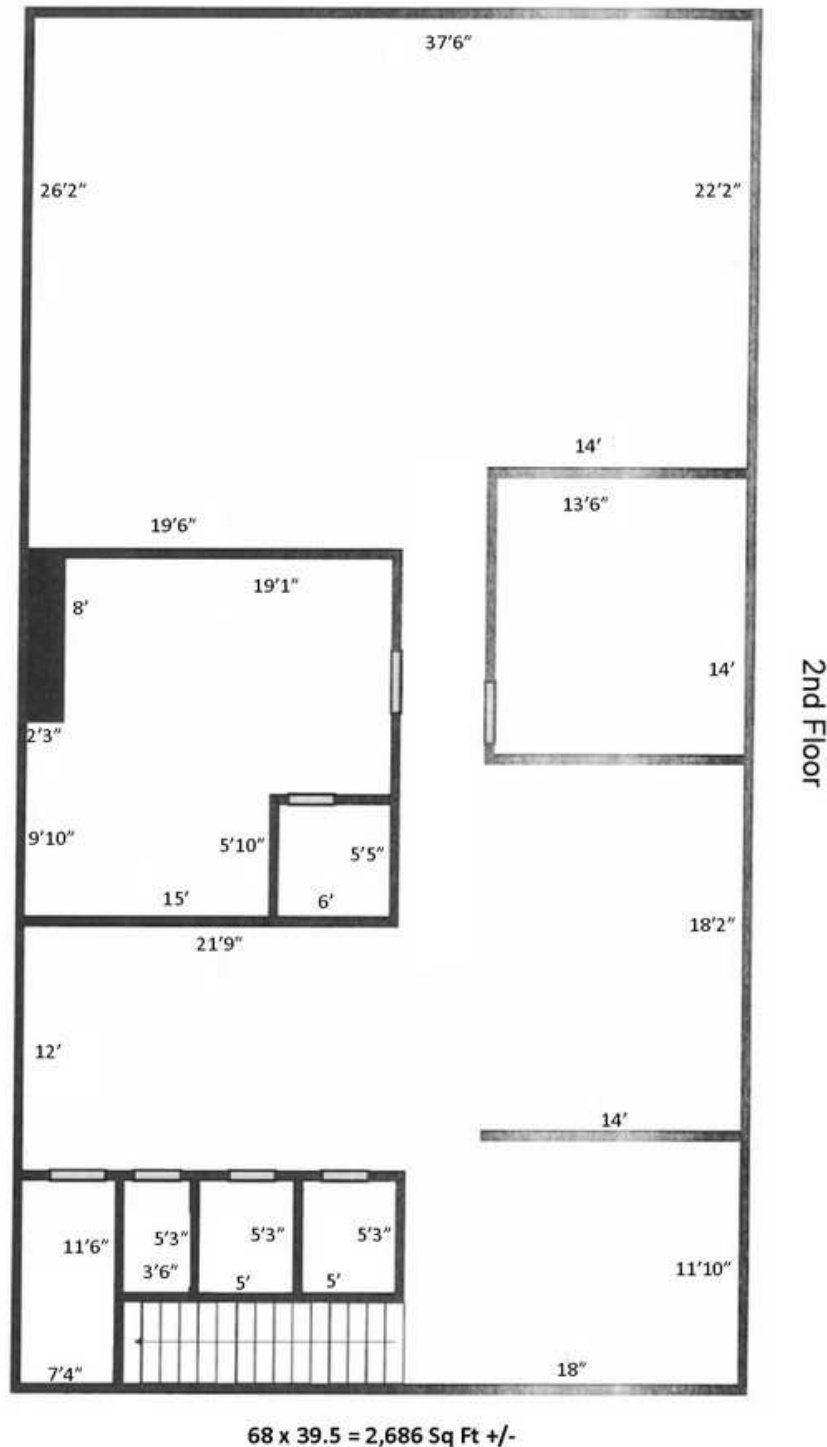




## FLOOR PLANS

## 1030 CAMPBELL STREET

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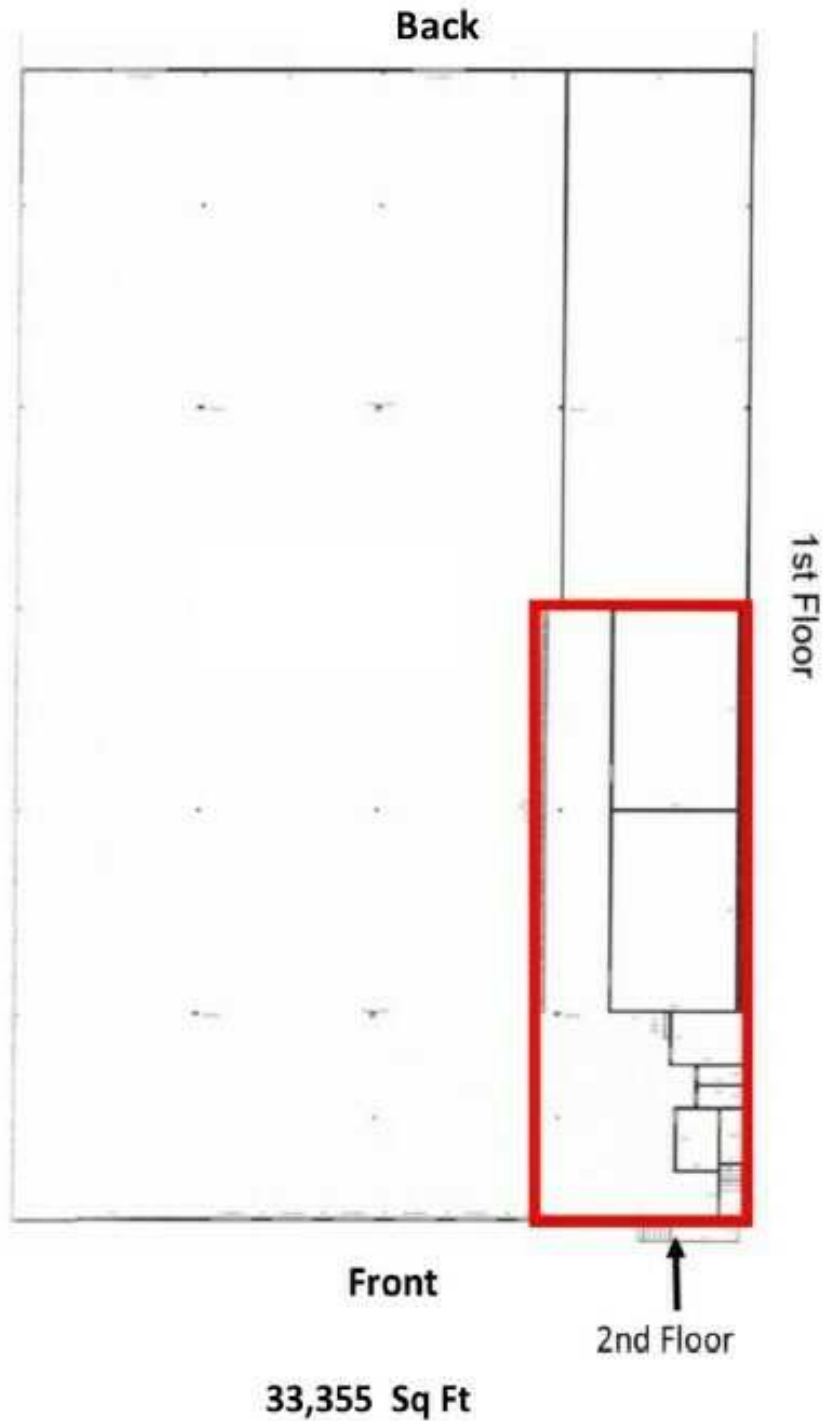




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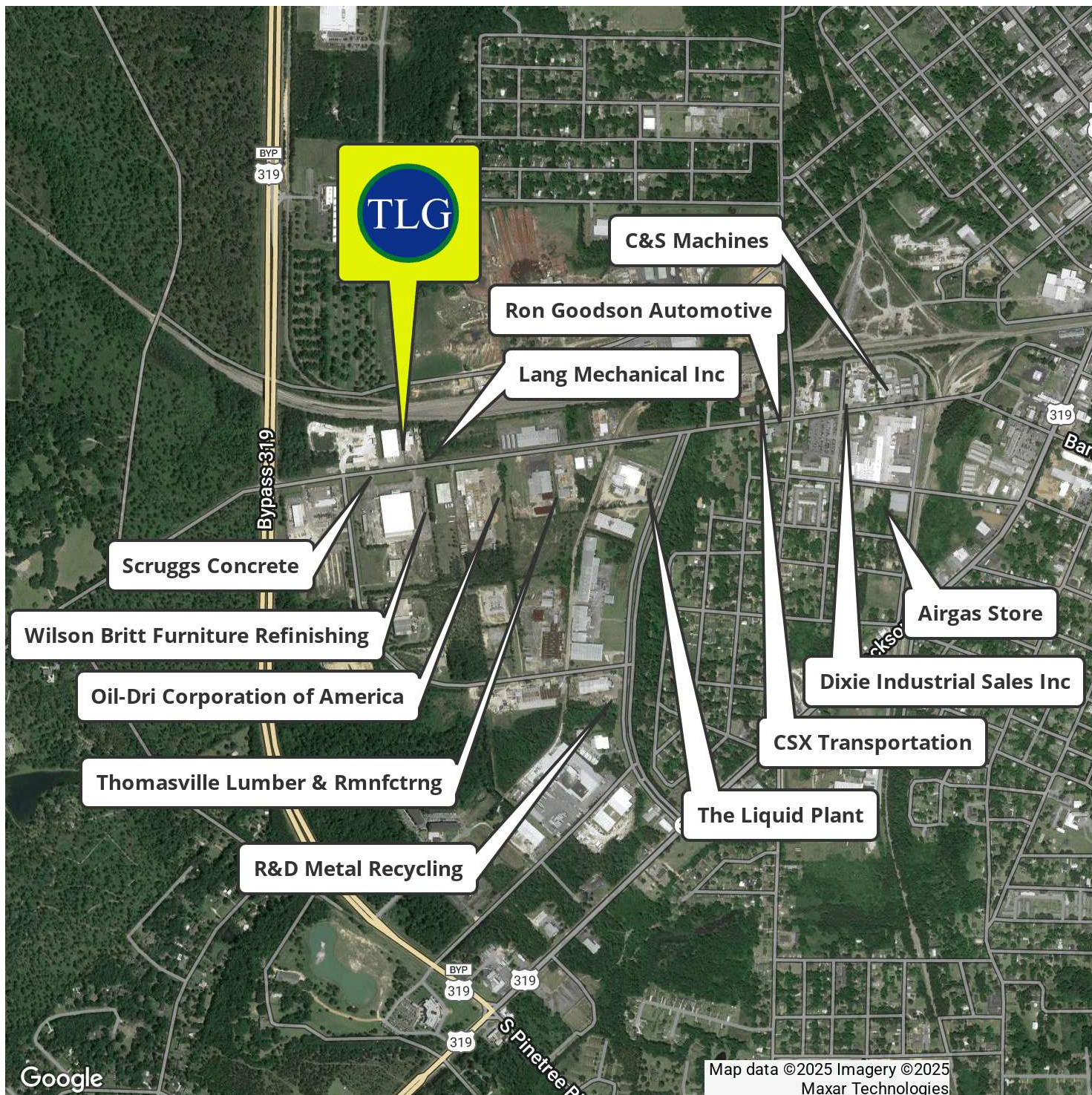
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INDUSTRIAL DISTRICT THOMASVILLE  
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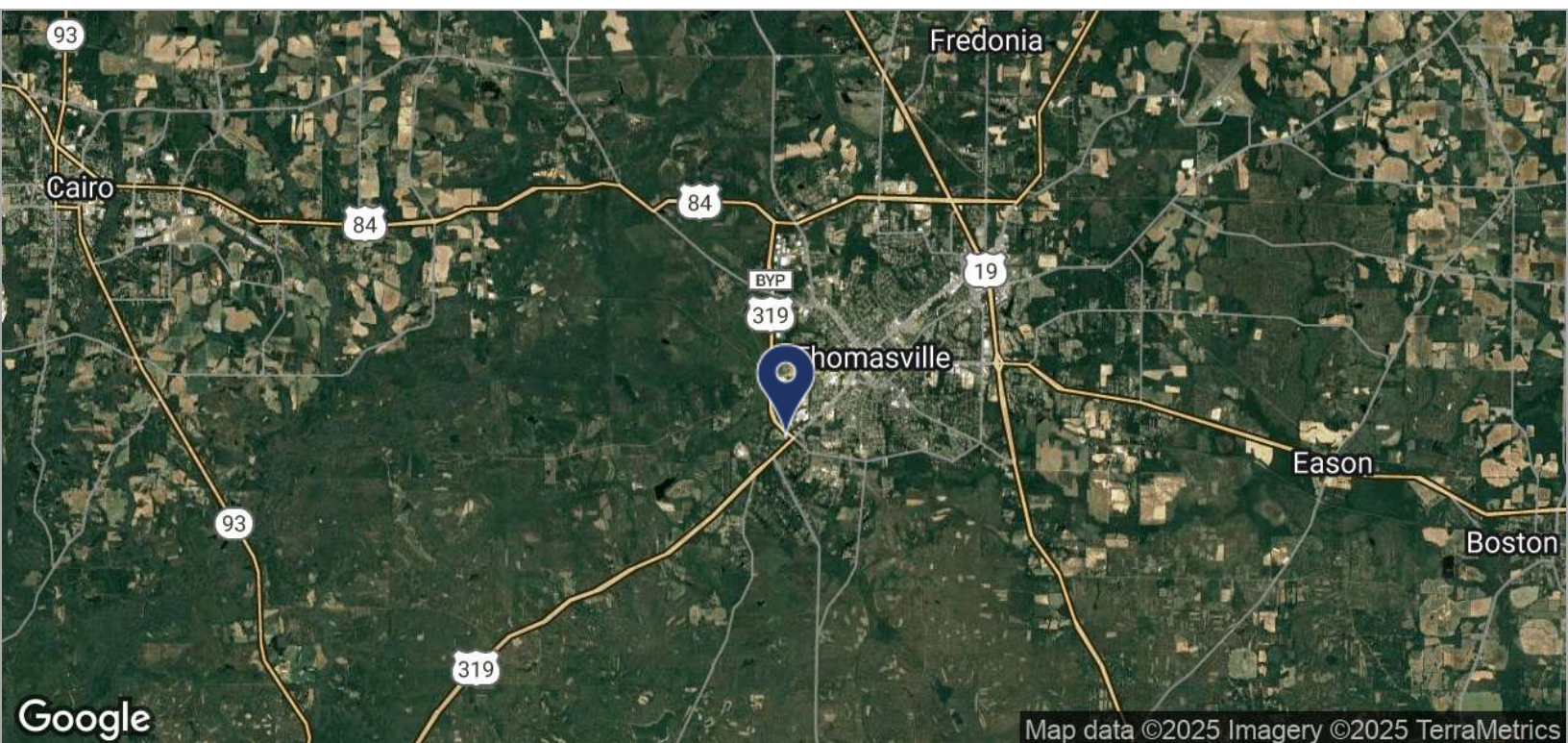
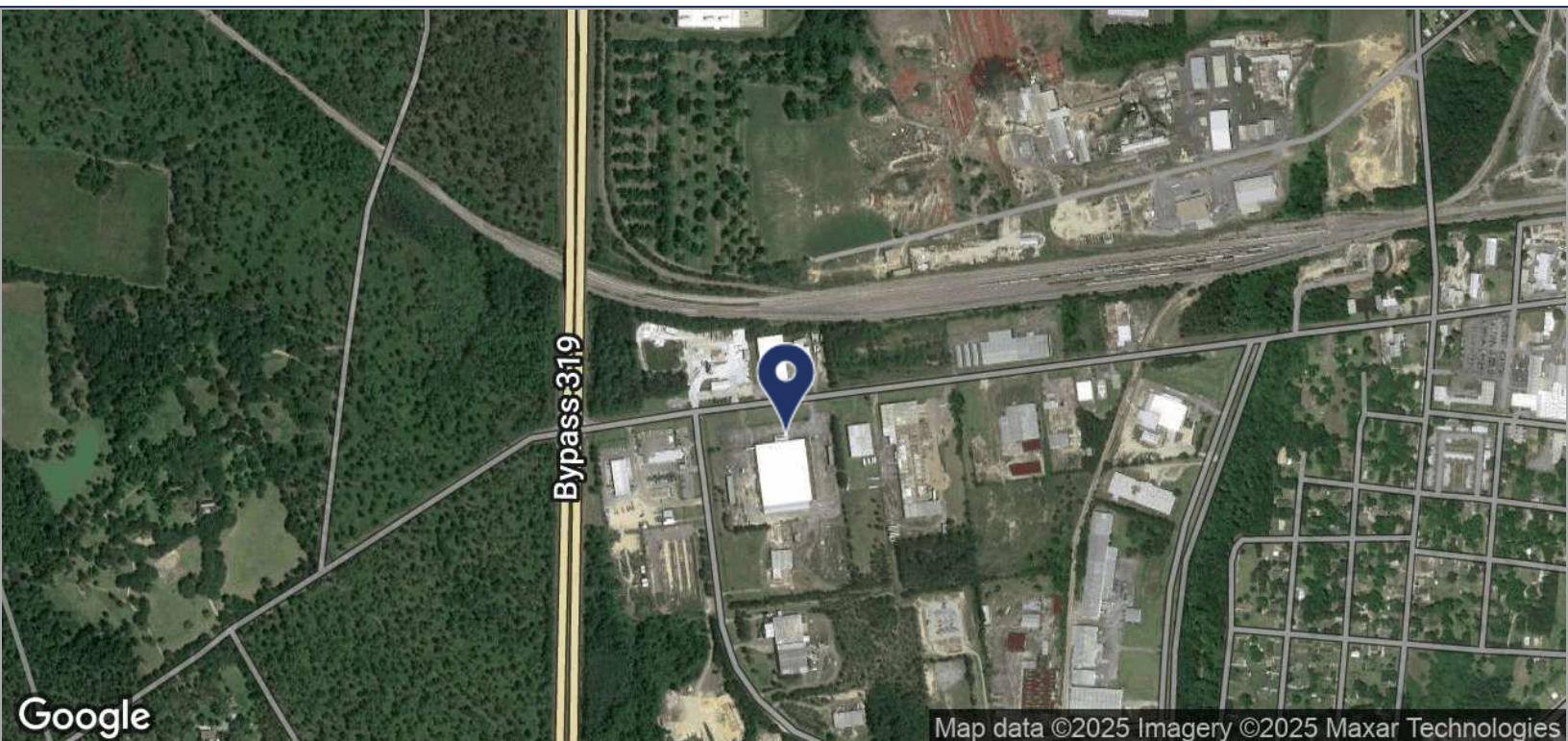




LOCATION MAPS

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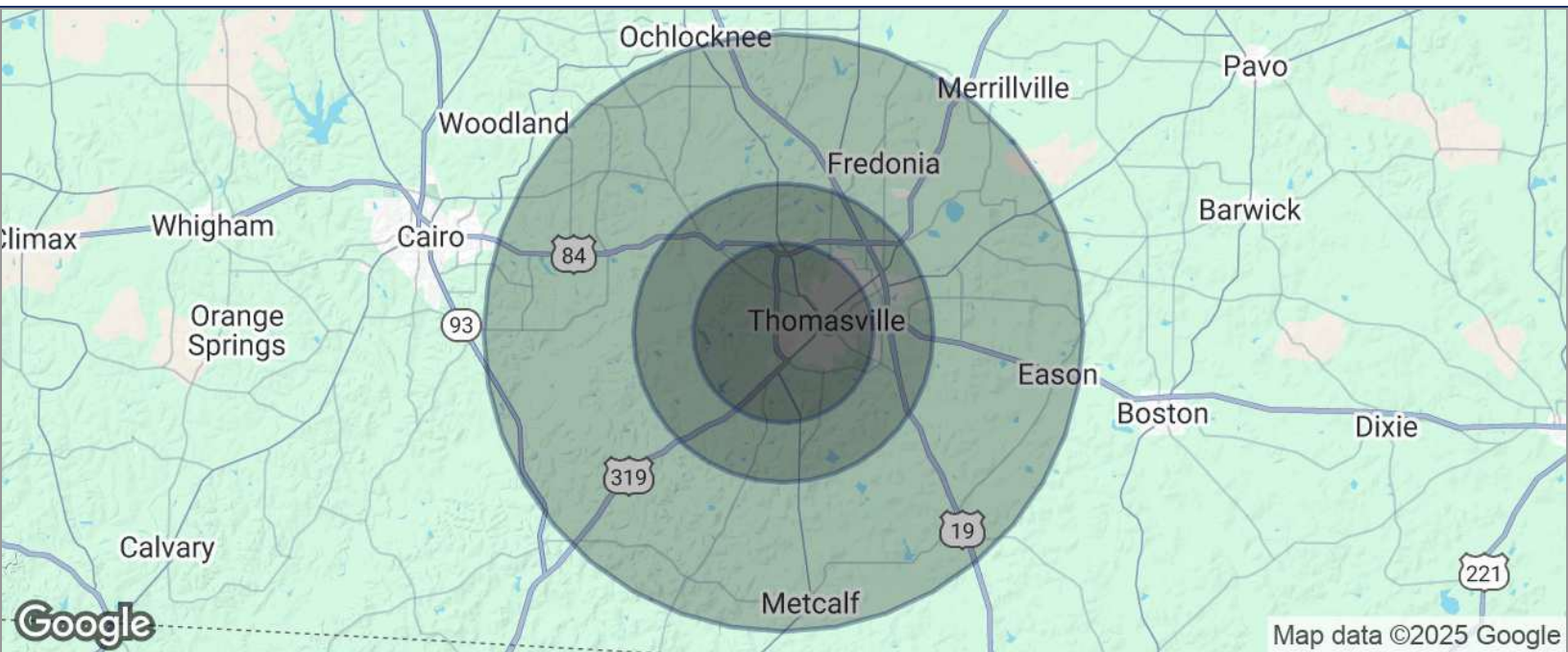




## DEMOGRAPHICS MAP

## 1030 CAMPBELL STREET

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	8,655	19,724	40,137
MEDIAN AGE	38.0	37.8	38.1
MEDIAN AGE (MALE)	36.7	36.4	37.1
MEDIAN AGE (FEMALE)	39.7	39.3	39.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,505	7,951	15,718
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$58,413	\$57,054	\$54,792
AVERAGE HOUSE VALUE	\$205,702	\$201,685	\$199,113

\* Demographic data derived from 2020 ACS - US Census

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