

# 18k SF Warehouse, I-75 Exit 29

7400 GA Highway 122, Hahira, GA 31632

Broker: Scott Alderman, 229-561-1939, [fcre@surfsouth.com](mailto:fcre@surfsouth.com)



Presented By:  
First Commercial Real Estate



# 18k SF Warehouse, I-75 Exit 29

7400 GA Highway 122, Hahira, GA 31632

## Property Details

Excellent warehouse/logistics space just 1/2 mile from I-75 Exit 29 Hahira GA. Space is 18,000 total sf with ±800 sf office area and ±17,200 sf warehouse. 18' walls, 22' center ridge. Building has 36,000 total sf, this is the south half - north half is leased. Multiple overhead doors - no docks or ramps, owner will consider adding with cost amortized as additional rent. \$5,250/mo (\$3.50/sf/yr) base rent modified gross, plus \$5,686/yr pro-rated taxes (\$0.32/sf/yr) , utilities, interior maintenance and repairs.

**Price: \$3.50 /SF/YR + 1/2 taxes**

- Great location, quick access to I-75, local industrial park.

View the full listing here: <https://www.loopnet.com/Listing/7400-GA-Highway-122-Hahira-GA/35399177/>

Rental Rate:	\$3.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area	36,000 SF
:	
Year Built:	2002
Taxes:	\$0.03 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$0.29 /SF/MO

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## Listing space

### Ground Ste A

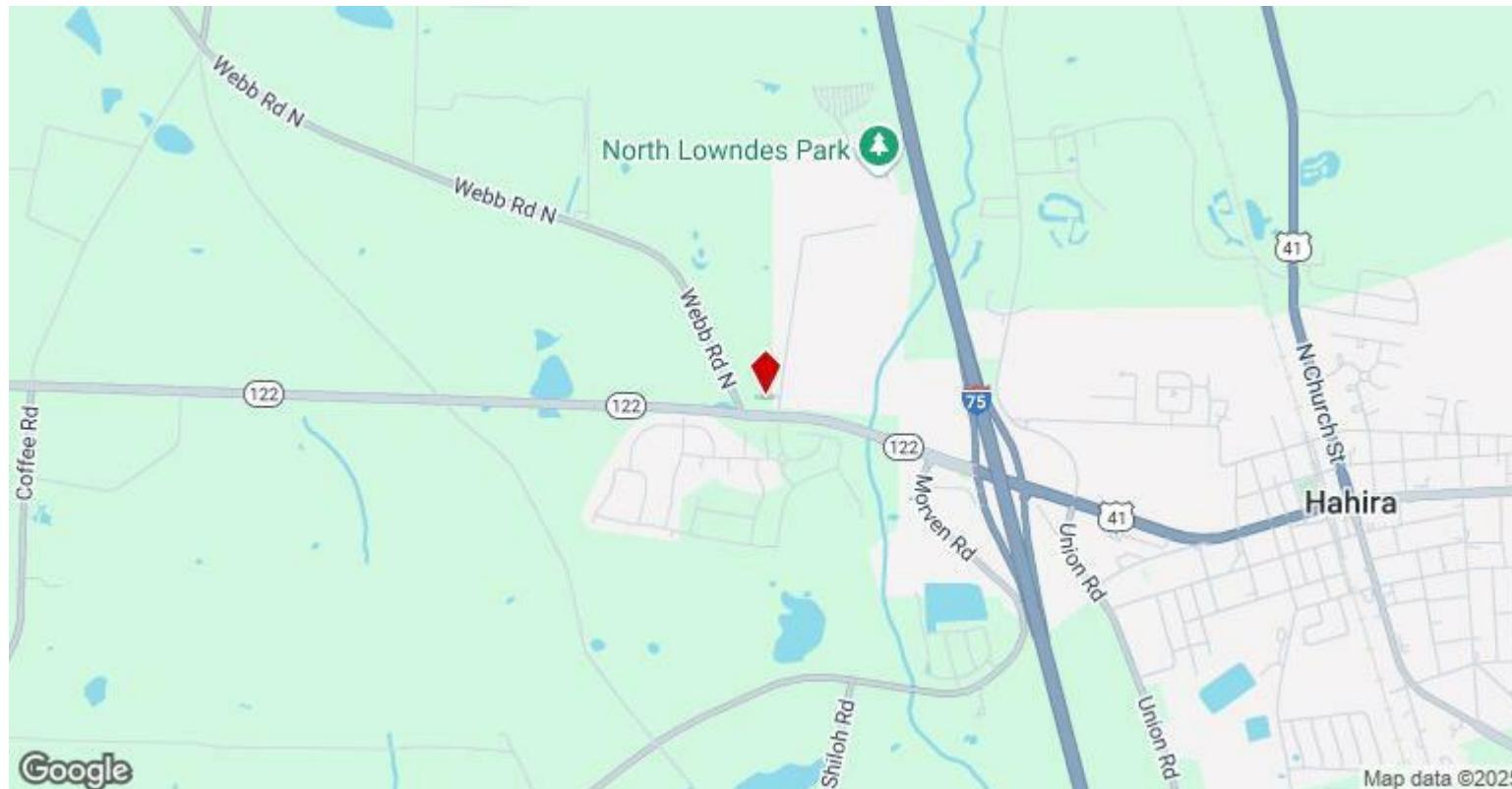
Space Available:	18,000 SF
Rental Rate:	\$3.50 /SF/YR + 1/2 taxes
Date Available:	Now
Service Type:	Modified Gross
Office Size:	800 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	3 - 10 Years

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## Location



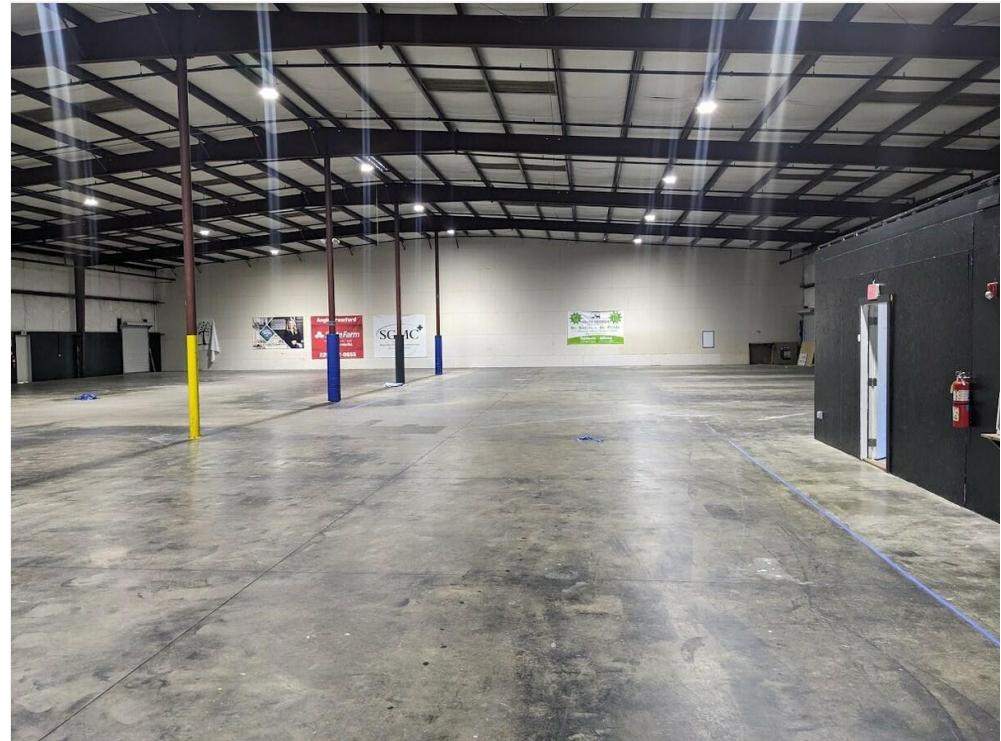
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## Property Photos



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PXL\_20250325\_192406137

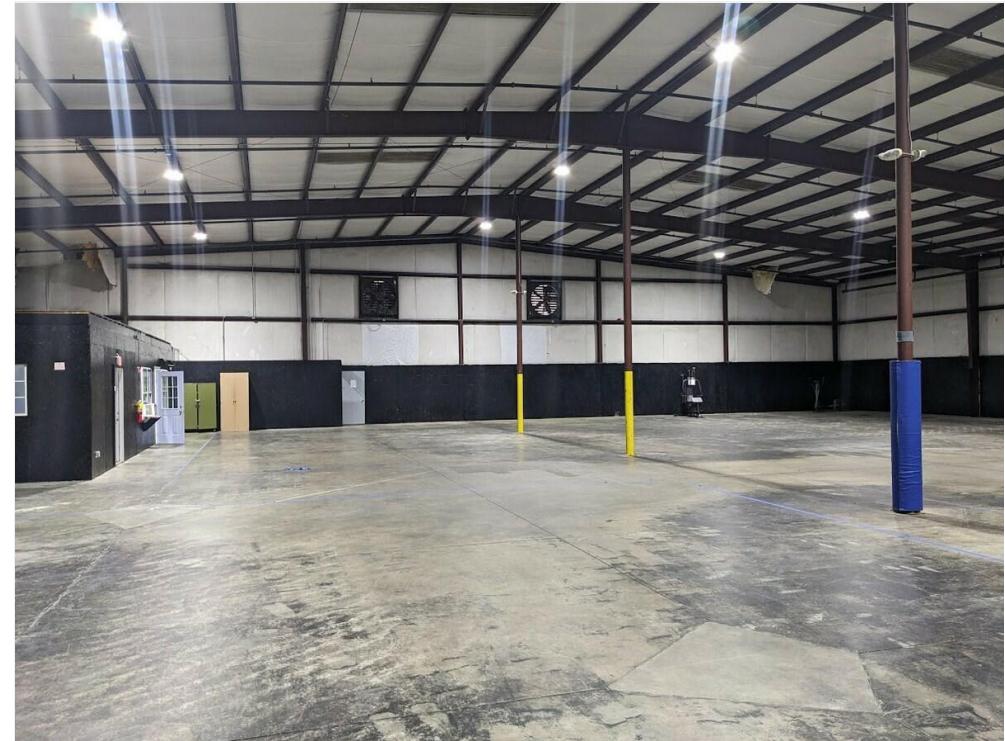
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## Property Photos



PXL\_20250325\_192411765



PXL\_20250325\_192527708

# 18k SF Warehouse, I-75 Exit 29

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## Property Photos



PXL\_20250325\_192531350



PXL\_20250325\_192625725

# 18k SF Warehouse, I-75 Exit 29

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## Property Photos



PXL\_20250325\_192648717



PXL\_20250325\_192705241

# 18k SF Warehouse, I-75 Exit 29

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## Property Photos



PXL\_20250325\_192833086



Tax Aerial

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## Property Photos



PXL\_20250325\_193331686



PXL\_20250325\_193903624

# 18k SF Warehouse, I-75 Exit 29

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## Property Photos



PXL\_20250325\_193954452

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We specialize in the commercial-investment-land market in Valdosta, Lowndes County & South GA, where I've been a broker since 1982. In 1996 I started First Commercial Real Estate, still the only company here with this specialty. We've sold and leased thousands of properties, and we know the market better than anyone. I'm a native and life-long resident of Valdosta, and a graduate of Valdosta State University (BBA 1981 & MBA 1988). It's our privilege and honor to serve you and add value to your property decisions.