



**FOR LEASE**

# OFFICE - WAREHOUSE

57 Industrial Park Rd, Hartwell, GA 30643

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

This office-warehouse building consists of approximately 2,220 square feet. The flex-space layout is roughly half office and half warehouse. Back warehouse area has approximately 14 foot high ceiling in center, is clear span, and has one on grade roll up door. Office space is in excellent condition. All vacant acreage in front of building is available for use but rear area will be retained by current user. Site has excellent visibility and signage opportunity.

## LOCATION DESCRIPTION

Site is located at the front of the industrial park just off of Royston Hwy. Building is across the street from the Nestle-Purina plant. Location is southwest of Hartwell minutes from the center of town. Access includes a two-lane ingress/egress with a deceleration lane making the site ideal for tractor trailers. Main road is a four-lane road with easy access to all parts of Hart County and surrounding areas.

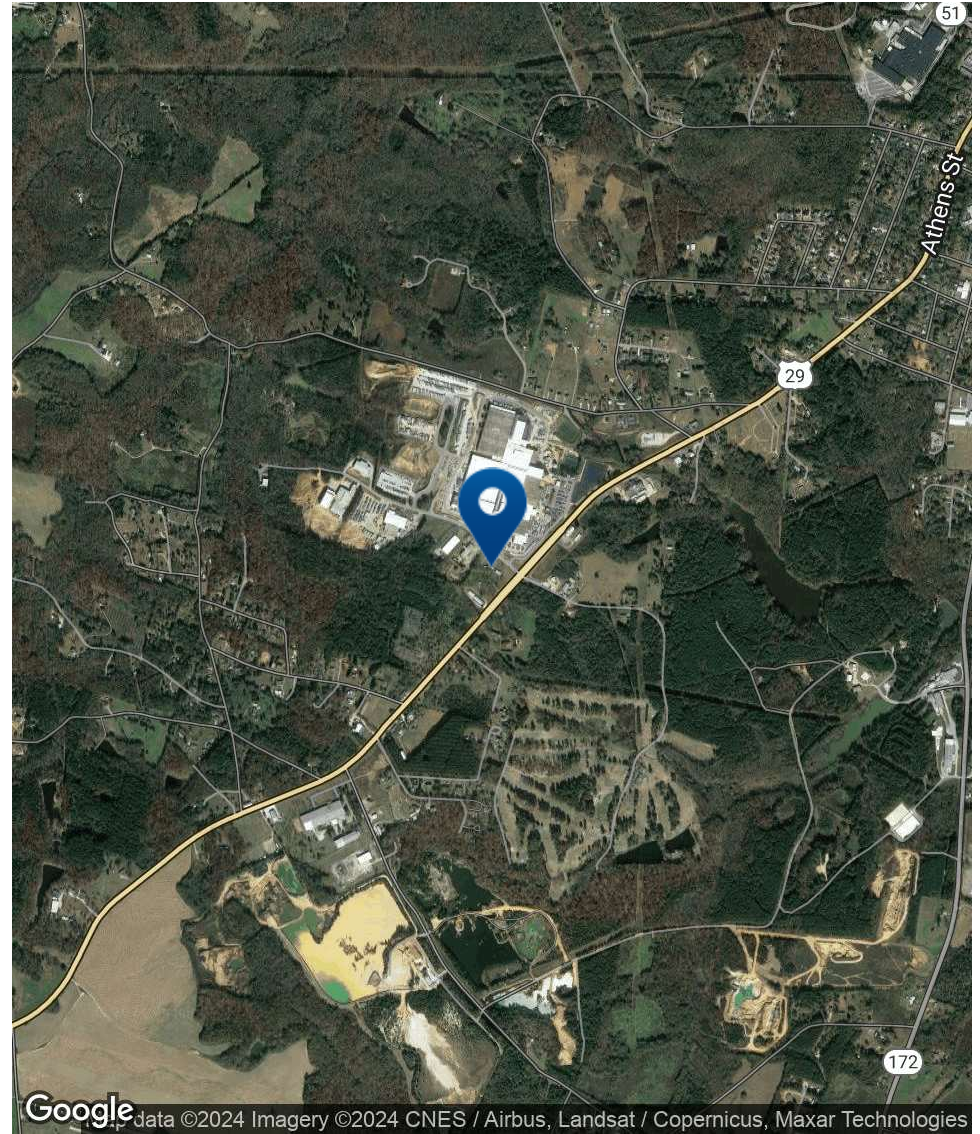
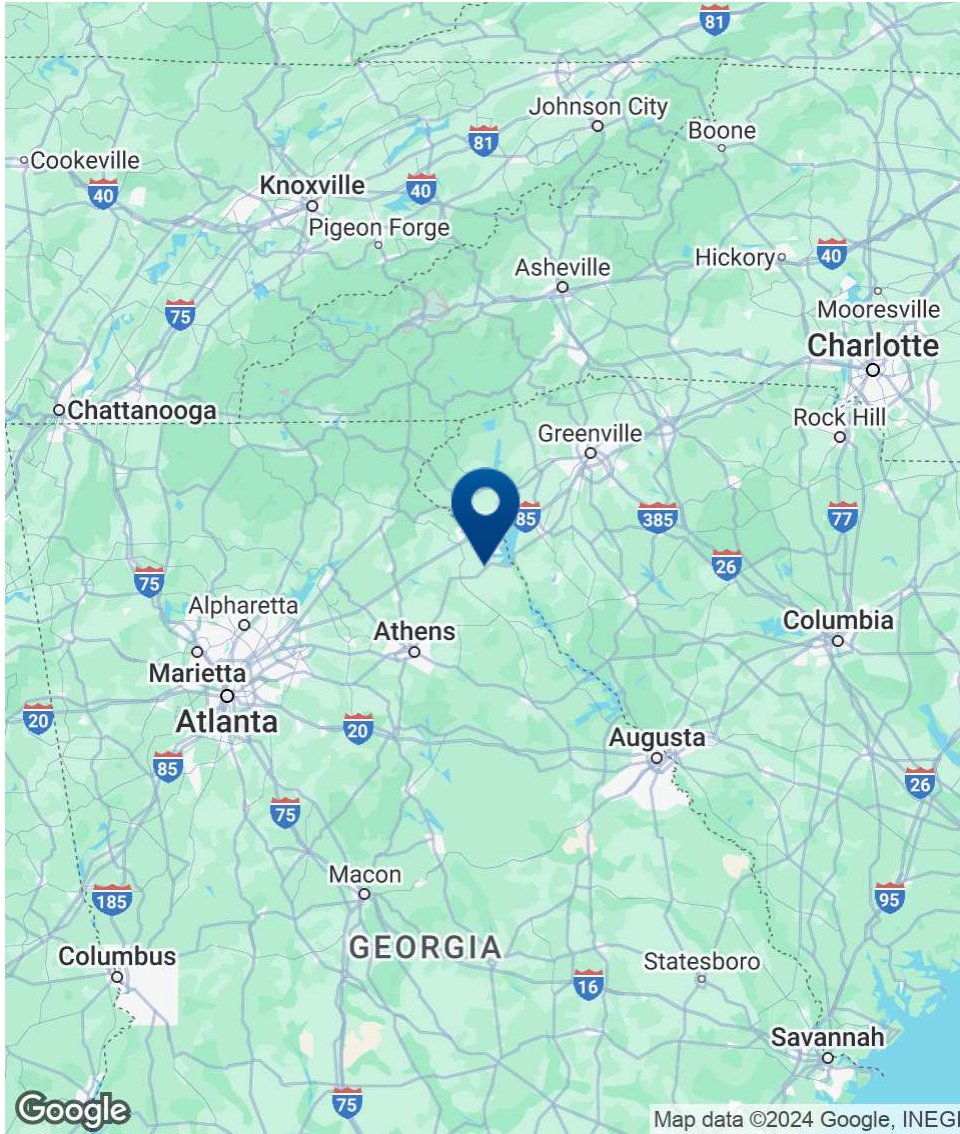
## OFFERING SUMMARY

Lease Rate:	\$13.95 SF/yr (MG)
Available SF:	2,200 SF
Lot Size:	2.61 Acres



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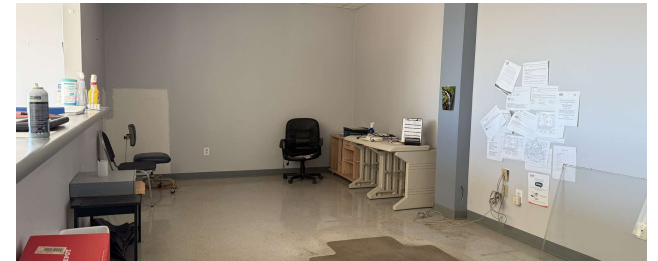
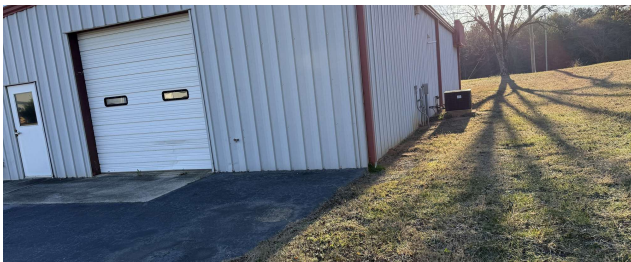
# Location Map



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# Additional Photos



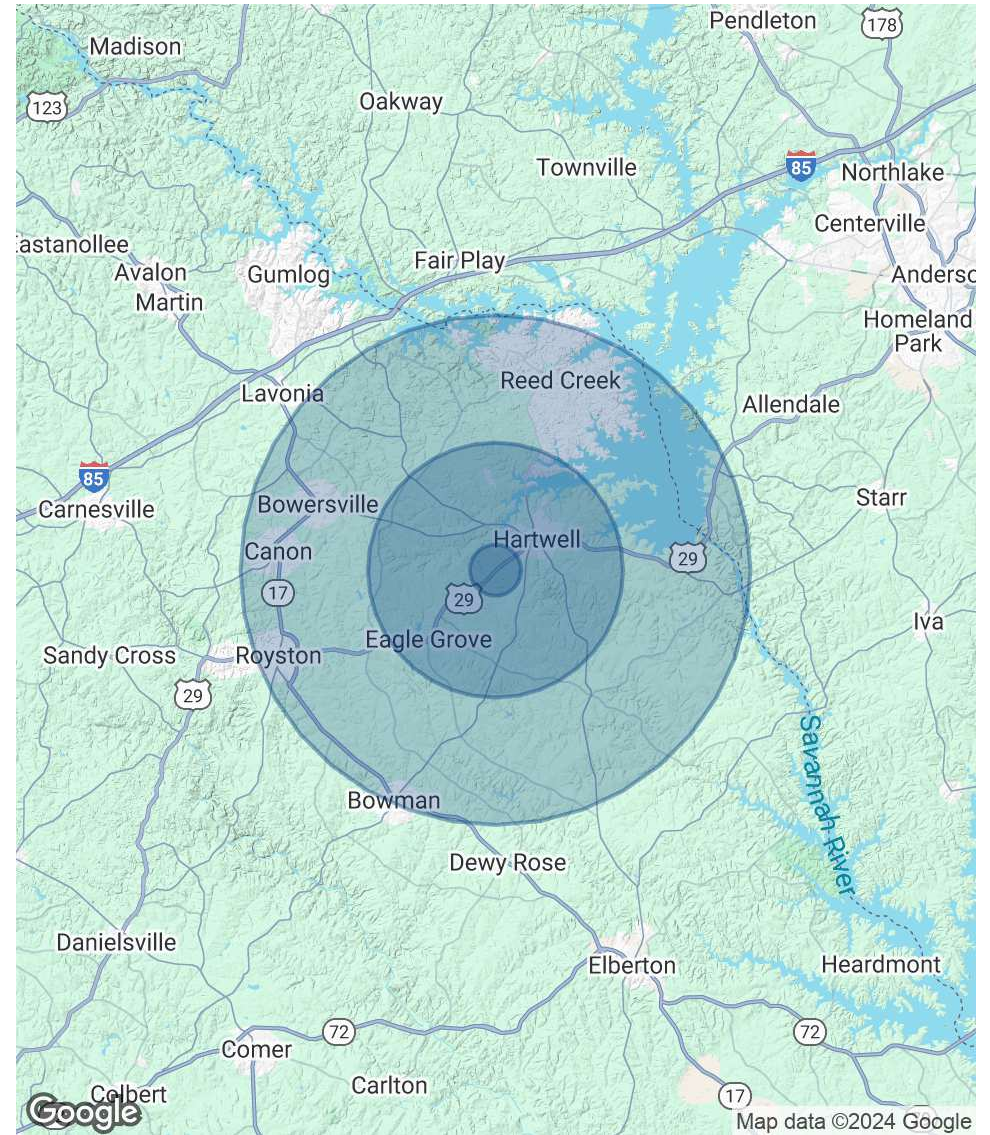
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# Demographics Map & Report

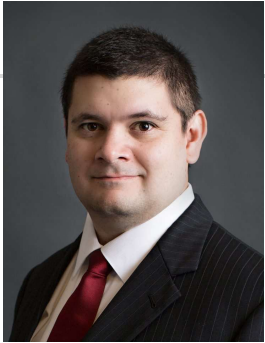
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	508	14,516	30,696
Average Age	42	44	44
Average Age (Male)	41	42	42
Average Age (Female)	43	46	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	199	5,746	12,279
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$82,929	\$71,642	\$75,636
Average House Value	\$221,911	\$277,404	\$261,683

Demographics data derived from AlphaMap



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# Advisor Bio 1



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### **PROFESSIONAL BACKGROUND**

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### **MEMBERSHIPS**

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### **Sherman & Hemstreet Real Estate Company**

4316 Washington Road  
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706.722.8334



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