

# LEASE

198/200 BEN BURTON CIR

198/200 Ben Burton Cir Bogart, GA 30622



## PROPERTY DESCRIPTION

This 6,000 SF flex unit has ample office space in addition to storage and warehouse spaces. Much of the front office space has been renovated with new paint, flooring, and additional lighting. When walking through the entrance there is a lobby/foyer, 3 large private offices, 2 restrooms, and a good-sized kitchenette. Beyond the renovated office space is a large open space with 4 additional well sized rooms that could be used as offices or storage. In the rear of the unit is an open warehouse space with 19 foot ceilings and one grade level roll-up door accessed by a loading ramp. There is also a loading dock next to the loading ramp.

There is parking at both the front and rear of the unit. Landlord is willing to consider reconfiguration improvements beyond the recently renovated space as part of negotiations.

## PROPERTY HIGHLIGHTS

- 6,000 SF flex space
- located in west Athens industrial park
- UPS and FedEx facilities close by

## LOCATION DESCRIPTION

This property is located in Coggins Industrial Business Park in west Athens-Clarke County. Surrounded by other industrial and office users of local, national and international presence, this area has prime positioning with its proximity to GA-Loop 10, Highways 316, 78, 15, 29, 441 and Interstate-85. Neighboring manufacturers / distributors include Sign Bothers, Blount Heating and Cooling, UPS, FedEx, Burton and Burton, etc.

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	1
Available SF:	6,000 SF
Building Size:	12,221 SF
Zoning:	E-O
APN:	073 091

Katie Reeves  
706 254 3446

Roby Redwine  
706 207 2942



COLDWELL BANKER  
COMMERCIAL  
UPCHURCH REALTY

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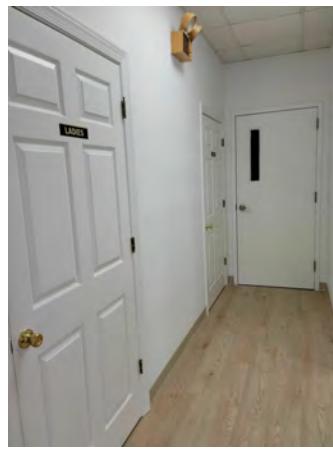


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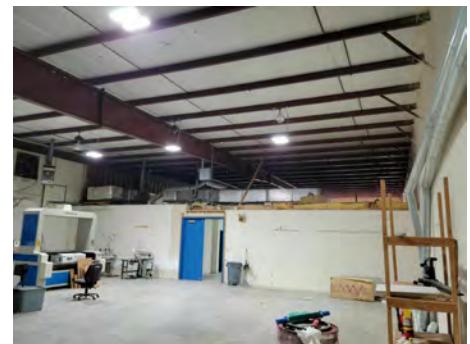
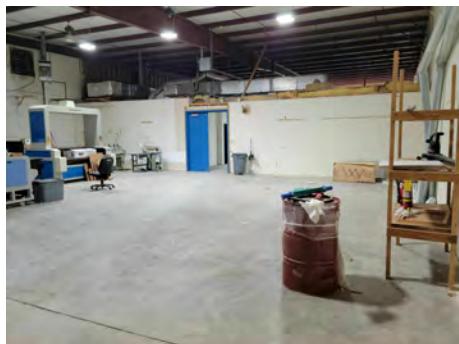


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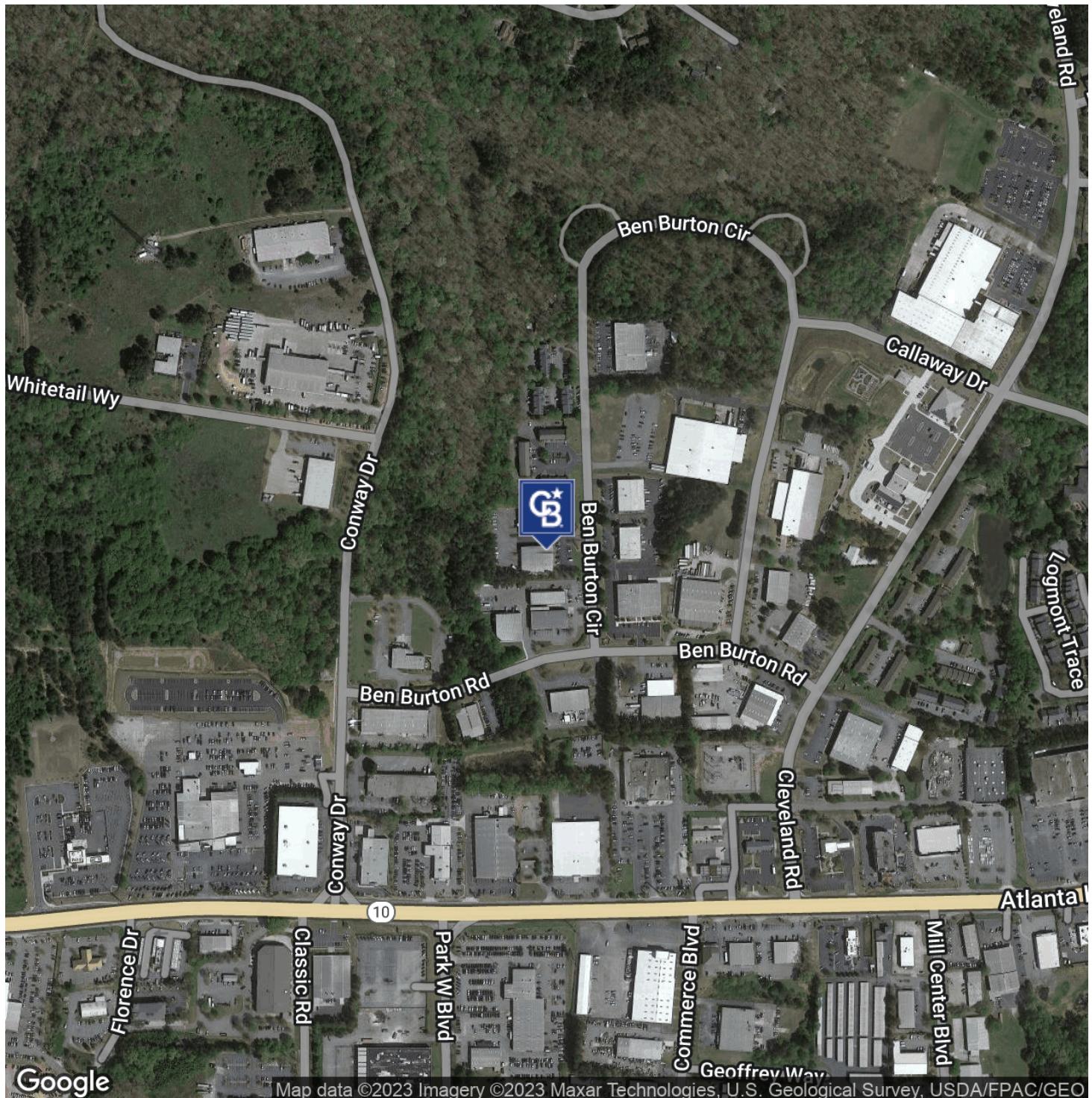


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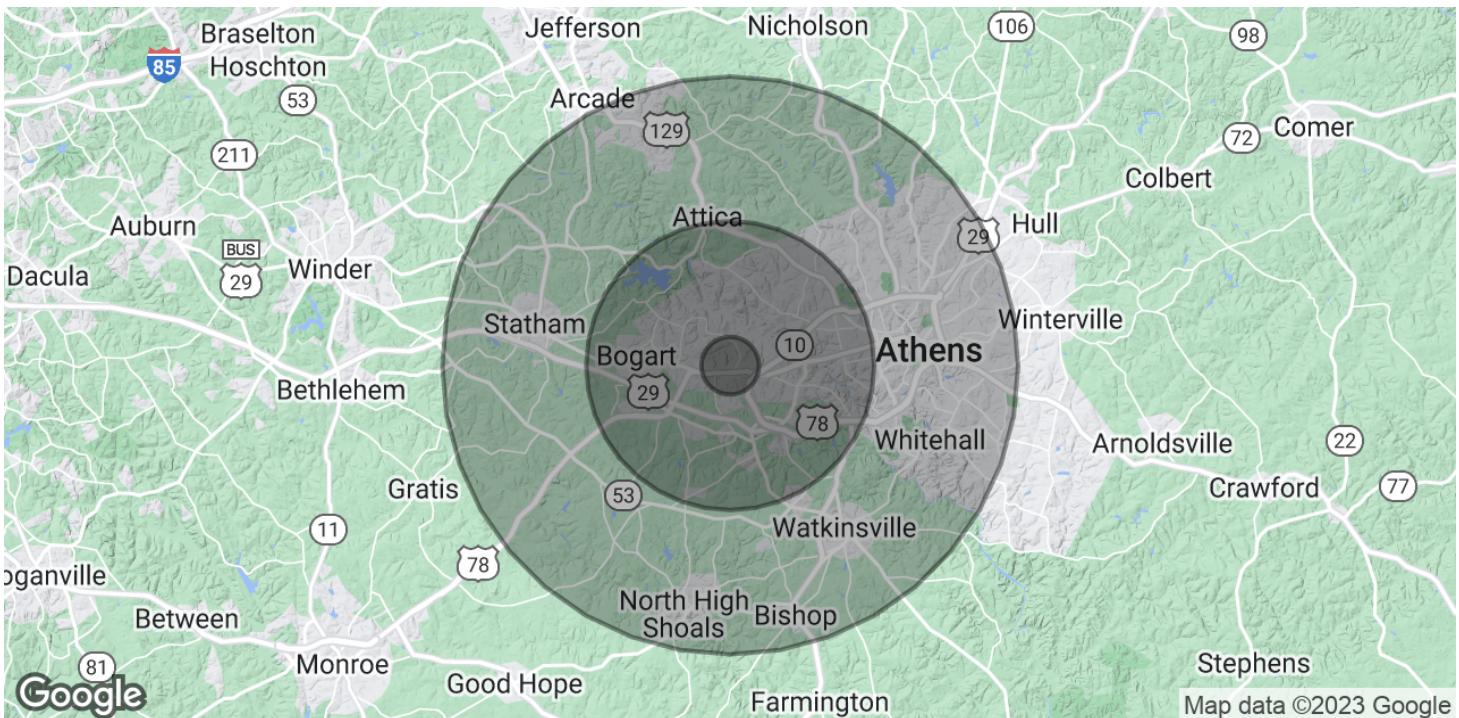


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,435	60,805	172,227
Average Age	41	37.8	34.4
Average Age (Male)	40.2	36.4	33.5
Average Age (Female)	40.7	40.1	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,506	26,256	69,994
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$72,736	\$86,656	\$72,411
Average House Value	\$211,500	\$231,221	\$204,926

\* Demographic data derived from 2020 ACS - US Census

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