

**Investment Opportunity!  
Listed at \$4,800,000**



**WEST DISTRICT WAREHOUSE/OFFICE**  
91 S College St. Statesboro, GA  
**\$4,800,000 or contact for leasing options**

### Offering Highlights

**Lot Size: 1.75 acres**

**Building Size: 48,000sf +/-**

**Warehouse area: 40,000sf +/-**

**Temp Controlled Warehouse: 3,900sf +/-**

**Office Space: 4,100sf +/-**

**Dock Doors: 3 doors + 2 interior docks**

**Drive in Doors: 4 doors**

**Ceiling Height: 25'**

**Year Built: 1975 renovated in 2018**

**Parking: Shared common area**

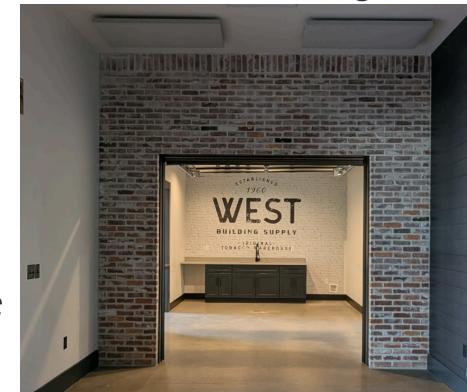
**Zoning: Light Industrial**

**Brokered by: How Bout Them Properties, LLC**  
1353 Jennings Mill Rd Ste. D Athens, GA 30606

### **The West District - A legacy reimagined**

**For decades, the site of the West District served as a major tobacco warehouse before evolving into West Building Supply.**

**Today, that history and distinctive industrial architecture are being thoughtfully revived and transformed into a dynamic mixed-use destination offering professional office space, restaurants, high-end apartments and multifunction space for events.**



**Previously occupied by T&B Air Duct HVAC llc, This commercial building would make a great distribution hub, storage facility, packing and manufacturing building, event venue, etc. As this generous space provides for a multitude of different possibilities.**

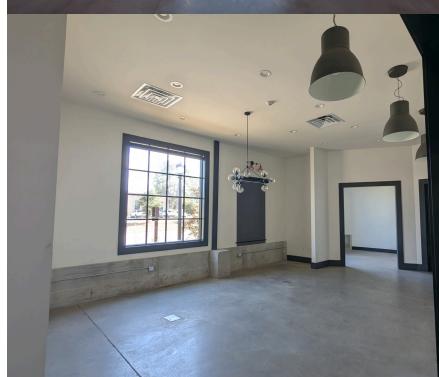
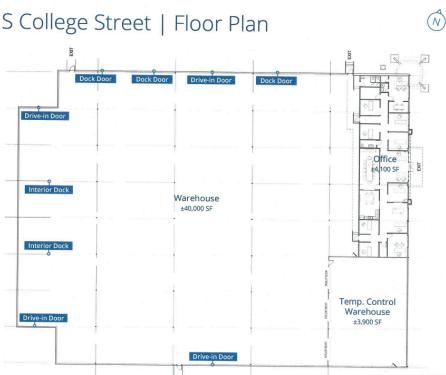
**Kimberly Gaschel, LRE**  
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**40,000+/- warehouse  
3,900+/- temp controlled  
4,100+/- office space**

Take your business to the next level with this multi purpose space. Uses could include logistics hub, storage facility, manufacturing and distribution, event venue.

91 S College Street | Floor Plan



**Functionality meets style in this thoughtfully designed live, work and play development. Walking distance to public transportation and all Statesboro has to offer!**



**Surrounded by local boutiques, fine dining, The Averitt center for the arts, Statesboro public library, the farmers market, Georgia Southern University's city campus and much more!**

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# Site Plan Overview

The West District site plan is designed to support a seamless blend of industrial functionality and modern mixed-use development. The layout emphasizes accessibility, efficient circulation, and flexible space utilization.

**Georgia Ports: 72 min drive**  
**RR: Southern Soya Corp 84 min drive**

West District Development



## Key Site Features

- Central 48,000 SF ± building footprint
- Defined office, warehouse, and mixed-use zones
- Dock and loading areas positioned for efficient logistics
- Four drive-in doors for flexible operations
- Shared parking with easy access to all building entries
- Future restaurant pads and outdoor gathering areas
- Pedestrian-friendly walkways connecting the district



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**Open layout office space to facilitate collaboration encompassing 10 office style rooms, multiple common areas, a large entryway, break room, and separate owner's suite with private bathroom and closet.**



**Nearest Freight Port - Georgia Ports, 55.2 miles, approx 72 min drive. Railroad - Southern Soya Corp, 55.3 miles, approx 84 min drive. Savannah - 55.1 miles, 61 min drive.**



**Ample 40,000sf Warehouse with 3,900sf of temp controlled space. 25' ceilings, 4 drive in doors 2 interior docks.**



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# Opportunity Zone Investment Benefits

**Opportunity Zones offer investors a powerful way to grow capital while reducing taxes. By reinvesting capital gains into a Qualified Opportunity Fund (QOF), investors can defer capital gains taxes and potentially reduce their overall tax liability.**

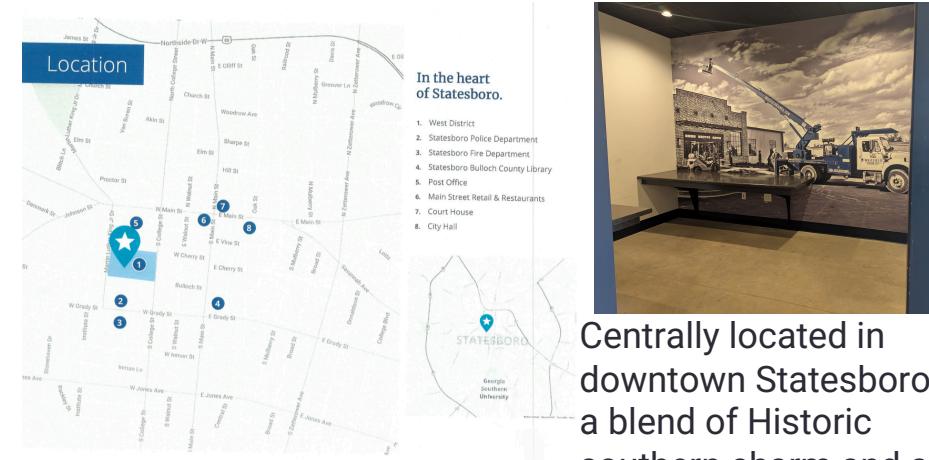
**Eligible investments include new development projects completed within 30 months, allowing investors to participate in high-growth real estate and business opportunities in designated areas.**

**Key benefits include:**

- **Deferral of capital gains taxes on reinvested profits**
- **Reduction of taxable gains for qualifying long-term holdings**
- **Tax-free appreciation on investments held for 10 years**

**With the potential for strong returns and significant tax advantages, Opportunity Zones provide investors a unique opportunity to enhance after-tax performance while supporting long-term community growth.**

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Centrally located in downtown Statesboro a blend of Historic southern charm and a

college town vibe. The 2010 census showed Statesboro as the sixth fastest growing city of our type in the nation. The city population has grown to over 33,000 residents with Georgia Southern City Campus adding 20,000 students.

All within minutes of the West District.



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