

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

311 W Central Ave., Valdosta, GA 31601

FOR SALE: \$3,200,000



49,599 SF | 4.19 ACRES | BUILT IN 1982

CONTACTS

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OFFERING MEMORANDUM

311 CENTRAL AVE

Valdosta, GA 31601

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential.

Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

311 CENTRAL AVE

Valdosta, GA 31601

311 W Central Ave is an industrial building built in 1982 and situated on a 4.19 acre lot. The property is comprised of a single-story building which includes approximately 5,600 square feet of office build-out and 43,999 square feet of warehouse space. The warehouse contains two 12'x12' dock high commercial roll-up doors, four 6'x12' dock high commercial roll up doors, and 25 feet of eave height. The property is built-out to accommodate its use as a newspaper printing facility, but provides flexibility to accommodate a wide range of businesses.





Valdosta, Georgia

Valdosta is a vibrant city located in southern Georgia, near the Florida border. Valdosta has a diverse economy driven by several key sectors such as manufacturing and agriculture. Additionally, Valdosta State University is a major economic driver, contributing to the education and healthcare sectors, as well as the local economy through employment and student spending. Valdosta attracts visitors with its blend of Southern charm, outdoor recreation, and family-friendly attractions such as Wild Adventures Theme Park, which offers rides, a water park, and a zoo. The city is also known for its historic downtown, featuring unique shops, restaurants, and events. The Grand Bay Wildlife Management Area nearby provides opportunities for hiking, birdwatching, and exploring the natural beauty of South Georgia. Valdosta is also a popular stopover for travelers heading to and from Florida. The city is home to Valdosta State University, which contributes to a lively arts and cultural environment, including theater productions, art exhibits, and music performances. The Annette Howell Turner Center for the Arts is a cultural hub offering galleries, workshops, and events. Valdosta also has a strong connection to sports, particularly high school football, where the Valdosta Wildcats have a storied tradition as one of the most successful programs in the nation. Valdosta's unique blend of economic diversity, cultural vibrancy, and strategic location makes it an appealing place for residents, businesses, and visitors alike.



DEMOGRAPHIC SUMMARY

VALDOSTA, GA

POPULATION

Valdosta
55,074

State: Georgia 10.91 Million

MEDIAN AGE

Valdosta
29.2 years

State: Georgia 37 Years

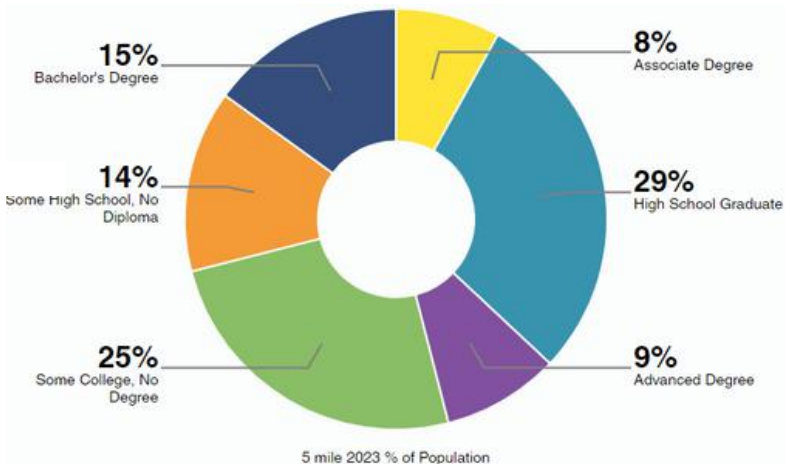
MEDIAN HOUSEHOLD INCOME

Valdosta
\$41,365

State: Georgia 71,355

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Georgia at large.



2023 STATISTICS

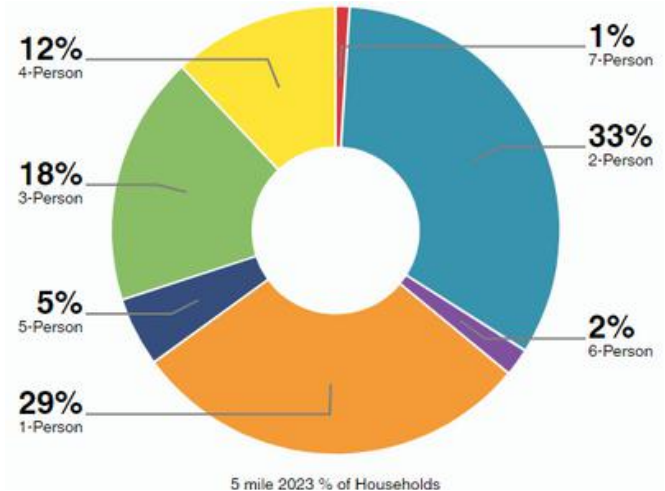
	2 Mile	5 Mile	10 Mile
Population 2023	27,836	64,116	101,120
Total Households	9,835	24,501	37,450
Avg Household Size	2.5	2.5	2.6
Avg Household Income	\$41,318	\$58,164	\$64,781

ECONOMIC INDICATORS

4.6% Valdosta Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Valdosta
21,663

State: Georgia 3.946 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 75 (I-75): I-75, the most significant highway running through Valdosta, it connects the city directly to major metropolitan areas such as Atlanta to the north and Tampa to the south. This interstate is crucial for both commercial and leisure travel, making Valdosta an accessible destination for travelers heading to and from Florida.

U.S. Highway 84 (US 84): US 84 runs through Valdosta, providing an essential east-west route across southern Georgia. It connects Valdosta to cities like Thomasville to the west, and Waycross to the east. This highway serves as a vital link for agricultural and industrial transport, connecting local businesses to markets across the state.

U.S. Highway 41 (US 41): US 41 runs parallel to I-75, offering an alternative north-south route. It passes through downtown Valdosta and connects to smaller communities in the area and is significant for local traffic, providing access to businesses, schools, and residential areas along its route.

State Route 7 (GA 7): GA 7 follows a similar path to US 41 through Valdosta, serving as another key north-south route within the city. It connects to local and regional destinations, contributing to the ease of intra-city travel.



AIRPORT PROXIMITY

Valdosta Regional Airport (VLD): Located approximately 4 miles south of downtown Valdosta, VLD is the primary airport serving the city and surrounding areas. It offers commercial flights, providing access to a wide range of domestic and international destinations. The airport is also equipped for general aviation, accommodating private and corporate aircraft. It features services such as maintenance, fueling, and hangar rentals, making it a convenient option for both commercial and private travelers.

Tallahassee International Airport (TLH): Located approximately 80 miles southwest of Valdosta, in Tallahassee, TLH is the closest major airport to Valdosta, offering a wider range of commercial flights, including connections to major hubs like Atlanta, Dallas/Fort Worth, and Miami.

Jacksonville International Airport (JAX): Located approximately 120 miles southeast of Valdosta, in Jacksonville, FL, JAX is a larger airport offering extensive flight options, including numerous domestic flights and some international connections.

Hartsfield-Jackson Atlanta International Airport (ATL): Located approximately 230 miles north of Valdosta, in Atlanta. As one of the busiest airports in the world, ATL offers an extensive network of domestic and international flights.

SITE OVERVIEW

SITE

Property Type:	Industrial
Building Class:	C
Zoning:	C-H (Highway Commercial)
Year Built:	1982
Total SF:	49,599 SF Total Warehouse Space: 43,999 SF Office Space: 5,600 SF
Stories:	1
Total Acreage:	4.19
Parking:	45 Surface Spaces
Construction:	Masonry
Clear Height:	16'-25'
Dock Doors:	6





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 49,599 SF Total

- Warehouse: 43,999 SF
- Office: 5,600 SF

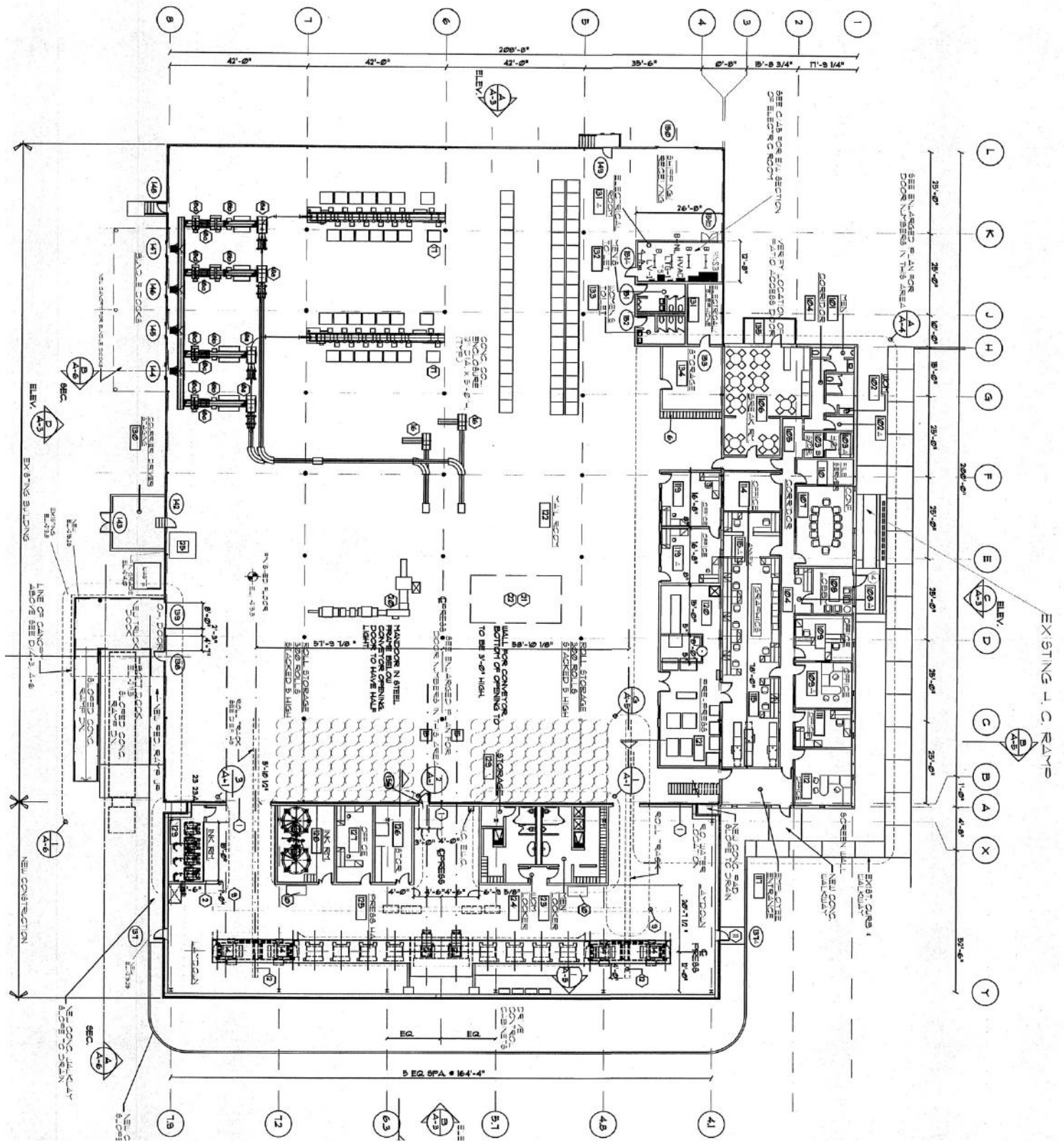
Acreage: 4.19 acres

Year Built: 1982







ZONE C-H: HIGHWAY COMMERCIAL

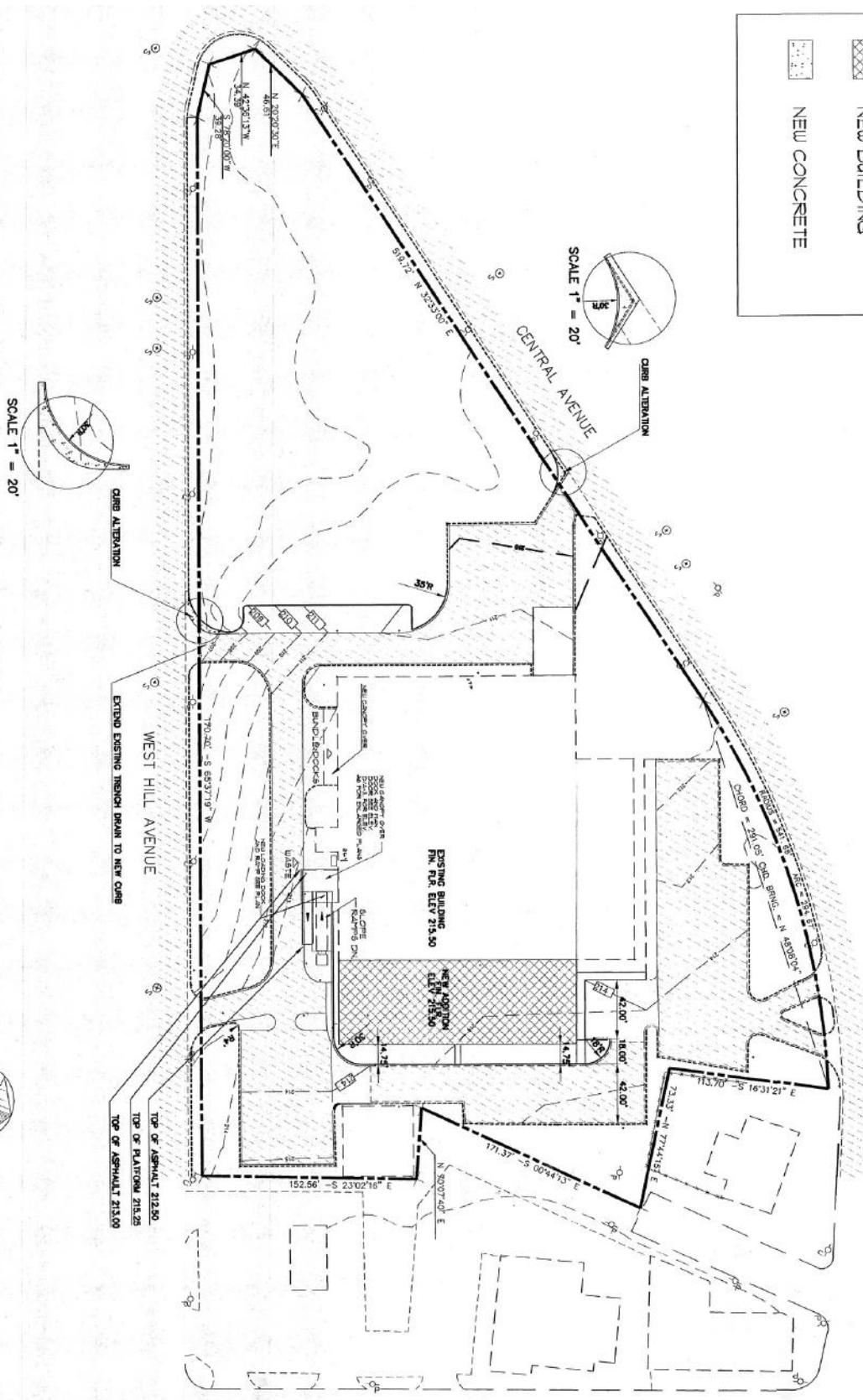
The purpose of the C-H District is to provide suitable areas for the various types of community and regional-oriented commercial activities including retail uses and wholesale uses, serving a large sector of the population. C-H Districts are intended to be located along arterial streets and at locations that are appropriate for regional commercial areas, as opposed to locations that primarily serve local neighborhoods.

FLOOR PLAN



LEGEND

	EXISTING CONTOURS
	NEW CONTOURS
	NEW PAVEMENT
	EXISTING PAVEMENT
	NEW BUILDING
	NEW CONCRETE



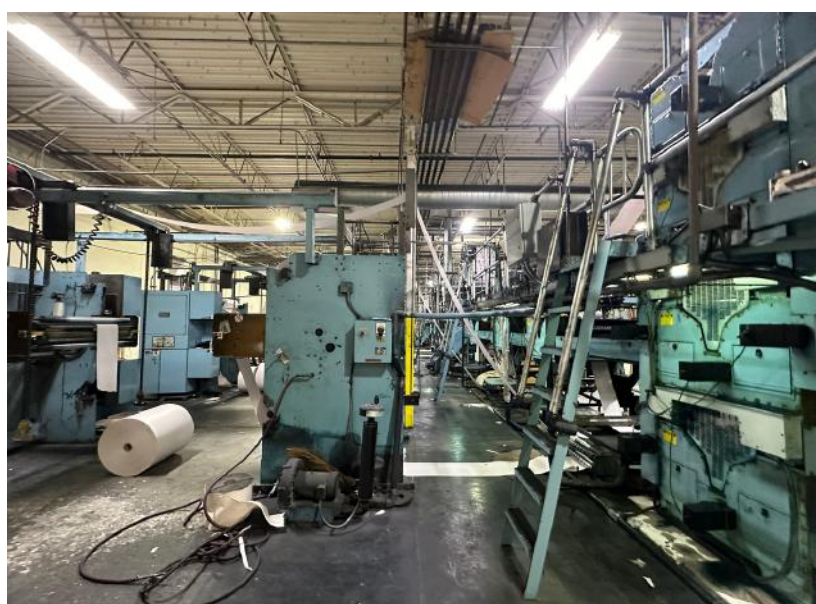
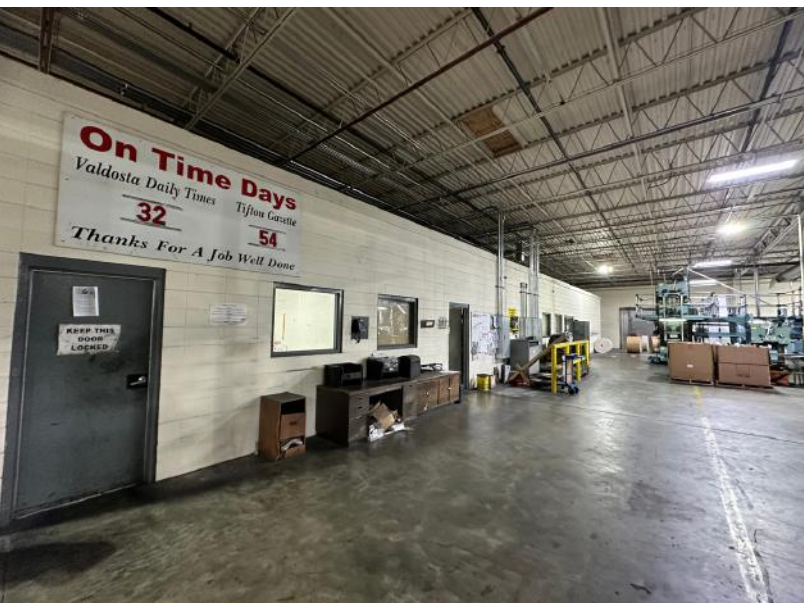
SITTE PLAN

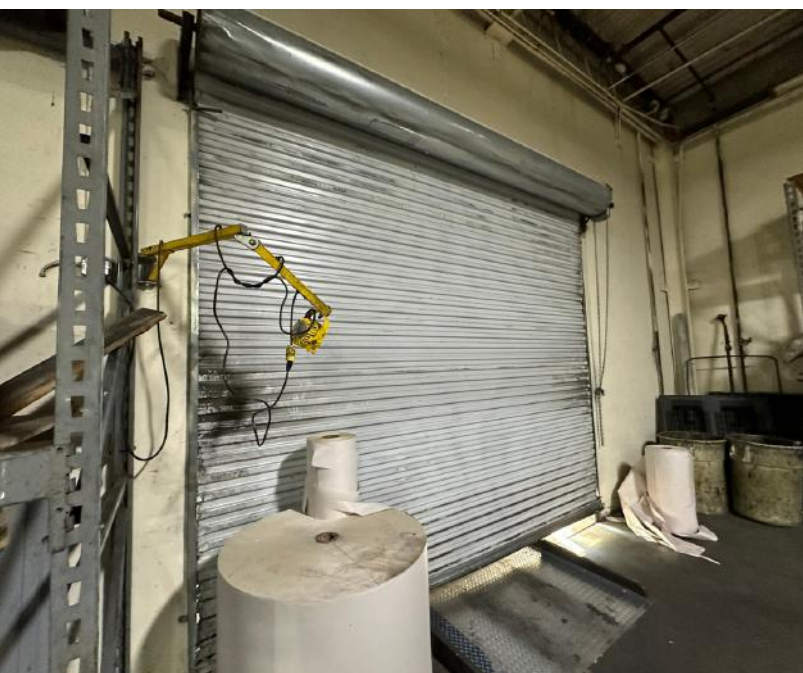
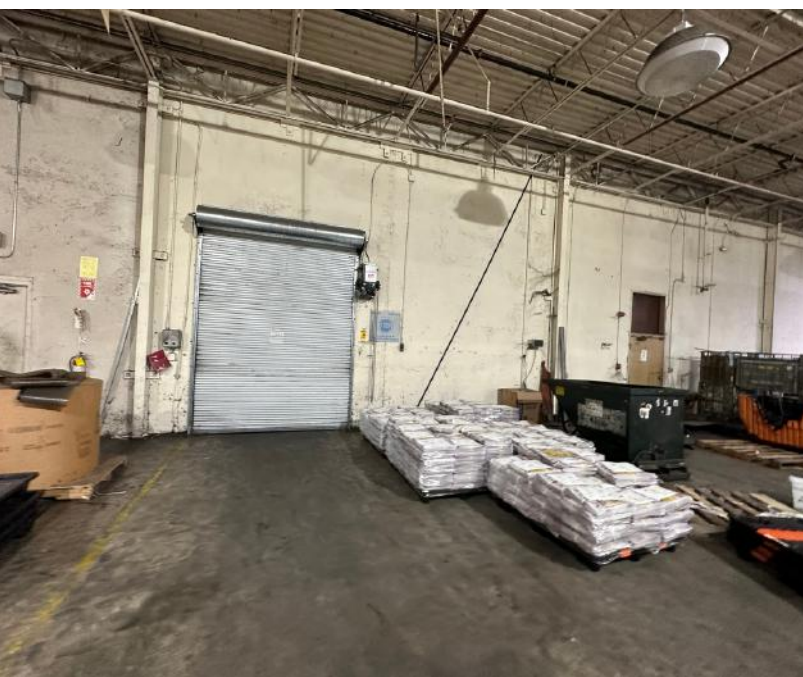
SCALE 1" = 40'

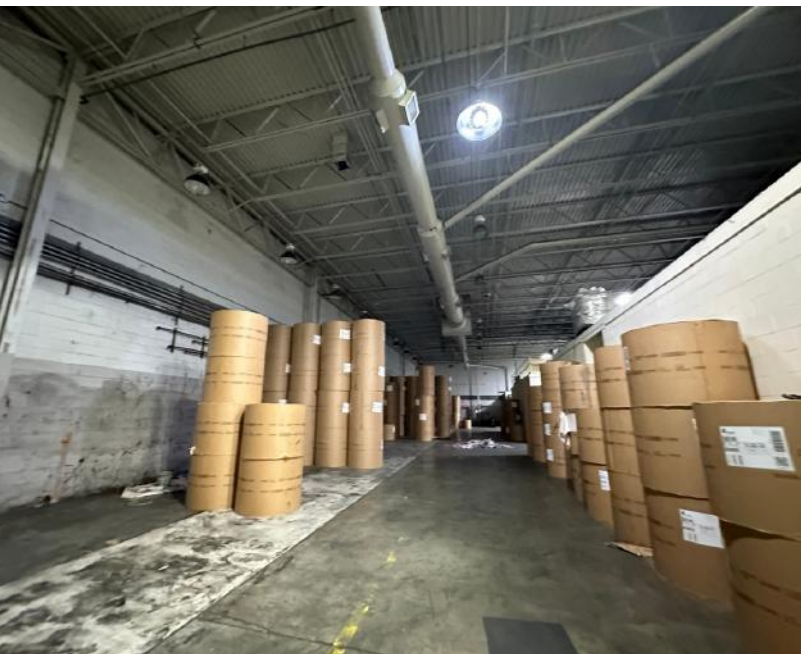
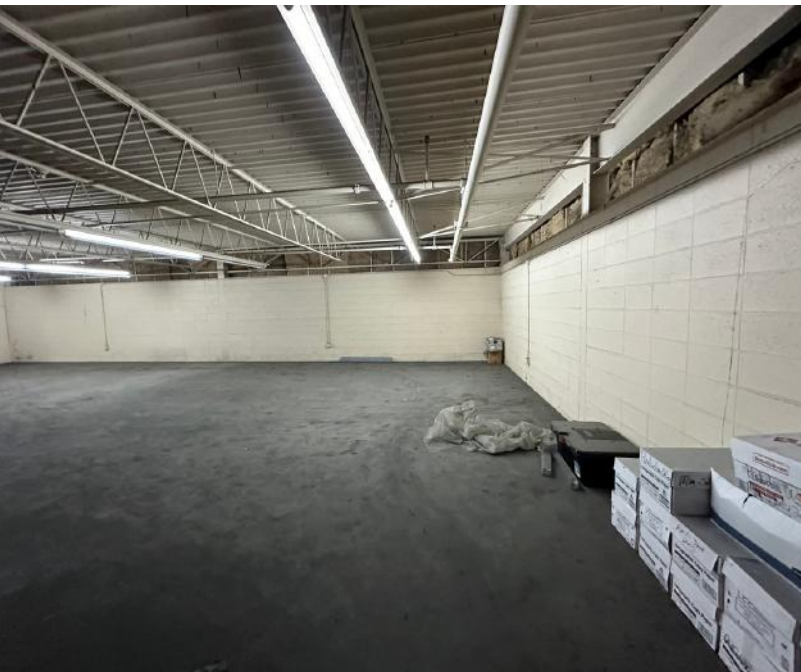


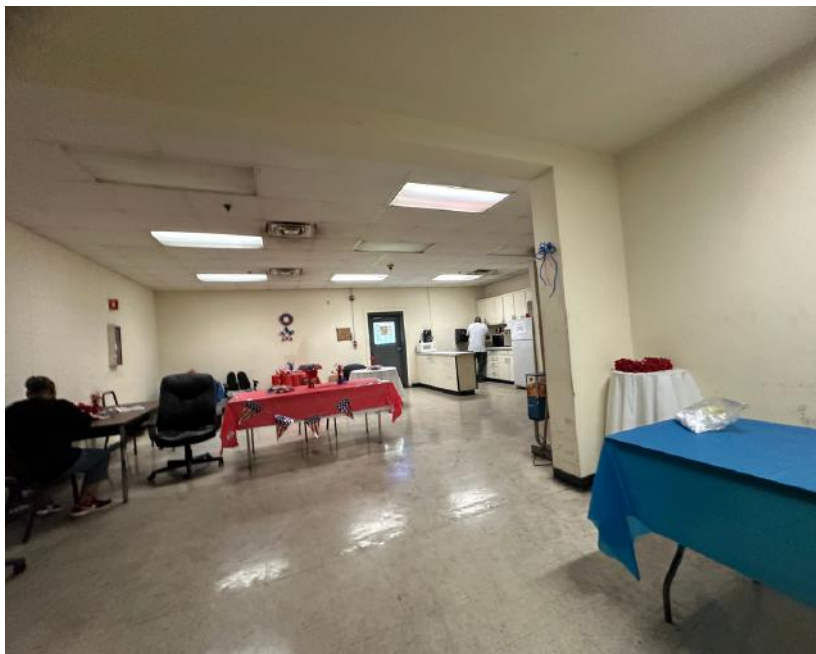
PARCEL MAP















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