

OFFICE/WAREHOUSE FOR LEASE

204 STALNAKER AVENUE, WARNER ROBINS, GA 31088



LEASE RATE: \$12.50/SF, NNN



ALLIE GRAMBLING C: 478.955.8333

AGRAMBLING@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

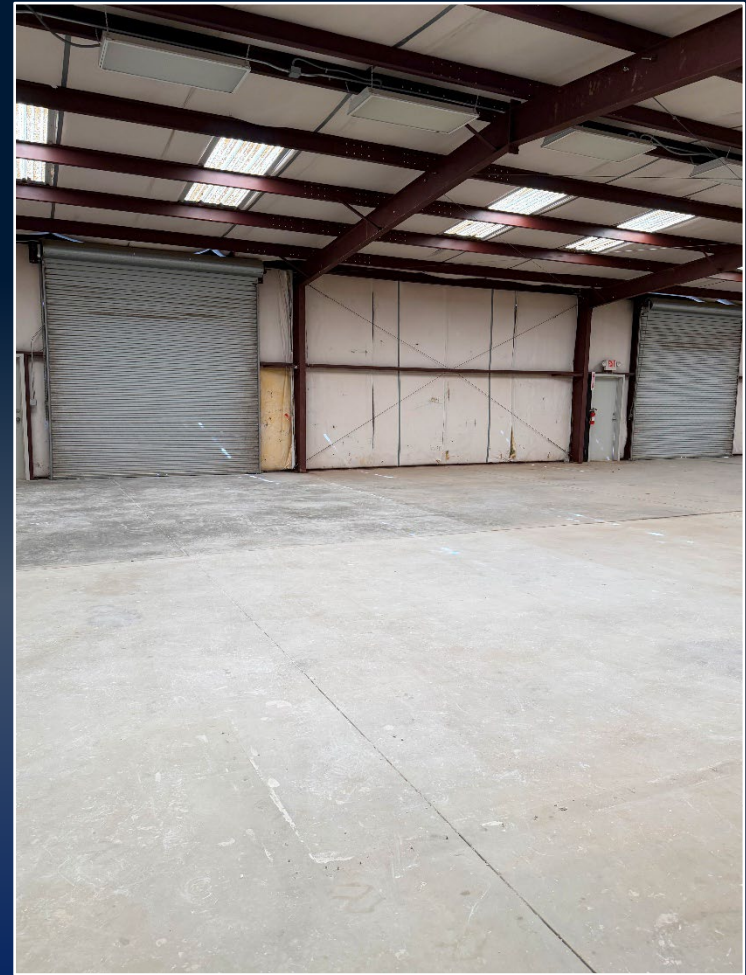
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±4,800 SF of office/warehouse situated on ±0.69 acre
 - ±1,200 SF office area containing two (2) offices, reception/lobby, large break area and restroom
 - ±3,600 SF of warehouse with restroom
- Zoned M-2 (Heavy Industrial)
- Two (2), 12x12' rollup doors
- 13' Eave Height | 15' Center Height
- 11 designated parking spaces
- New paint and LVP
- Strategically located off Highway 247, the property benefits from excellent connectivity to Robins Air Force Base and is surrounded by established users including Northrop Grumman, Cascade Corporation, Intonu Recycling and more



204 STALNAKER AVENUE
WARNER ROBINS, GA 31088
HOUSTON COUNTY



TRAFFIC COUNT & DEMOGRAPHICS

Traffic Counts: (GDOT 2024 estimate)
Highway 247– 30,600 VPD

204 Stalnakar Avenue - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	27,452	84,617	164,848
2030 ESTIMATED POPULATION	29,081	89,449	173,979
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	10,557	32,631	62,980
2030 HOUSEHOLD ESTIMATES	11,236	34,599	66,702
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$91,729	\$89,526	\$96,158
2030 HH INCOME ESTIMATE	\$100,971	\$98,502	\$105,755

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



89,526



84,617



32,631



4.2%



37,711

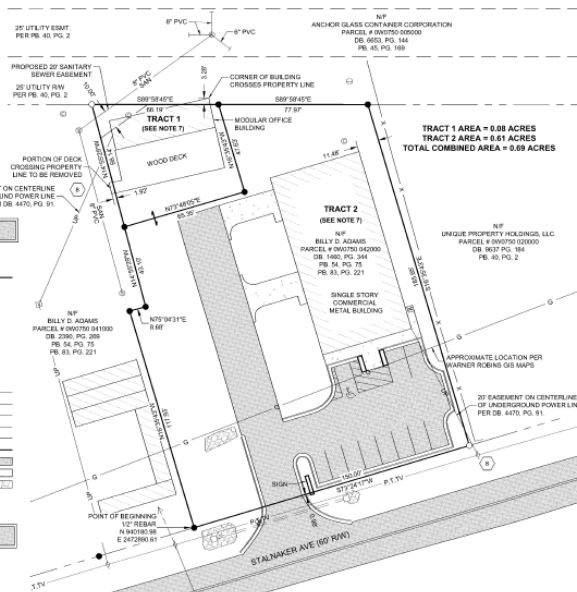
204 STALNAKER AVENUE
WARNER ROBINS, GA 31088
HOUSTON COUNTY



SURVEY

Type: GEORGIA STANDARD PLATS
 Record#: 2124/2028 B 03/06 AM
 Fee Amt: \$15.00 Page: 1 of 1
 Houston County Georgia
 Title: Chairman Clerk of Superior Court
BK 86 PG 160

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND OF SYMBOLS

IRON PIN FOUND 1/2" REBAR (UNLESS NOTED)	●
IRON PIN SET 1/2" REBAR W/ CAP	○
PROPERTY LINE	—
DROP INLET	□
SEWERY SEWER MANHOLE	⊙
CLEAN OUT	⊕
WATER METER	⊖
UTILITY POLE	⊗
QUIP W/RE	⊘
TRANSFORMER	⊙
AC UNIT	⊙
MALIBOX	⊙
SEWERY SEWER LINE	—S—
OVERHEAD POWER TELEPHONE	—P.T.V.—
UNDERGROUND POWER W/ CATV	—UP—
GAZELINE	—G—
FENCE	—X—
RETAINING WALL	—W—
ASPHALT	—A—
CONCRETE	—C—
REBAR	—R—
TITLE EXCEPTION	ⓐ

EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
 FILE NUMBER: 26-1896
 COMMITMENT DATE: 01/01/2026

8. UTILITY EASEMENT TO PLUMB RECORDS IN DEED BOOK 4470, PAGE 81, HOUSTON COUNTY, GEORGIA RECORDS (UNDERGROUND POWER SHOWN HEREON)

LEGAL DESCRIPTION

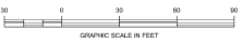
SURVEY LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 48 OF THE 11TH LAND DISTRICT OF HOUSTON COUNTY, CITY OF WARNER ROBINS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY LINE OF STALNAKER AVENUE (80' ROW) HAVING THE NAD83 WEST ZONE COORDINATES OF N 84298.89', E 520789.11' THENCE, LEAVING SAID RIGHT OF WAY, N 78°21'14" E, A DISTANCE OF 117.85 FEET TO A 1/2" REBAR THENCE, N75°43'31" E, A DISTANCE OF 8.88 FEET TO A 1/2" REBAR, THENCE, N41°50'14" E, A DISTANCE OF 63.89 FEET TO A 1/2" REBAR, THENCE, N10°18'07" W, A DISTANCE OF 47.63 FEET TO A 1/2" REBAR, THENCE, S89°58'45" E, A DISTANCE OF 71.85 FEET TO A 1/2" REBAR, THENCE, S10°42'45" E, A DISTANCE OF 18.65 FEET TO A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY LINE OF STALNAKER AVENUE, THENCE, ALONG SAID RIGHT OF WAY, S73°24'17" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.88 ACRES, MORE OR LESS.

TITLE LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 48 OF THE ELEVENTH (11TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS TRACT 2, CONTAINING 0.81 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY ENTITLED "SUBDIVISION SURVEY LANDS OF BILLY D. ADAMS" PREPARED BY HILLSTON ASSOCIATES LAND SURVEYORS, LLC, CERTIFIED BY SHAWN BEAN, GEORGIA REGISTERED LAND SURVEYOR NO. 3331, DATED LINE 8, 2022 AND RECORDED IN PLAT BOOK 81, PAGE 221, CLERK'S OFFICE, HOUSTON SUPERIOR COURT, SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF SURVEYING AND MAPPING, LLC, AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES PER GEORGIA 811 TICKET NUMBER 20161801396.
- SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF ±0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 27,596 FEET. THE BEARINGS AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GARMIN 895X PRECISION FIELD WORK COMPANION ON 01/15/2026.
- SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREAS WITHIN ZONE "0" OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NO. 13505002E, DATED 09/26/2020.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 FROM PARCEL 0407020410000 AND COMBINE WITH PARCEL 040702040000 (TRACT 2) AS SHOWN HEREON.



CERTIFICATION

TO: BILLY D. ADAMS, HFG DEVELOPMENT, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA TANKS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 1A, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/15/2026.

DATE: 2-12-26 REGISTRATION NO. 3331

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Shawn Bean
 Shawn Bean, GABLS3331
 COA # 01801114

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING: (IF THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

"I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATION OF THE CITY OF WARNER ROBINS, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OF CASHIER'S CHECK IN W.D. THEREOF."

DATE: _____ CERTIFICATION OF APPROVAL BY THE CITY ENGINEER

"I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND THE REQUIREMENTS OF THE WARNER ROBINS PLANNING AND ZONING COMMISSION."

Danica Curless
 Danica Curless
 CHAIRMAN (SECRETARY), CITY OF WARNER ROBINS PLANNING AND ZONING COMMISSION

Revisions	Description	Date
No.		

SURVEYING AND MAPPING, LLC
 1000 W. BROADWAY
 HOUSTON, TEXAS 77002
 OFFICE: (713) 865-1100
 FAX: (713) 865-1102
 WWW.SAM-LLC.COM

ALTA TANKS LAND TITLE SURVEY
 TO:
 BILLY D. ADAMS
 HFG DEVELOPMENT
 FIRST AMERICAN TITLE INSURANCE COMPANY
 LAND LOT 48 - 204 STALNAKER AVE, 11TH DISTRICT
 HOUSTON COUNTY WARNER ROBINS, GEORGIA

Project No.: 1028106884
 Drawing No.: 1031-853-ALTA
 Drawn By: T.W.B.
 Checked By: W.S.B.
 R.L.S. No.: 3331



Date: 2-12-26
 Scale: 1"=30'
 Sheet No.:
1 of 1

204 STALNAKER AVENUE
 WARNER ROBINS, GA 31088
 HOUSTON COUNTY



ADDITIONAL
PHOTOS



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