



**HUNTER  
DURANT**  
REAL ESTATE ADVISORY FIRM



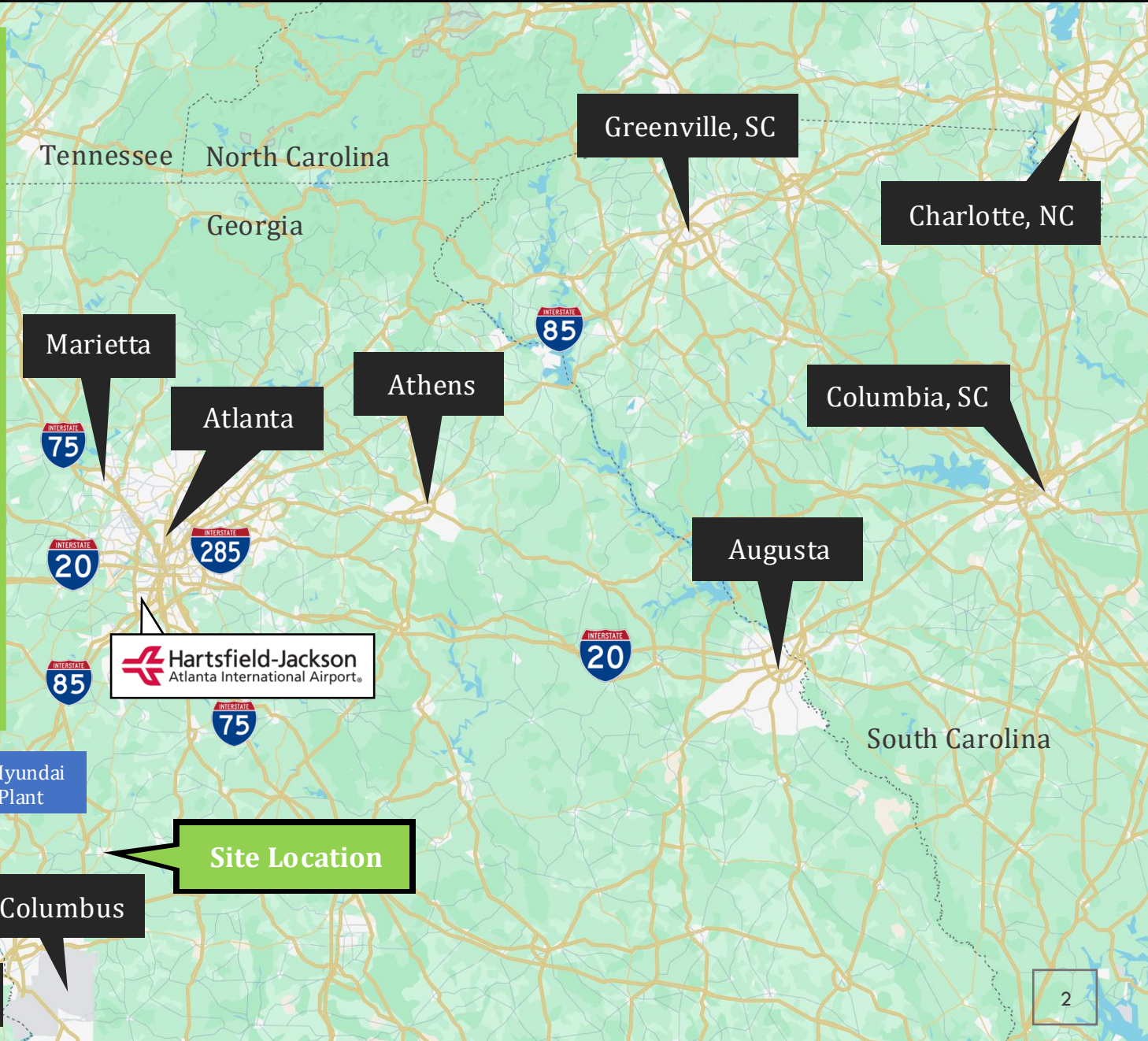
**Warehouse Lease / Sale**  
**300,000 - 358,745 Sq Ft.**  
(+6,360 Sq Ft. Mezzanine)  
1000 W. Main St. Manchester, GA



Access to New  
Hyundai & Kia Plant

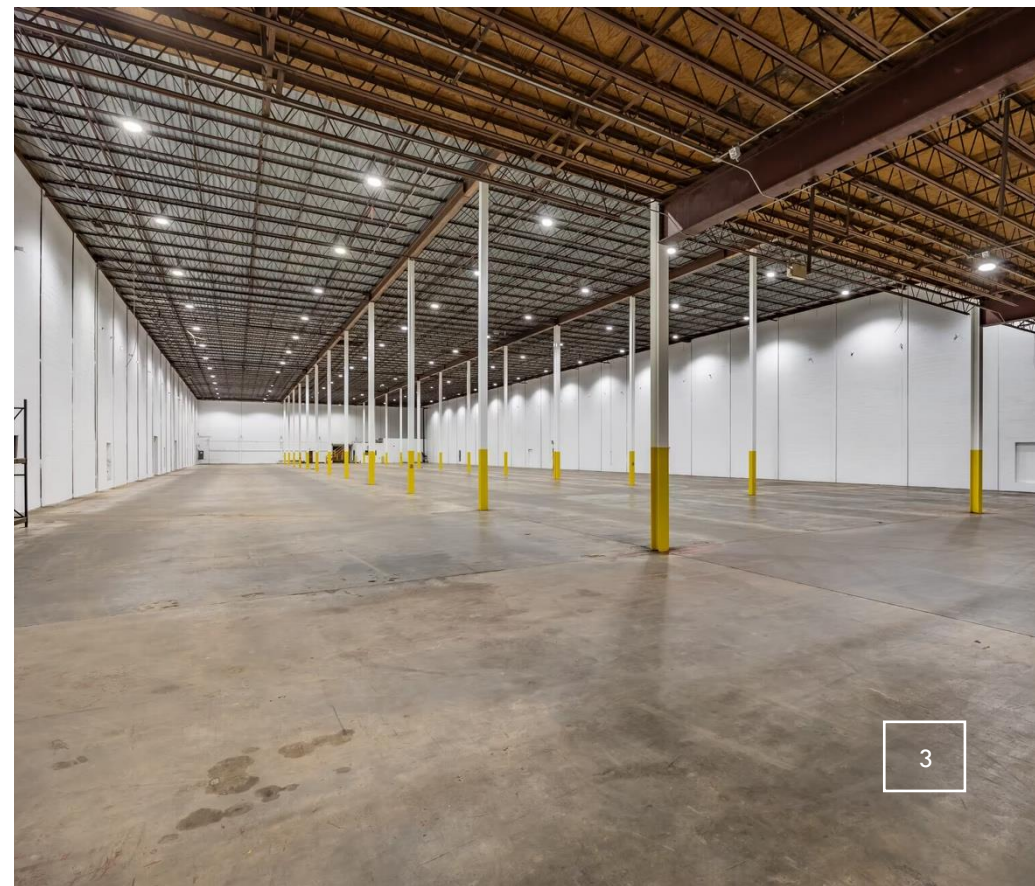
# Access

I-85	36 Miles
I-75	54 Miles
I-285	58 Miles
I-20	61 Miles
New Hyundai & Kia Plant	36 Miles
Columbus, GA	39 Miles
Atlanta Airport	60 Miles
Atlanta (Downtown)	68 Miles
Marietta, GA	92 Miles
Montgomery, AL	119 Miles
Athens, GA	133 Miles
Birmingham, AL	165 Miles
Augusta, GA	191 Miles
Greenville, SC	221 Miles
Columbia, SC	261 Miles
Charlotte, NC	320 Miles



# Property Information

- ▶ Square Feet: 358,745 + 6,360 Mezzanine
- ▶ Loading: 35 Docks with Levelers, 2 Drive-Ins
- ▶ Acres: 47.5
- ▶ Clear Height: 16.8' to 32'
- ▶ Power: 3,000a/480v 3-Phase 4w
- ▶ Water / Sewer: Public / Public





## Contact Us Today:

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# Existing Space: Plan Availabilities



**TOTAL: 358,745 Sq Ft.\***  
\* (+ 6,360 Sq Ft. Mezzanine)

- 156,928 SF (Unoccupied)  
16.8' Clear, 40' x 25' Column Spacing  
7 Docks w/ Levelers + 12,000 SF Office Space
- 70,570 SF (Unoccupied)  
22.8' Clear, 30' x 40' Column Spacing  
4 Docks w/ Levelers
- 69,990 SF (Unoccupied)  
22.8' Clear, 30' x 40' Column Spacing  
5 Docks w/ Levelers, 1 Drive-In  
Access to 4 additional docks
- 19,582 SF (Unoccupied)  
32' Clear, 9 Docks w/ Levelers
- 28,500 SF (Occupied: Ella Home)  
32' Clear / 6 Docks w/ Levelers

- 8,853 SF Independent Structure (Unoccupied)  
20' Clear
- 5,953 SF Stand Alone Bldg (Unoccupied)  
20' Clear

# Tenancy

<b>Occupied</b>	28,500 SF
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<b>Unoccupied</b>	330,245 SF
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## Ella Home

<b>Square Feet</b>	28,500 SF
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<b>Lease Expiration</b>	12/31/2029
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# Floor Plan



# Demographics



## ACCESS & LABOR FORCE

10 MILES

**Total Population**

15,520

**Total Labor Force**

5,658

**Unemployment Rate**

2.99%

**Median Household Income**

\$44,070

**Warehouse Employees**

1,425

**High School Education or Higher**

83%

## Manchester, GA

The property, in Manchester, GA is located in Atlanta MSA, less than 20 miles to I-85.

Manchester is a town in Meriwether and Talbot counties in the state of Georgia, although primarily in Meriwether. It is the most populous community in Meriwether County.

# Call Us

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