



FOR LEASE

THOMSON
DISTRIBUTION
WAREHOUSE

117 First Ave, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077

Property Summary



PROPERTY DESCRIPTION

The Camak Building is a fully climate-controlled warehouse located in Thomson, Ga. The building was built in two phases. The 12,500 SF side was built in 1970 and has 24' ceiling heights. Space is primarily open and has good lighting. Space also has an upstairs mezzanine area. Entire building is climate controlled with all new HVAC units being installed in 2022. The 15,000 SF side is older but has been updated. Space was used for manufacturing previously and has 16' ceiling height in most areas. Entire space is climate controlled with concrete floors. Building has ample bathrooms and office space. Site consists of 1.14 acres which includes a paved parking lot next door to the city of Thomson public parking lot. On the opposite end of building there is a gravel lot which is in the process of being cleared. Site has one dock door and one drive in door. Building can be subdivided or leased in its entirety. Extra doors could be installed. Ingress and egress are prohibited for truck traffic on Grady St over the railroad tracks and trucks over 7,000 pounds empty are not allowed to access Main Street from First Avenue. Otherwise, truck access is allowed. Truck access has been approved and confirmed by the city of Thomson.

LOCATION DESCRIPTION

The Camak warehouse is located in the downtown business area of Thomson, Ga. Site is approximately 3 miles to Interstate 20 and 1.5 miles to Highway 10 and 278. Thomson is a sub market of the Central Savannah River Area (CSRA) market which is anchored by Augusta, Ga. Thomson is in a high growth stage and has seen tremendous demand for buildings up and down the interstate corridor and off of the city bypass.

OFFERING SUMMARY

Lease Rate:	\$3.95 - 4.95 SF/yr (MG)
Available SF:	12,500 - 27,500 SF
Lot Size:	1.16 Acres
Building Size:	27,500 SF



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	12,500 - 27,500 SF	Lease Rate:	\$3.95 - \$4.95 SF/yr

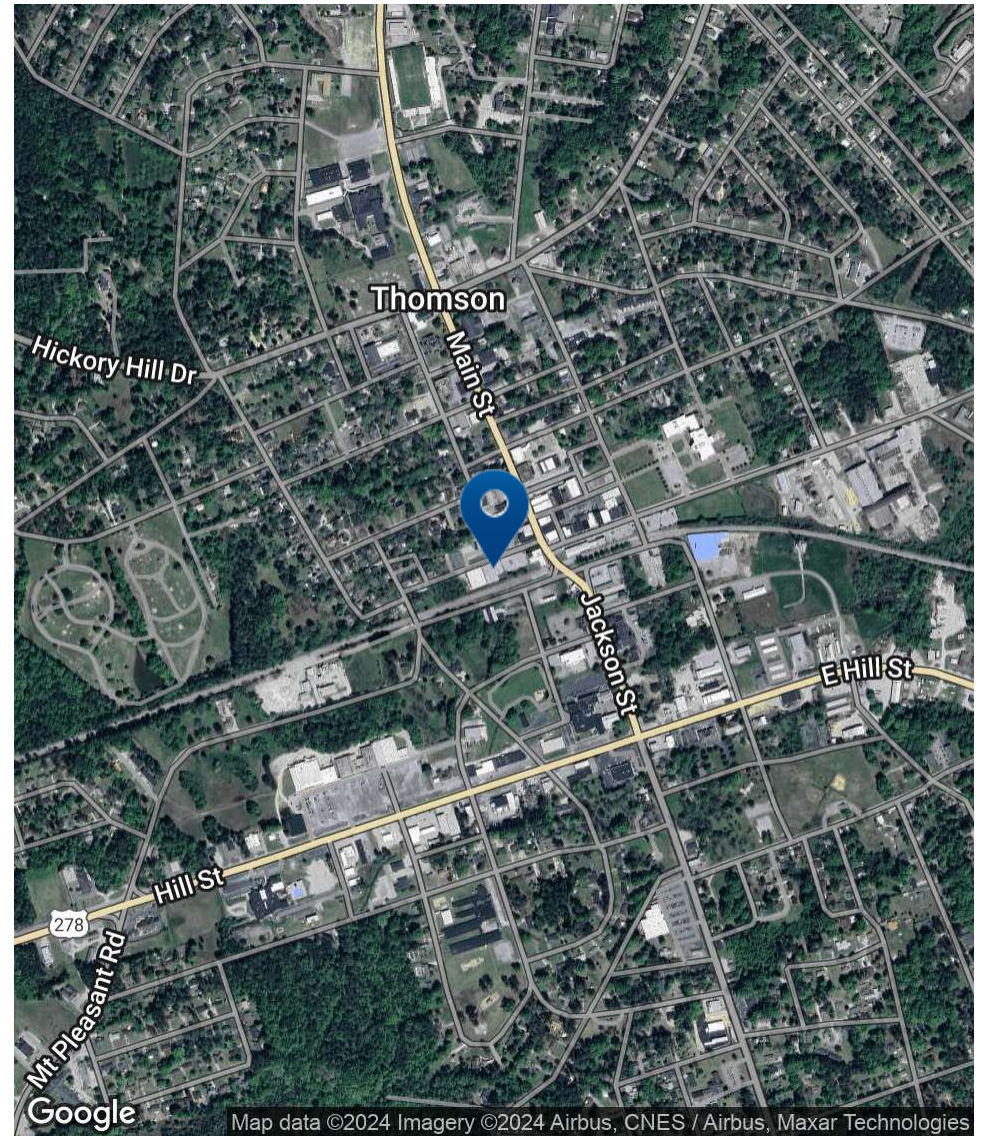
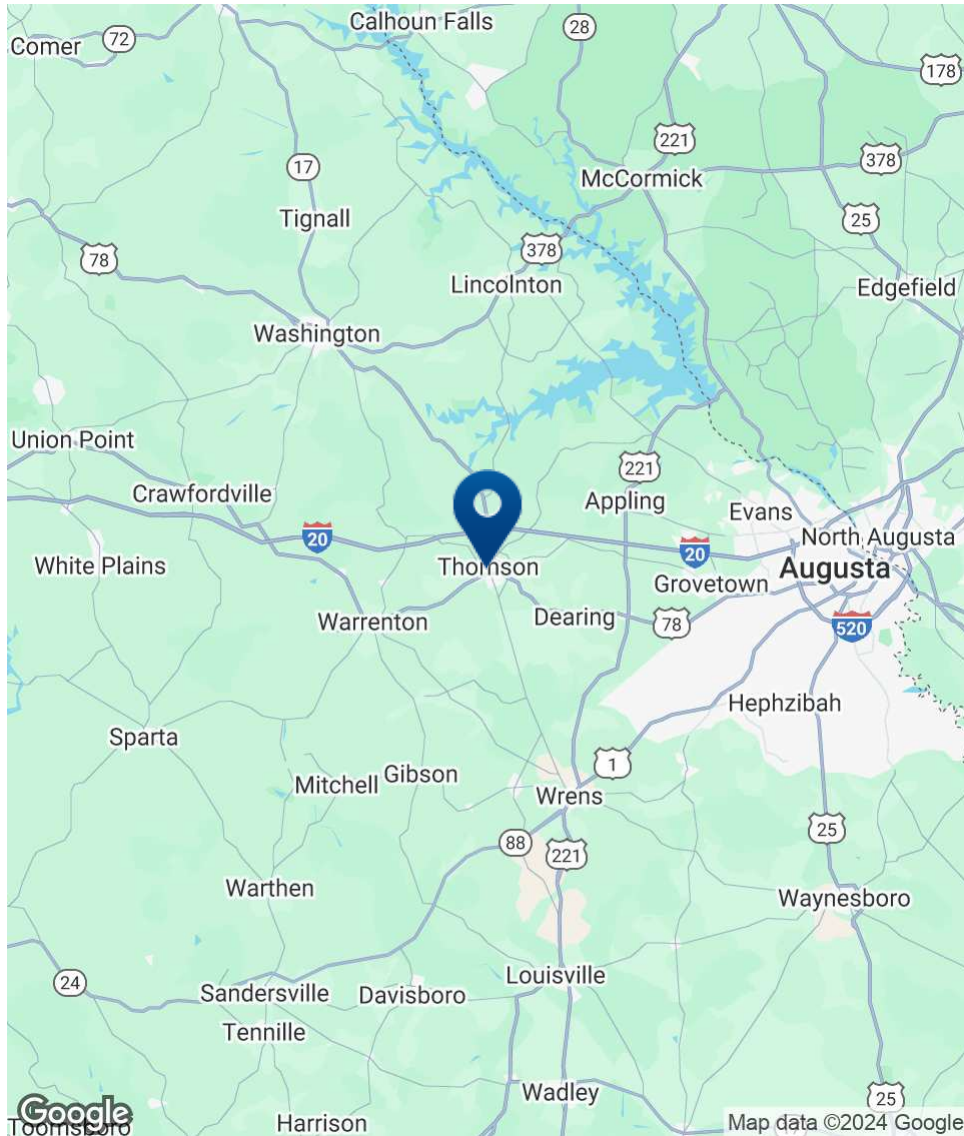
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
117 First Ave	12,500 - 27,500 SF	Modified Gross	\$4.95 SF/yr	Space has 24' ceiling heights, is primarily open with good lighting. Space also has an upstairs mezzanine area and is fully climate controlled with new HVAC units.
117 First Ave	15,000 - 27,500 SF	Modified Gross	\$3.95 SF/yr	Space has 16' ceiling heights in most areas and is fully climate controlled. Space was previously used for manufacturing and is older but has been updated and contains restrooms and small office space.



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Location Map



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Additional Photos



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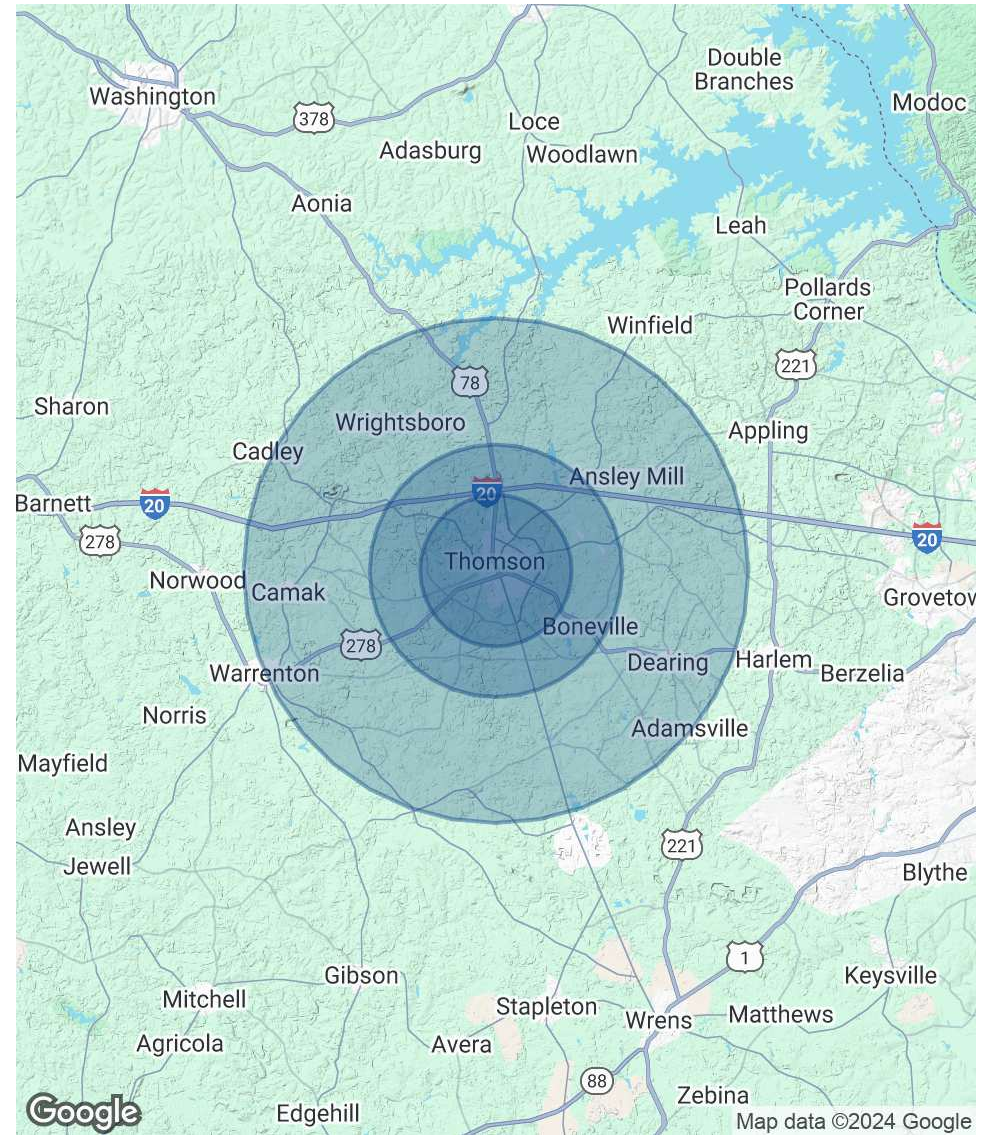
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,069	13,240	23,918
Average Age	36.7	37.4	38.7
Average Age (Male)	35.0	36.2	37.9
Average Age (Female)	38.3	39.4	40.7

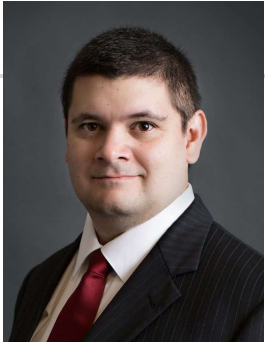
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,651	5,860	10,454
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$48,650	\$50,112	\$51,626
Average House Value	\$113,221	\$120,215	\$127,398

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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