



FOR LEASE

7692 MEADOWLAKE
PARKWAY

Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Property Summary



PROPERTY DESCRIPTION

Sherman & Hemstreet is pleased the present 7692 Meadowlake Parkway, located in Swainsboro, GA, located just off Route 1, and approx. 12 miles from I-16 from Savannah. Total square footage comes to 91,751, with 71,071 SF being available for lease on 9.2-acres M/L. Property is completed fenced with access from Meadowlake Pkwy, and has electric gate on the rear access drive from Space PI where the dock doors are located. Property can be leased to single tenant, or subdivided.

Suite B: 49,711 SF with 26' clear height to beam in the center, 22' on the eaves, 6 dock high doors, 3-phase power, 480V service (3,000 Amp capacity), and semi-constructed 2-story office area inside.

Suite A: 21,360 SF total, with 15' clear height in the center, and 10' on the eaves, 2 roll up doors, and 3-phase power. Space has 2 bathrooms and rooms for office area.

OFFERING SUMMARY

Lease Rate:	\$3.75 - 4.00 SF/yr (NN)
Number of Units:	3
Available SF:	21,360 - 71,071 SF
Lot Size:	9.2 Acres
Building Size:	91,751 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,916	4,121	6,176
Total Population	7,643	10,978	16,589
Average HH Income	\$61,020	\$63,906	\$64,417



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Lease Spaces



LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	21,360 - 71,071 SF	Lease Rate:	\$3.75 - \$4.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	21,360 - 71,071 SF	Modified Net	\$4.00 SF/yr	21,360 SF warehouse/manufacturing space. Clear height is 15' in center, 10' on eaves. Includes 2 roll up doors, 3-phase power, and it's fully sprinkled. Can be included with Suite B (49,711 SF).
Suite B	Available	49,711 - 71,071 SF	Modified Net	\$3.75 SF/yr	49,711 SF warehouse or manufacturing space. Clear height is 26' to beam in the center, and 22' on eaves. Includes 6 dock high doors, fully sprinkled (wet system), and 3-phase power with 480V/277 and 3,000-Amp max capacity. Can include Suite A (21,360 SF).
Suite C	-	20,680 SF	Modified Net	Unavailable	Owner Occupied



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Property Details

LOCATION INFORMATION

Street Address	7692 East Meadowlake Pkwy
City, State, Zip	Swainsboro, GA 30401
County	Emanuel
Market	Swainsboro
Sub-market	Savannah

UTILITIES & AMENITIES

Freight Elevator	No
Gas / Propane	Yes
Trash Compactor	Yes

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-3
Lot Size	9.2 Acres
APN #	S12 006
Corner Property	Yes
Power	3-Phase (480V, 3,000 Amp Capacity)
Rail Access	No
Sprinklers	Wet System Throughout

BUILDING INFORMATION

Building Size	91,751 SF
Ceiling Height	29 ft
Clear Height to Beam (Center)	26 ft
Year Built	1969
Column Space (Suite A)	Clear Span
Column Space (Suite B)	23 x 58 ft
Max Contiguous Space	71,071 SF
Construction Status	Existing
Framing	Steel
Condition	Average
Roof	Metal
Free Standing	Yes



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Site Location



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Suite B- Photos



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Suite A- Photos

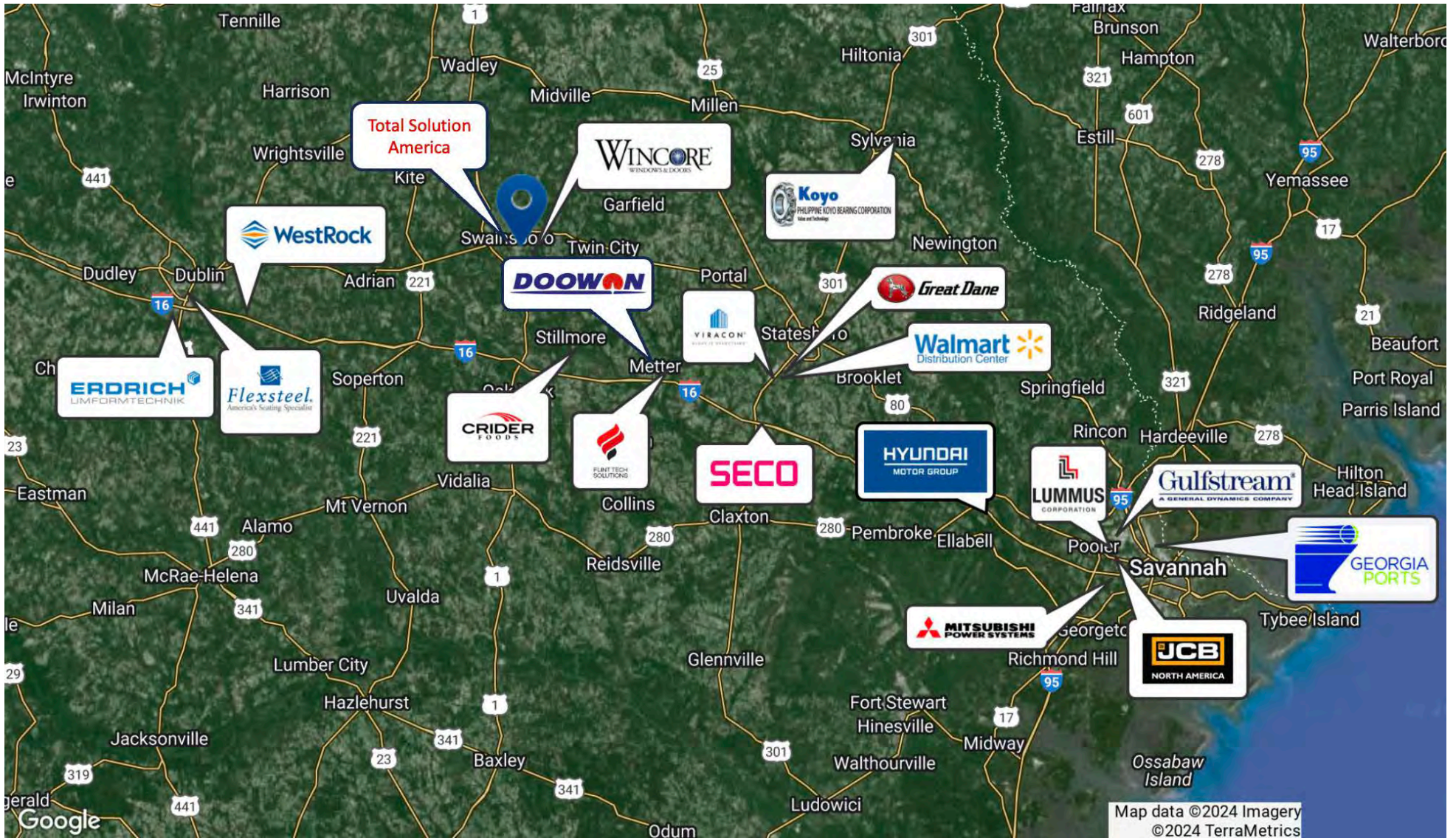


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Regional Retailer Map- I:16 Corridor

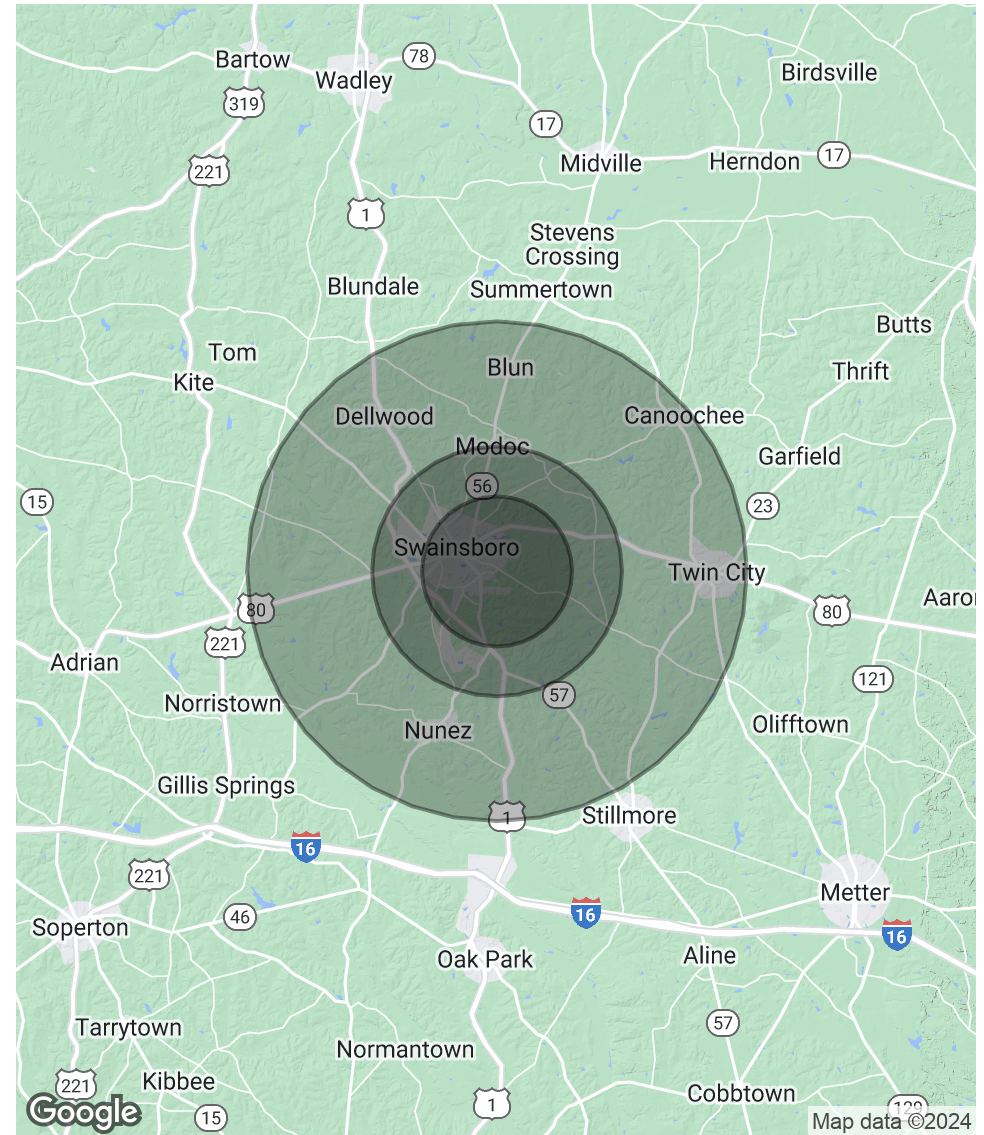


Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,643	10,978	16,589
Average Age	39	40	40
Average Age (Male)	37	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,916	4,121	6,176
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$61,020	\$63,906	\$64,417
Average House Value	\$128,448	\$126,272	\$118,641

Demographics data derived from AlphaMap



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Advisor Bio



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PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

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