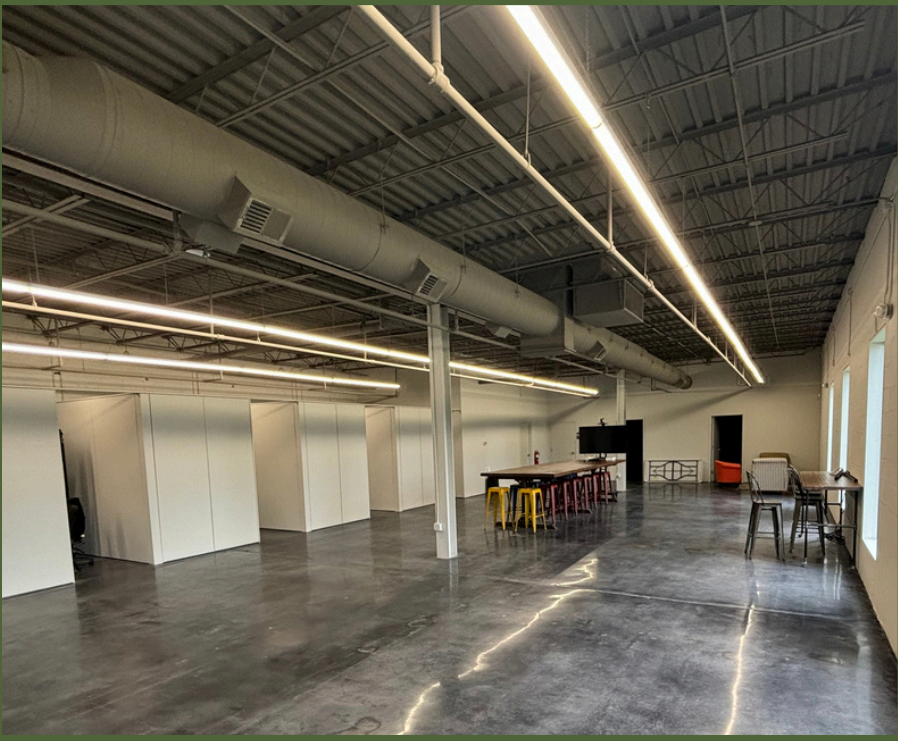


# AVAILABLE FOR LEASE MARCH 2025

255 HOMER STREET  
COMMERCE, GA 30529



**WHR**  
**REAL ESTATE CO**  
COMMERCIAL - INDUSTRIAL - LAND  
A BROKERAGE & ADVISORY FIRM  
WHRREALSTATE.COM



## LOCATION:

- Jackson Co. market
- High Growth MSA
- Downtown Commerce undergoing revitalization
- One block off downtown
- Potential retail, office, & production/distribution facility
- Building renovation 2024

## PROPERTY DESCRIPTION: MAIN LEVEL

- Property Type: Office 10% Warehouse 90%
- Main Floor Space Available 25,221+/-sf
- Large collaborative office space with polished concrete floors. 4 large office enclaves, additional private office, breakroom, and small private conference room.
- Ceiling Height: 18' at the eaves
- Zoning: M1 - Heavy Industrial
- Exterior Access: One 16'H x 13'W Drive in Door
- 2 acre paved outdoor storage area available with 12 parking spots in front office side and more adjacent to warehouse side.

## WHR REAL ESTATE CO.

JEFF BODIFORD

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## THE PROPERTY

- Jackson Co. market
- High Growth MSA NE Georgia I-85 Corridor
- Downtown Commerce experiencing full revitalization
- One block off downtown

## PROPERTY DESCRIPTION: TERRACE LEVEL

- Logistics warehouse with bathrooms
- Renovation to building 2024
- Total Floor Space Available 24,645+/-sf
- Ceiling clearance: 9'
- Zoning Designation: M1 - Industrial
- Access: 4 Dock high and 1 Drive in Door
- Tenant Occupancy Available Now
- Excellent semi truck access and parking

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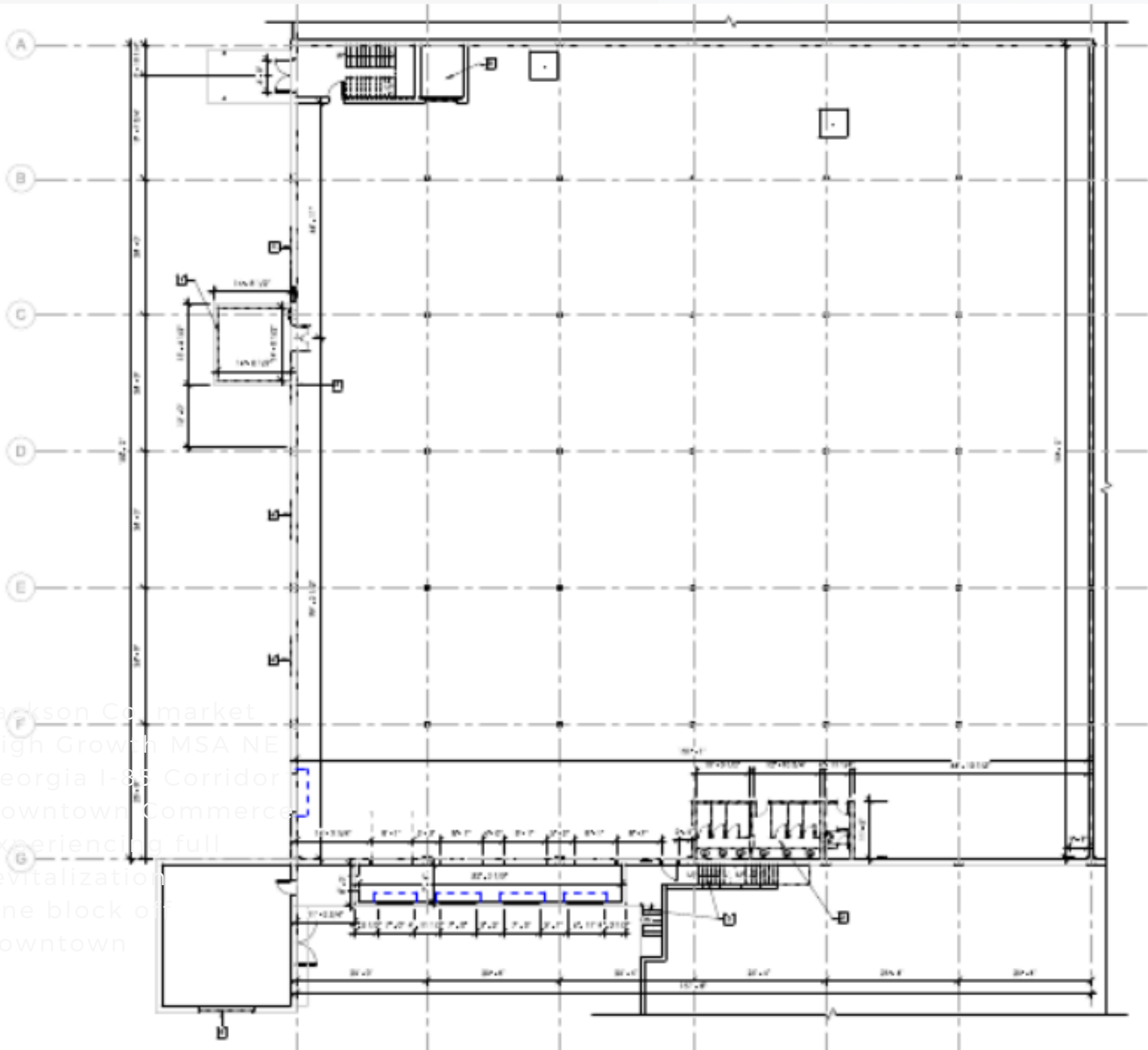
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