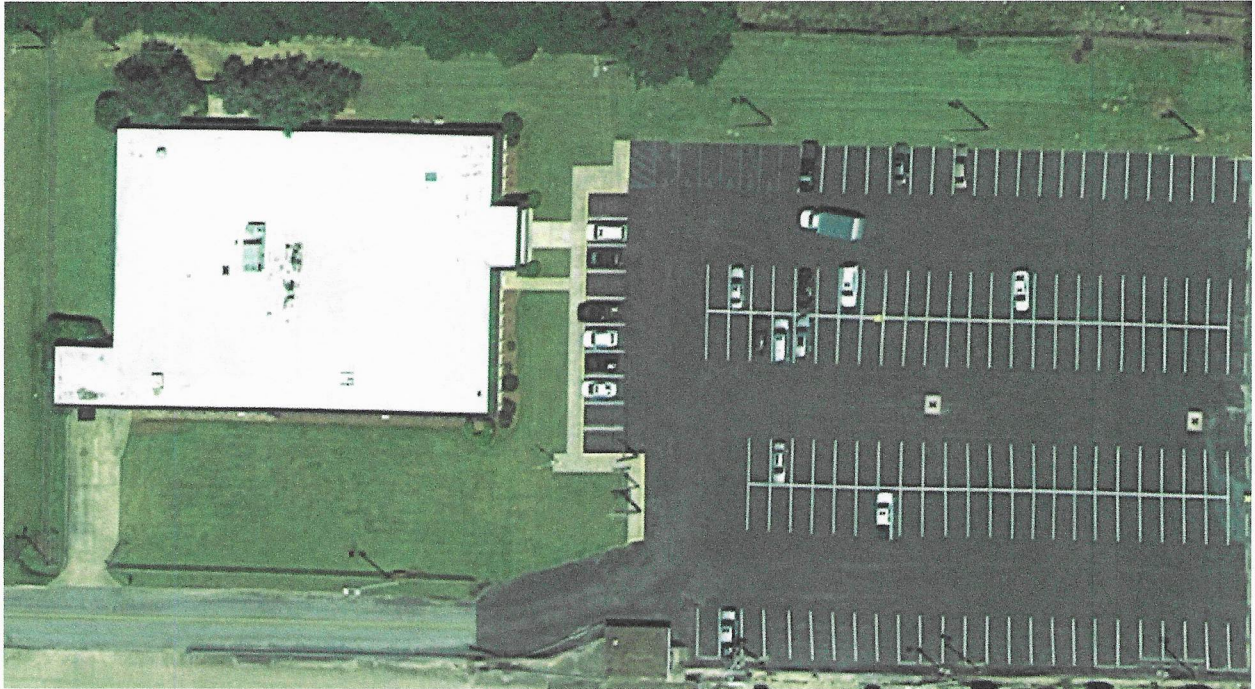


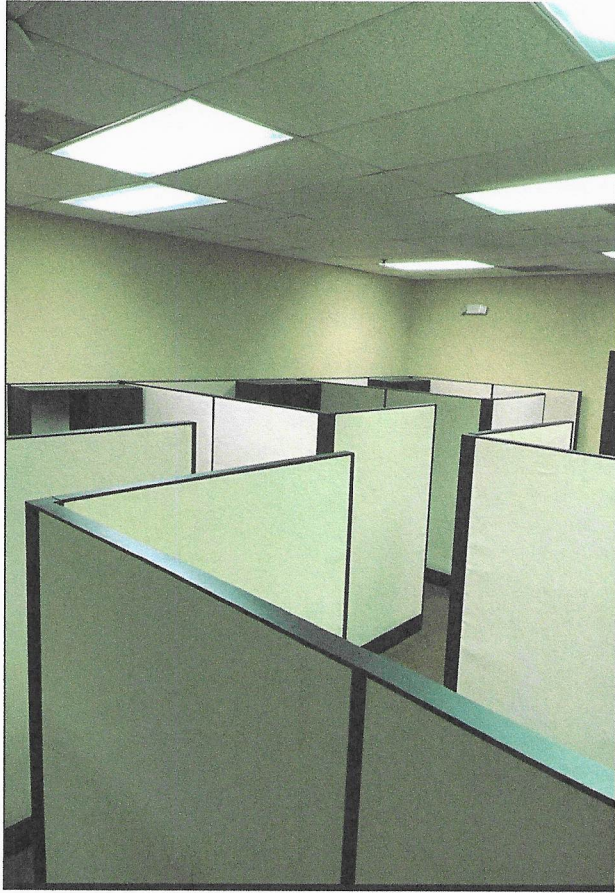
Colonial Drive Business Center

1701 Colonial Drive
Thomasville, Georgia 31757-7704

Interstate Warehouse Services, LLC (IWS) is pleased to offer for lease the Colonial Drive Business Center. This property is 18,126 square feet of fully built out office space with store front entrance, loading dock, breakroom, and parking for 155 automobiles. The rental rate for this space is \$10.00 per square foot annually (\$181,260.00). This would not be a true NNN lease but our intention would be to have the lease close to a NNN lease. IWS will prorate the taxes (approximately \$4075 annually) and the insurance (approximately \$4616 annually) as well as the lawn care (approximately \$5500 annually). IWS would maintain responsibility for the fire suppression and alarm system because they are on the same loop as the adjacent warehouse. The Occupant would be responsible for waste collection and electricity but IWS will provide water.









To inquire about this property or to schedule a tour of this property, please contact Jim Ligon, General Manager of Interstate Warehouse Services at 229-349-3486.