

Investment Opportunity

# West District

91 S College Street  
Statesboro, Georgia



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**Price Reduced!**  
**8.5% Cap Rate**



# Offering Highlights

## Be a part of Statesboro history.

Colliers | Savannah and Blokk Commercial Real Estate are pleased to exclusively offer for sale an exceptional investment opportunity in the West District in Statesboro, Georgia.

### 91 S College Street

91 S College Street is a ±48,000 square foot office/warehouse building that was built in 1975 and fully renovated in 2018. Currently occupied by T&B Air Duct HVAC, LLC (Hyundai Supplier).

Tenant	Total SF	Lease Expiry	Gross Annual Rent	Annual Rent/SF
T&B Air Duct HVAC, LLC	48,000	12/31/28	\$383,160	\$7.98/SF NNN

### PRICE REDUCED:

~~\$5,300,000~~ ~~\$4,750,000~~ \$4,500,000, 8.5% Cap



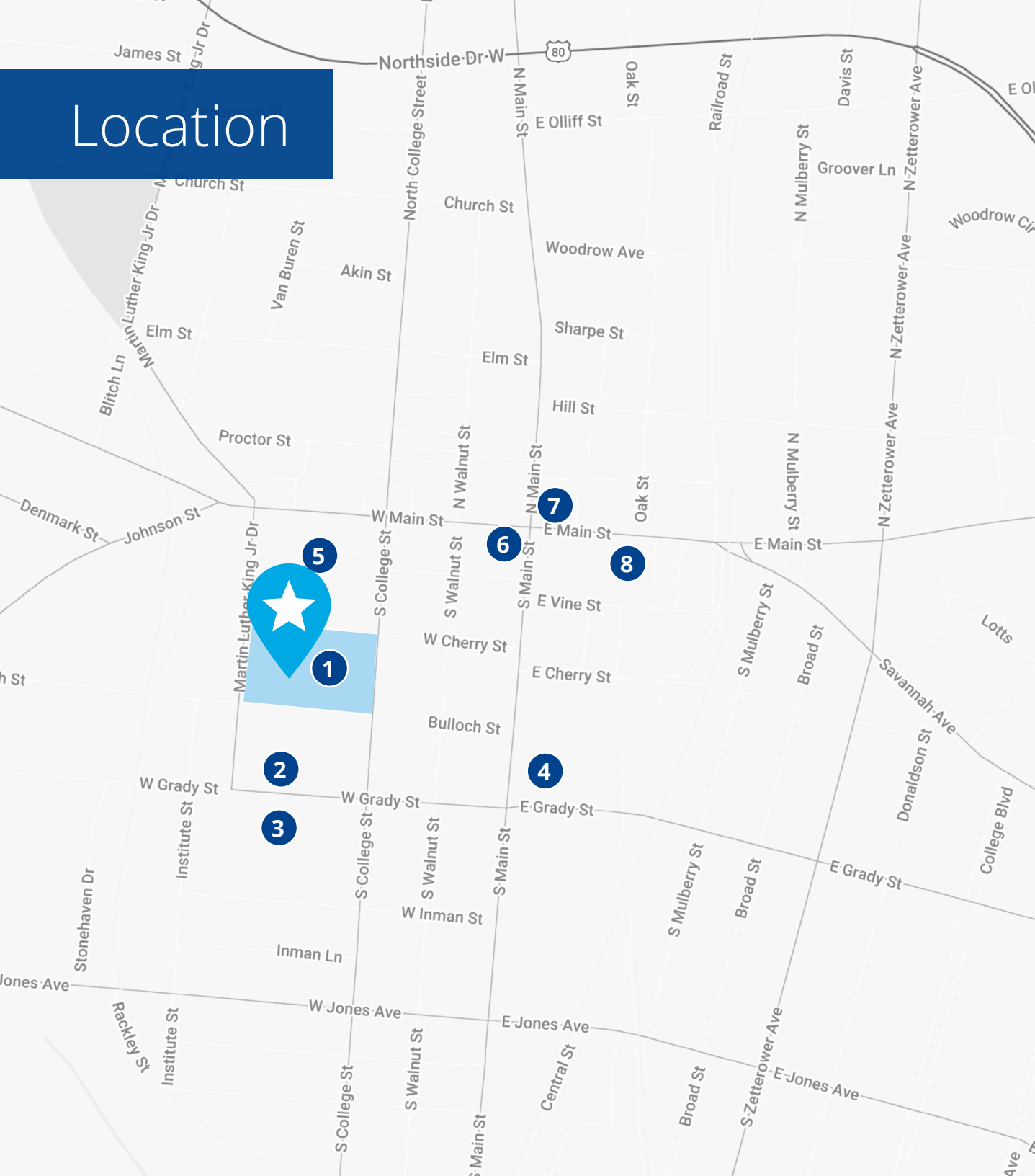
## About the West District

The West District is part of a rich history in Statesboro, Georgia. For decades, the site was home to a large tobacco warehouse before it was turned into the West Building Supply. Today, that history and architecture is being revived to become state of the art work, live and play development. The development will offer professional office space, multiple restaurants, multi-functional space for events and food trucks, and high-end apartments.

# West District Development

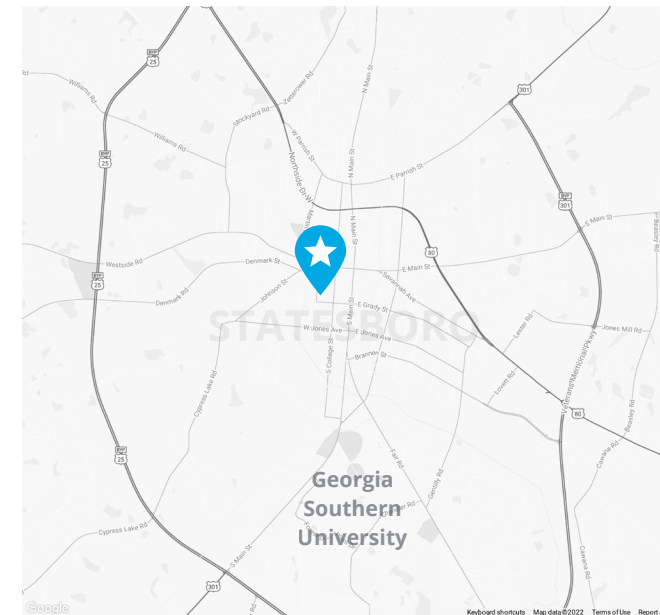


# Location



## In the heart of Statesboro.

1. West District
2. Statesboro Police Department
3. Statesboro Fire Department
4. Statesboro Bulloch County Library
5. Post Office
6. Main Street Retail & Restaurants
7. Court House
8. City Hall



# Property Overview

91 S College Street

<b>Address:</b>	91S College Street, Statesboro, GA 30458
<b>PIN:</b>	S19-000002-000
<b>Lot Size:</b>	±48,000 SF (Pad Site)
<b>Building Size:</b>	±48,000 SF
<b>Year Built:</b>	1975 (Fully Renovated in 2018)
<b>Office Space:</b>	±4,100 SF
<b>Warehouse Space:</b>	±40,000 SF (Plus ±3,900 SF Temp. Control)
<b>Dock Doors:</b>	Three Doors (Plus Two Interior Docks)
<b>Drive-in Doors:</b>	Four Doors
<b>Zoning:</b>	Light Industrial

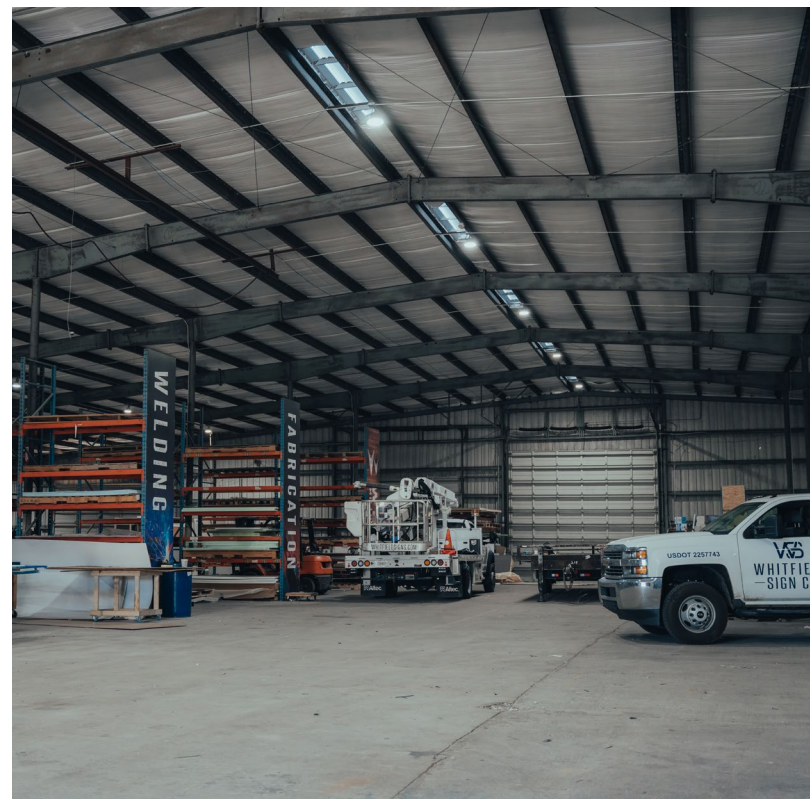
# Tenant Overview

T&B Air Duct HVAC, LLC

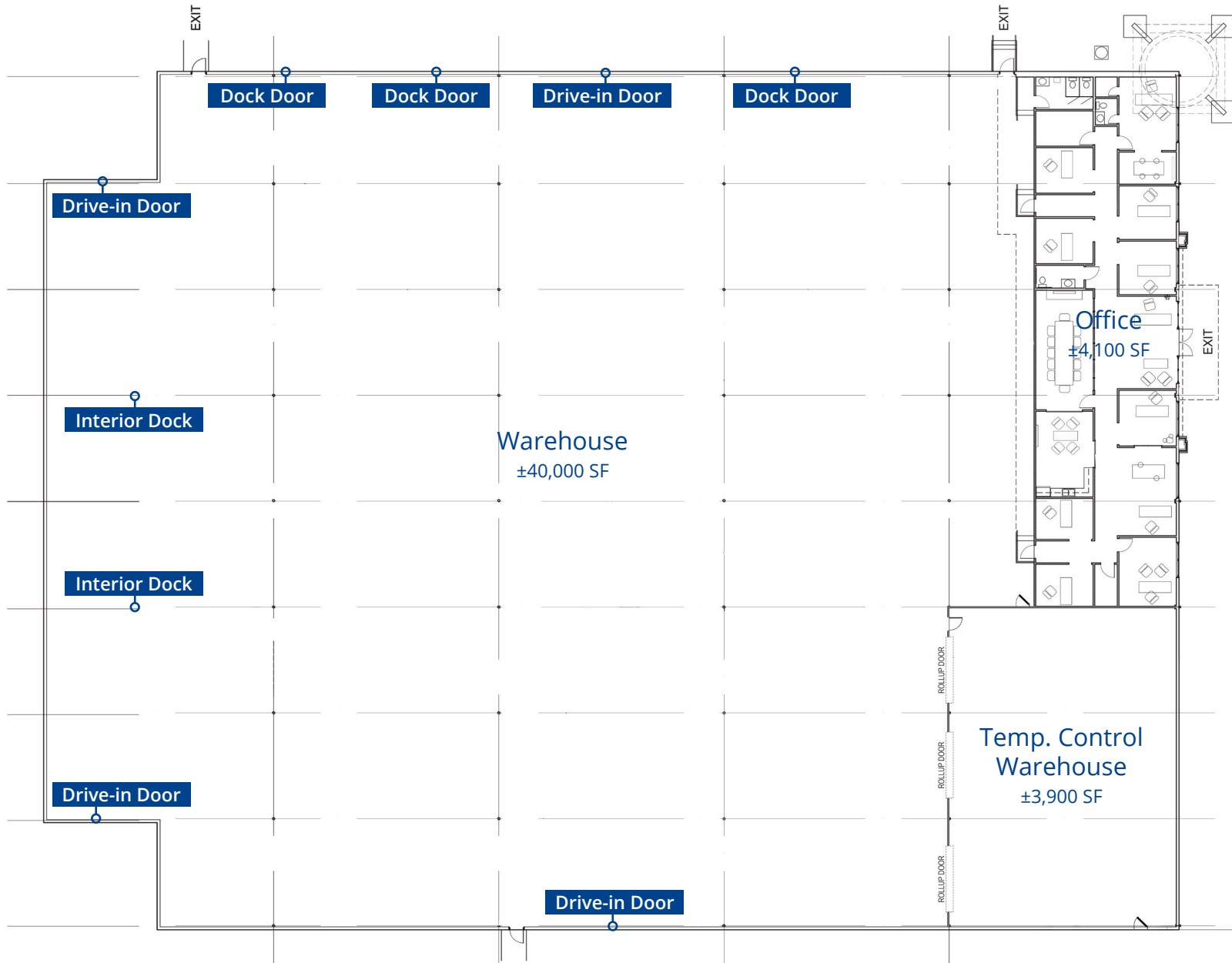
<b>Term:</b>	62 Months
<b>Commencement:</b>	11/1/23
<b>Expiration:</b>	12/31/28
<b>Annual Rent:</b>	\$383,160 (\$7.98/SF, NNN)
<b>Annual Escalation:</b>	3%
<b>Renewal Options:</b>	One 5-year option
<b>Parking:</b>	Shared common area parking







# 91 S College Street | Floor Plan





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## Contact Us:

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