

FOR LEASE

265 S. DAVIS ROAD

LaGrange, GA 30241



LEASE RATE \$13.87 SF/yr

BUILDING SIZE 5,625 SF

Carson Cummings
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PROPERTY DESCRIPTION

This property is a Class C Industrial Warehouse featuring three offices, a conference room, and 5,000 square feet of warehouse space, totaling 5,625 square feet. It includes both a trailer dock and a drive-in dock. The warehouse is equipped with heating and 3-phase power. Ideally located just off Lafayette Parkway, it is approximately 2 miles from I-85.

PROPERTY HIGHLIGHTS

- Modern industrial facilities
- Loading dock with roll-up door
- Drive-in with roll-up door
- High ceilings for efficient vertical storage
- Spacious warehouse and distribution space
- Ample truck maneuvering and loading areas
- Access to major transportation routes
- Secure and well-maintained premises

OFFERING SUMMARY

Lease Rate:	\$13.87 SF/yr (NNN)
Monthly Rent:	\$6500
Number of Units:	1
Available SF:	5,625 SF
Building Size:	5,625 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
Total Population	49	3,052	14,408
Average HH Income	\$38,767	\$30,203	\$31,377

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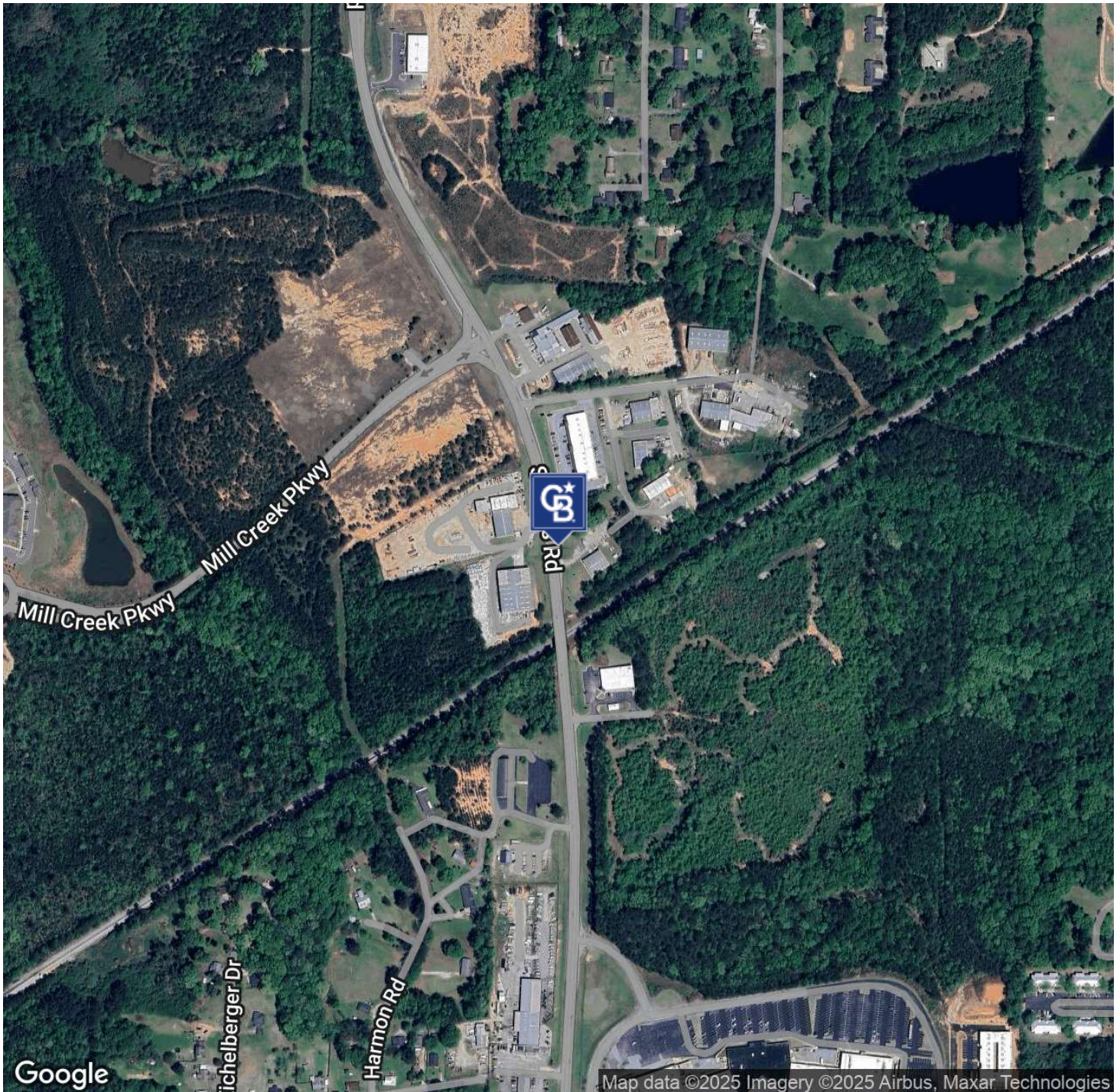


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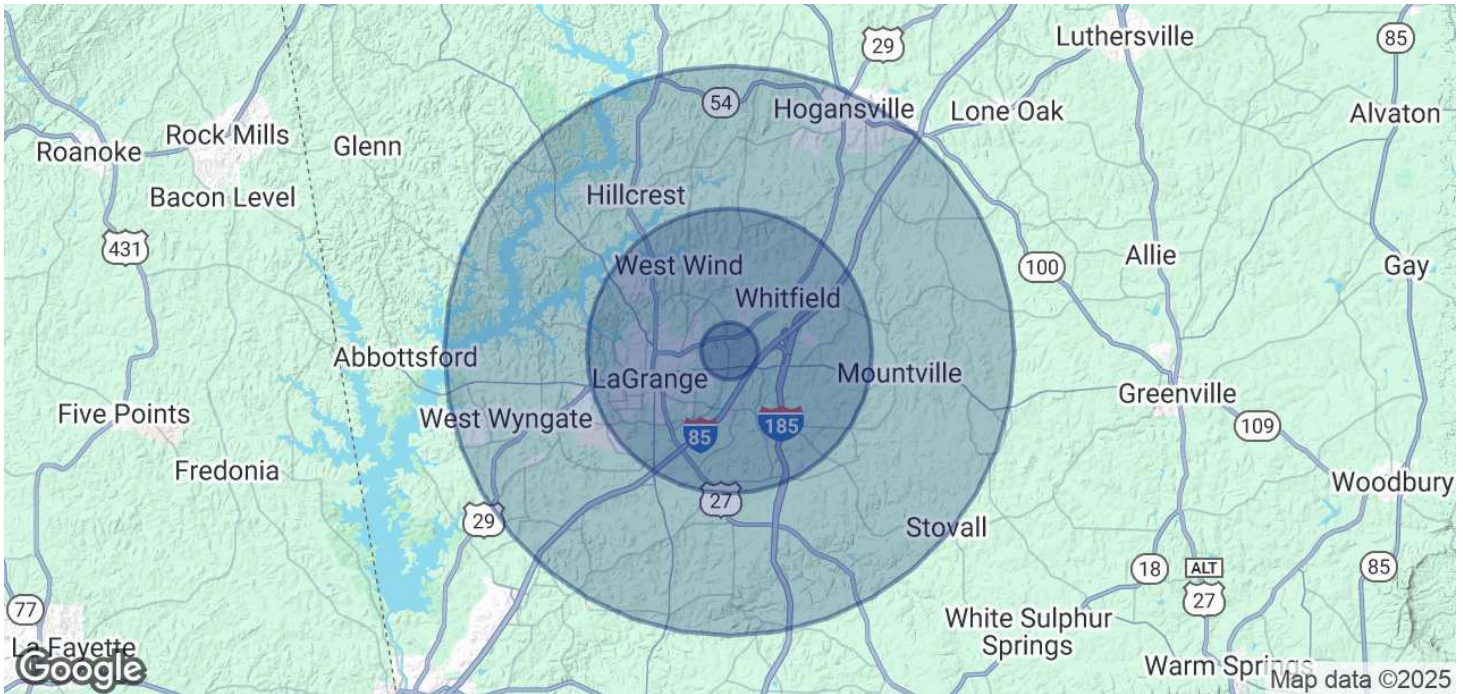


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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