

# INDUSTRIAL WAREHOUSE/DISTRIBUTION

104 PARSONAGE STREET MCRAE-HELENA, GA 31055



**\$890,000**

## Industrial Warehouse/Distribution

- 18' Clear Height to Beam in Center
- 1,800 Amp, 3-Phase Electrical Service
- Phase-I & Phase-II- Completed (2022)
- Additional 1.99-Acre Fenced Lot Included
- Fully Leased NOI: \$115,384.50
- Cap Rate: 12.96%

For more information, please contact:



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Alex@judgerealty.com

## ADDITIONAL PHOTOS

104 PARSONAGE STREET MCRAE-HELENA, GA 31055



# FINANCIAL SUMMARY

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## Offering Summary

Sale Price:	\$890,000
Price Per SF:	\$16/SF
Lot Size:	3.747
Building Size:	55,500 SF
NOI:	\$115,384.50
Cap Rate:	12.96%

## Operating Data

Gross Income:	\$128,205
10% Repair & Maintenance Contingency:	\$12,820
Net Operating Income:	\$115,385

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	865	1,856	2,297
Total Population	2,448	7,035	8,545
Average HH Income	\$67,799	\$67,243	\$66,439



## Property Description

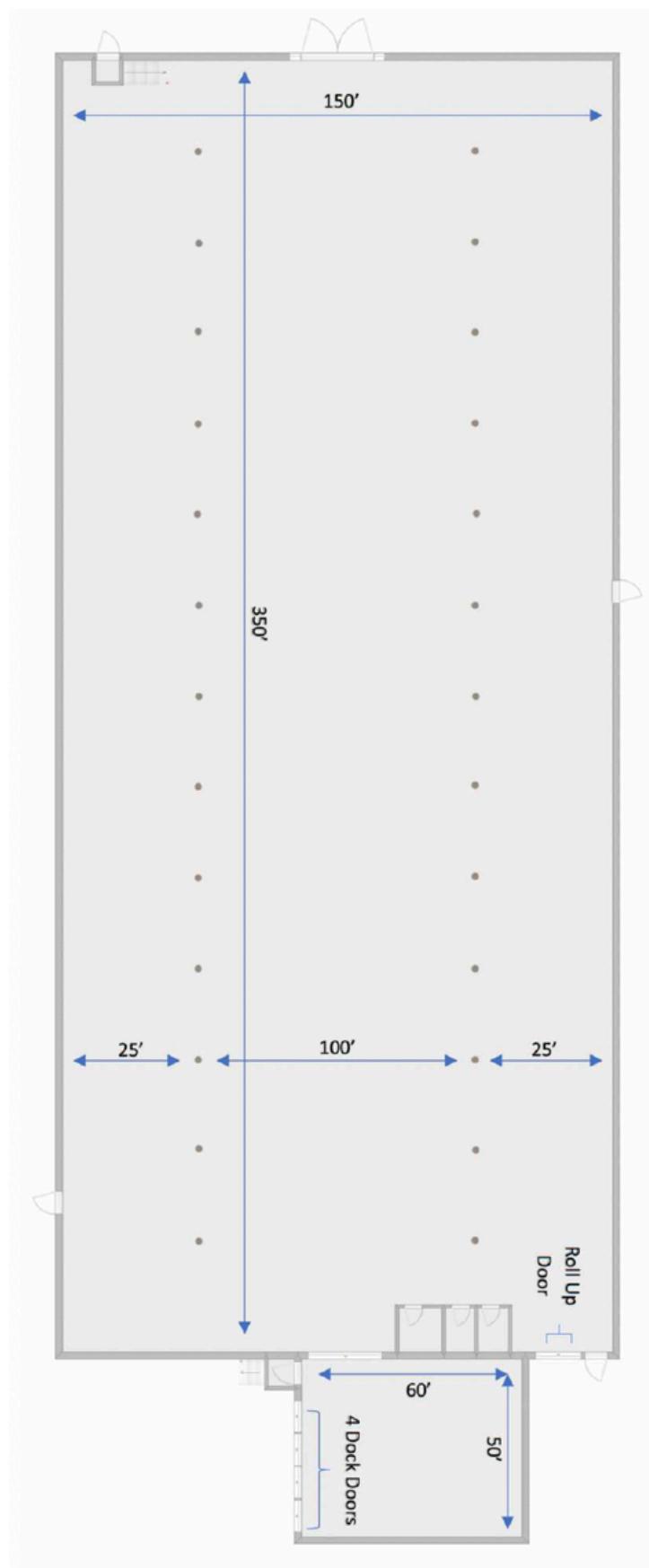
This 55,500 SF warehouse includes a 3,000 square foot loading zone equipped with 4 dock high doors, and approximately 2-acres of truck parking. The building has a small office space of approximately 438 SF. Property is completely enclosed with a chain link fence with razor wire for extra security. Building is completely sprinkled and power is 3-phase. Seller has completed many upgrades to the building. Clear height is 18 feet in center to beam, and 12 feet on eaves.

A tenant has been procured and lease executed with a 2 year net industrial lease, expiring 10/31/2026 with month-to-month renewal options. The Net Operating Income is \$115,384.50 which includes a 10% Repair and Maintenance contingency which leaves the CAP rate at 12.96%.

# FLOOR PLAN

104 PARSONAGE STREET MCRAE-HELENA, GA 31055

 JUDGE REALTY



# BROKER BIO



**Alex Hansbarger**  
Commercial Sales & Leasing  
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## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has been licensed for more than 10 years in the real estate industry. With a focus on southeastern Georgia, Alex has served both local and national clients' brokerage needs from the northern Savannah region from Statesboro to Bryan County 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.

Alex offers many commercial specific services and has finalized millions of square feet in commercial transactions in recent years, and continues to achieve at any real estate project that's in front of him. He is also recognized for obtaining the 2023 and 2024 CoStar Power Broker Award for top industrial leasing in SE Georgia.

Judge Realty is a full service boutique real estate company in Savannah Georgia with an in-depth knowledge and understanding of the Savannah Georgia real estate market. Founded in 2005 by CEO Lori Judge, this Savannah Georgia real estate company has established itself as a reliable, knowledgeable leader in the local and regional real estate market. Our reputation has been built on offering a concierge level of service to our clients. Our focus is commercial sales, leasing, and property management.

## EDUCATION

Hondros College of Business

## MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador





## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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COMMERCIAL

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RESIDENTIAL

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PROPERTY MANAGEMENT



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