

# 3185 Madison Hwy Office For Sale

3185 Madison Hwy, Valdosta, GA 31601

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Presented By:  
First Commercial Real Estate



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## Property Details

**Price: \$949,000 (\$102.51/sf) - Two buildings - 9,258 total sf.**

- Corporate office of Landis International Inc. BUSINESS RELOCATING. 2-story main office has 7,956 sf with lobby, multiple offices, work areas, conference rooms, executive offices, restrooms, kitchen, pantry, break room, storage. 2nd floor has more offices, work areas, restrooms, vault, residential suite with LR, den, kitchen, bath (or convert to more work space), and multiple walk-in attic storage. Secondary building has 1302 sf for multi-use. Plenty of parking. Corner lot. Seller will re-draw rear property line just behind parking canopy to result in ±1.8-acre main lot, and will retain rear parcel - see aerial pic. Will also reserve a 10' easement on south property line for Madison Hwy access to rear parcel. Between I-75 Exit 11 and Valdosta Regional Airport with multiple daily jet service to/from Atlanta on Delta connector..

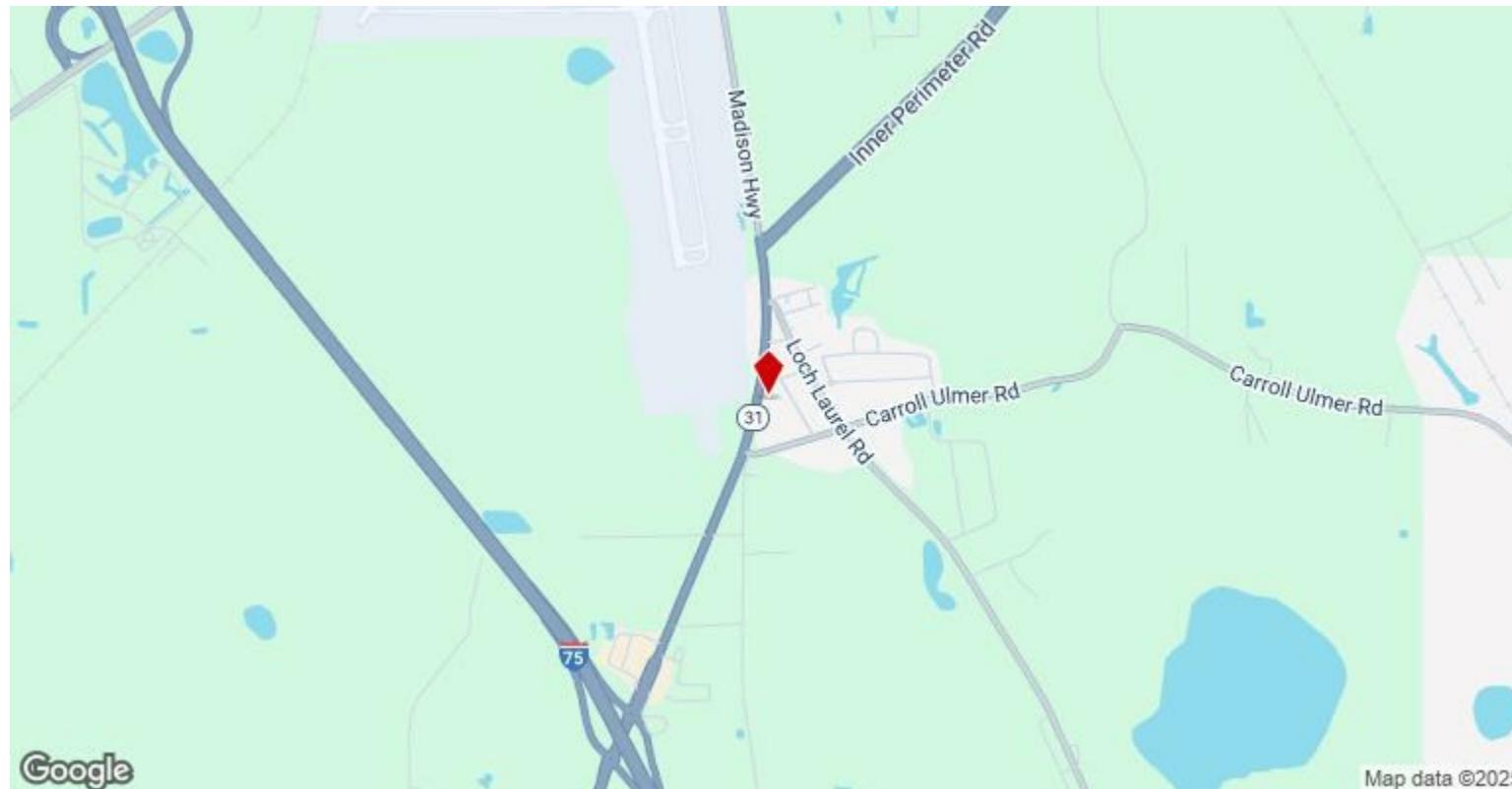
View the full listing here: <https://www.loopnet.com/Listing/3185-Madison-Hwy-Valdosta-GA/37453782/>

Price:	\$949,000
Property Type:	Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.80 AC
Gross Building Area:	9,258 SF
Rentable Building Area	9,258 SF
:	
No. Stories:	2
Year Built:	1988
Parking Ratio:	2.7/1,000 SF
Zoning Description:	C-G
APN / Parcel ID:	0168-002
Walk Score ®:	10 (Car-Dependent)

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## Location



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## Property Photos



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## Property Photos



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PXL\_20250806\_155429169

# 3185 Madison Hwy Office For Sale

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## Property Photos



3815 Madison Hwy-01



3815 Madison Hwy-02

# 3185 Madison Hwy Office For Sale

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## Property Photos



3815 Madison Hwy-48



Proposed new lot

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## Property Photos



3815 Madison Hwy-43



3815 Madison Hwy-44

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## Property Photos



3815 Madison Hwy-11



3815 Madison Hwy-04

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## Property Photos



3815 Madison Hwy-06



3815 Madison Hwy-10

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## Property Photos



3815 Madison Hwy-23



3815 Madison Hwy-16

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## Property Photos



3815 Madison Hwy-27



3815 Madison Hwy-14

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## Property Photos



3815 Madison Hwy-13



3815 Madison Hwy-32

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We specialize in the commercial-investment-land market in Valdosta, Lowndes County & South GA, where I've been a broker since 1982. In 1996 I started First Commercial Real Estate, still the only company here with this specialty. We've sold and leased thousands of properties, and we know the market better than anyone. I'm a native and life-long resident of Valdosta, and a graduate of Valdosta State University (BBA & MBA). It's our privilege and honor to serve you and add value to your property decisions.