



FOR SALE

INDUSTRIAL BUILDING

422 E Main St, Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Executive Summary



OFFERING SUMMARY

Sale Price:	\$900,000
Price/SF	\$14.33/SF
Building Size:	62,784 SF
Lot Size:	8.52 Acres
Dock Doors	4
Year Built:	1956
Renovated:	2000
Zoning:	Industrial
Power:	3-Phase (480v)
Sprinklers	Wet System Throughout
Ceiling Height	12' Throughout

PROPERTY OVERVIEW

Offered at \$14.33/SF, 422 East Main Street includes a 62,784 SF industrial building on 8.52-acres M/L. Site has security fenced truck/trailer parking area with access from Industrial Way frontage, and 500 feet of Main Street frontage. Building has 4 dock high doors (2 roll up, 2 swing doors), 3-phase power (480 amp service) with plenty of subsequent lines running throughout the warehousing area, and wet sprinkler system that received upgrades in 2020. Ceiling height throughout is 12 feet, and there's approx. 5,000 SF of office space included in the total building size.

64 Miles from Hyundai Metaplant (Ellabell, GA).
87 Miles from Savannah Port Terminal (Savannah, GA)

LOCATION OVERVIEW

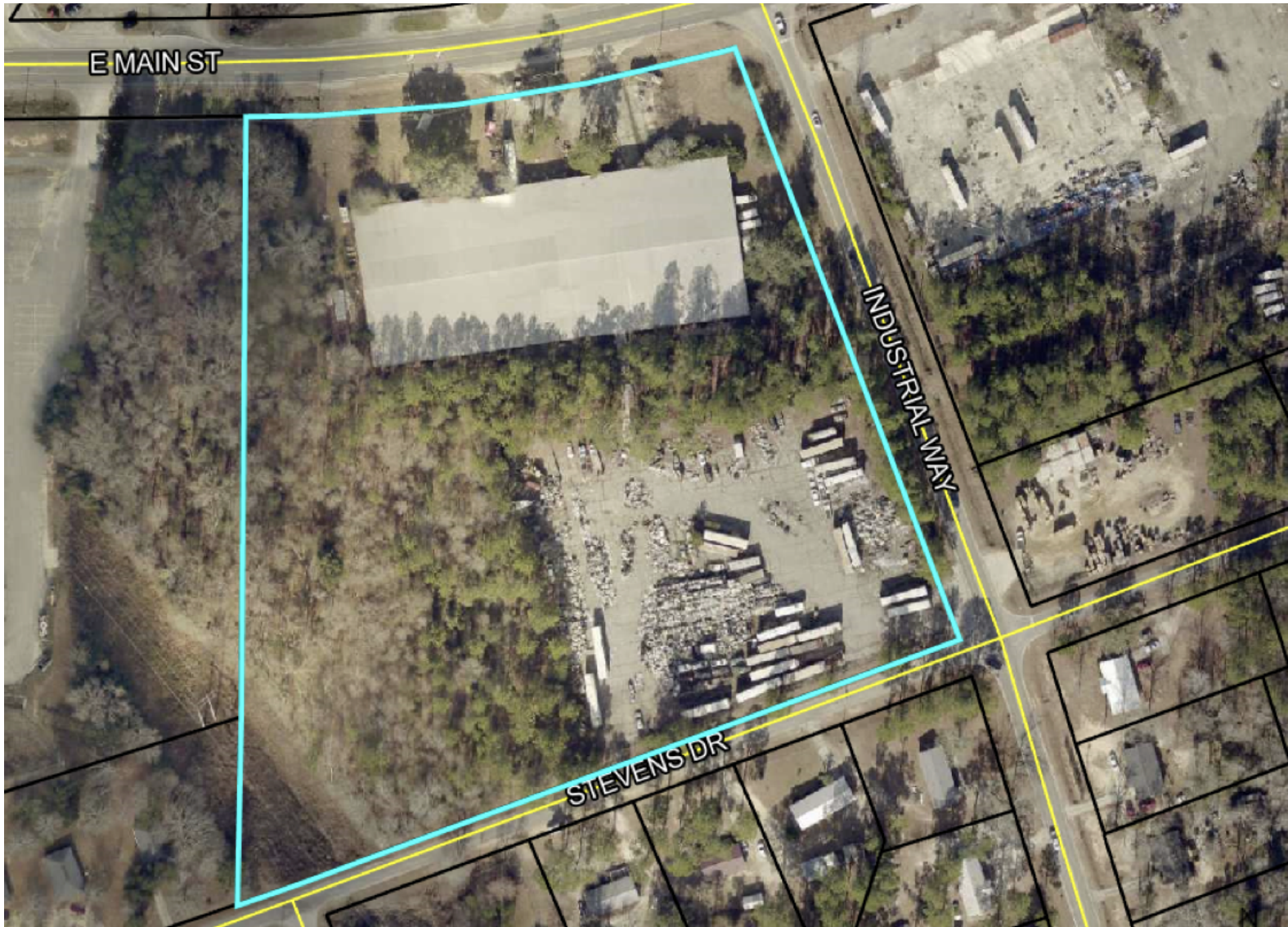
This industrial property is located on the corner of Industrial Way and Main Street. Emanuel County is home to several major industries including American Door and Drawer, Total Solution America, LLC, Kongsberg Automotives, and Chemetron Fire Systems, as well as the regional UPS Distribution Center. Main Street leads directly to the four lane U.S. Route #1, and on to Interstate I-16 12 miles to the south.



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Aerial Photo with Boundaries



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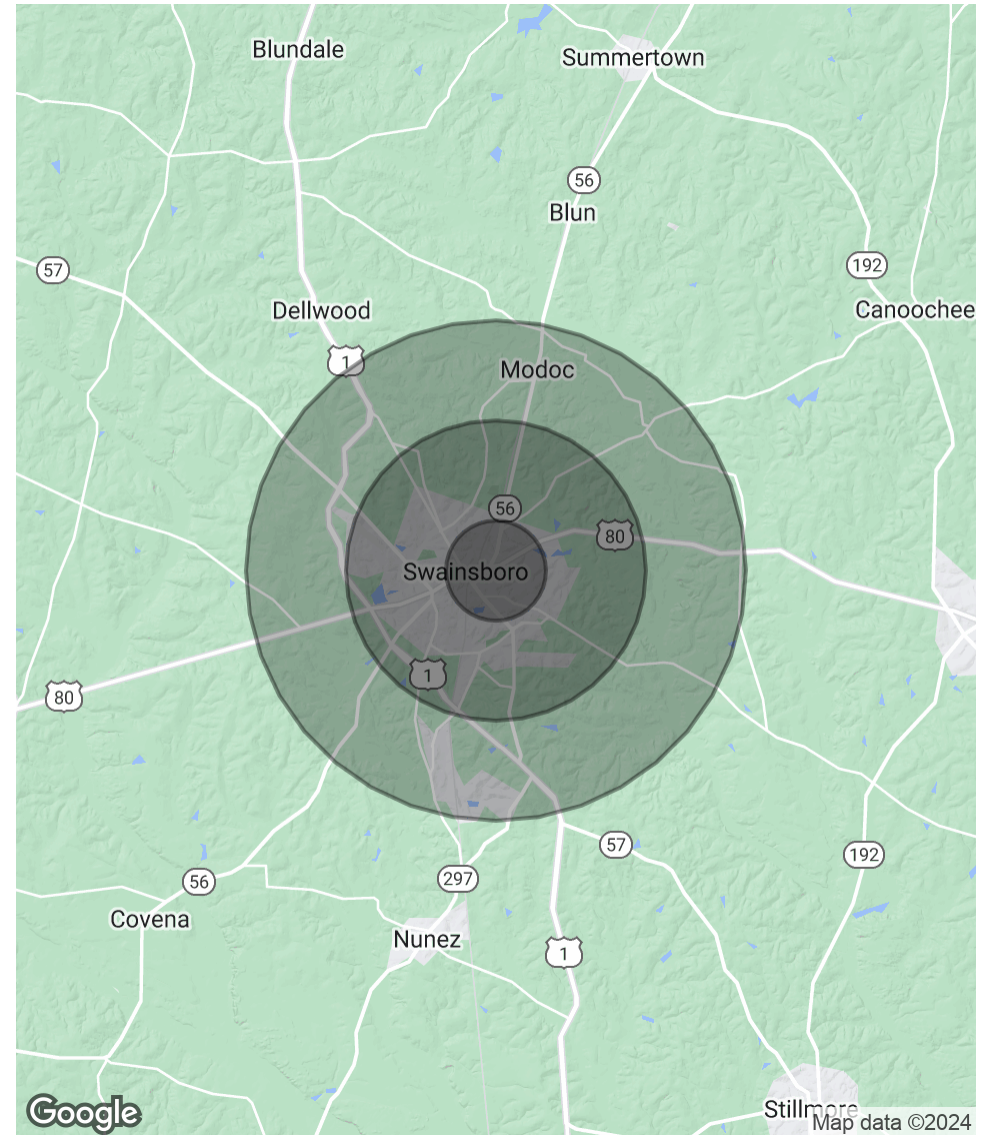
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,021	3,833	6,428
Average Age	38	40	40
Average Age (Male)	27	29.3	31.7
Average Age (Female)	36.1	36.9	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	416	1,550	2,496
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$47,346	\$56,816	\$62,303
Average House Value	\$166,041	\$137,229	\$129,497

Demographics data derived from AlphaMap



Advisor Bio



ALEX HANSBARGER

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GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin 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.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

Sherman & Hemstreet Real Estate Company

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