



COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE OR LEASE



Warehouse/Storage Facility

3075 Carter St.
Meigs, GA 31765

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

WAREHOUSE/STORAGE FACILITY

3075 CARTER STREET, MEIGS, GA 31765



OFFERING SUMMARY

Sale Price:	\$375,000.00
Available SF:	16,740 SF
Lease Rate:	\$3.00 SF
Lot Size:	2.46 Acres
Year Built:	1974
Building Size:	16,740 SF
Zoning:	CITY MG
APN:	MG 001076

PROPERTY OVERVIEW

Large, vacant industrial property for sale or lease. This facility has many possibilities including, showroom, warehouse/storage, light manufacturing, distribution, and more. Located in Thomas County in the city of Meigs, GA. Accessible to US HWY 19 (Georgia-Florida Pkwy), SR 111 (Marshall St.), and SR 3 (Railroad St.).

PROPERTY HIGHLIGHTS

- Lobby area
- 3 offices & 2 bathrooms
- Large break room
- 2 dock-high doors
- Almost 2.5 acres
- Paved parking
- Accessible to major roadways

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EXTERIOR PHOTOS

WAREHOUSE/STORAGE FACILITY

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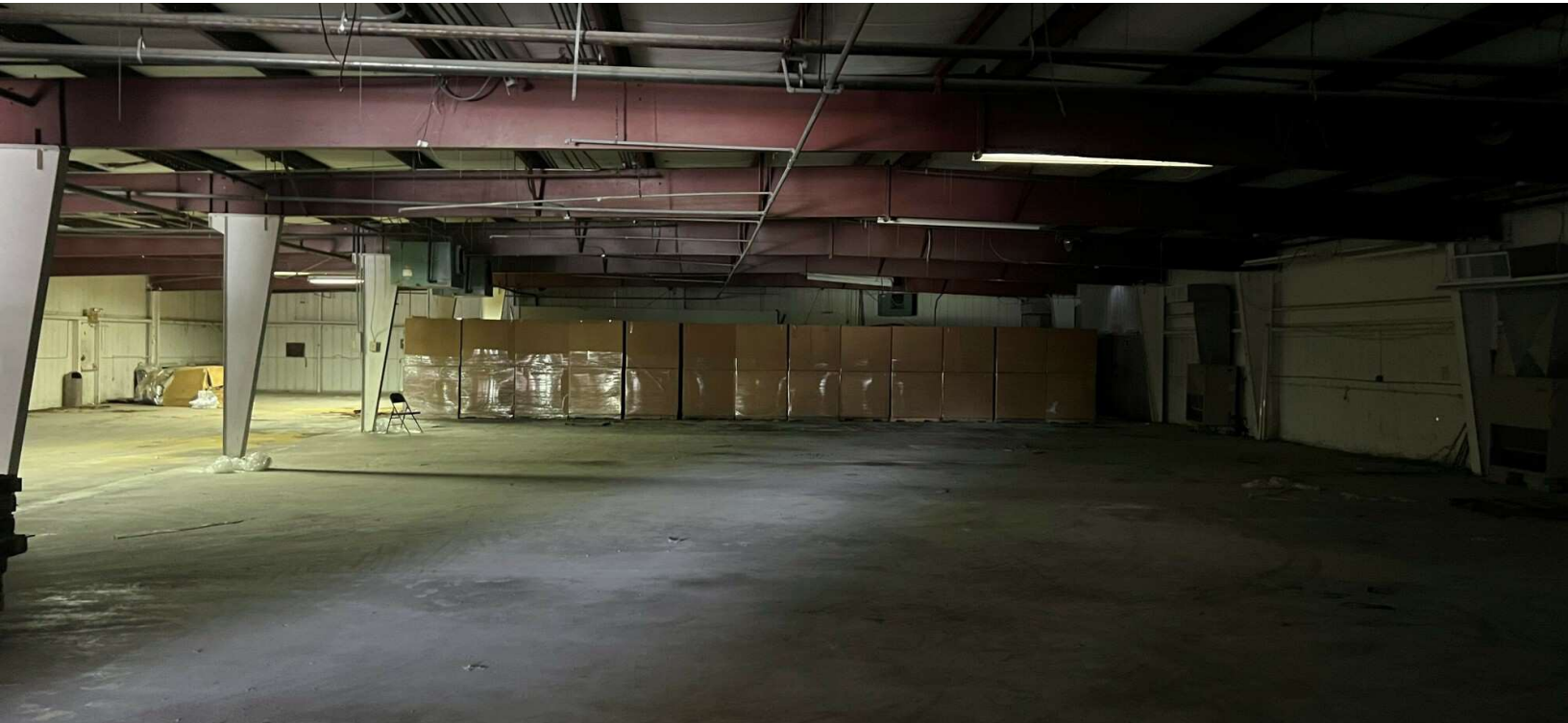




INTERIOR PHOTOS

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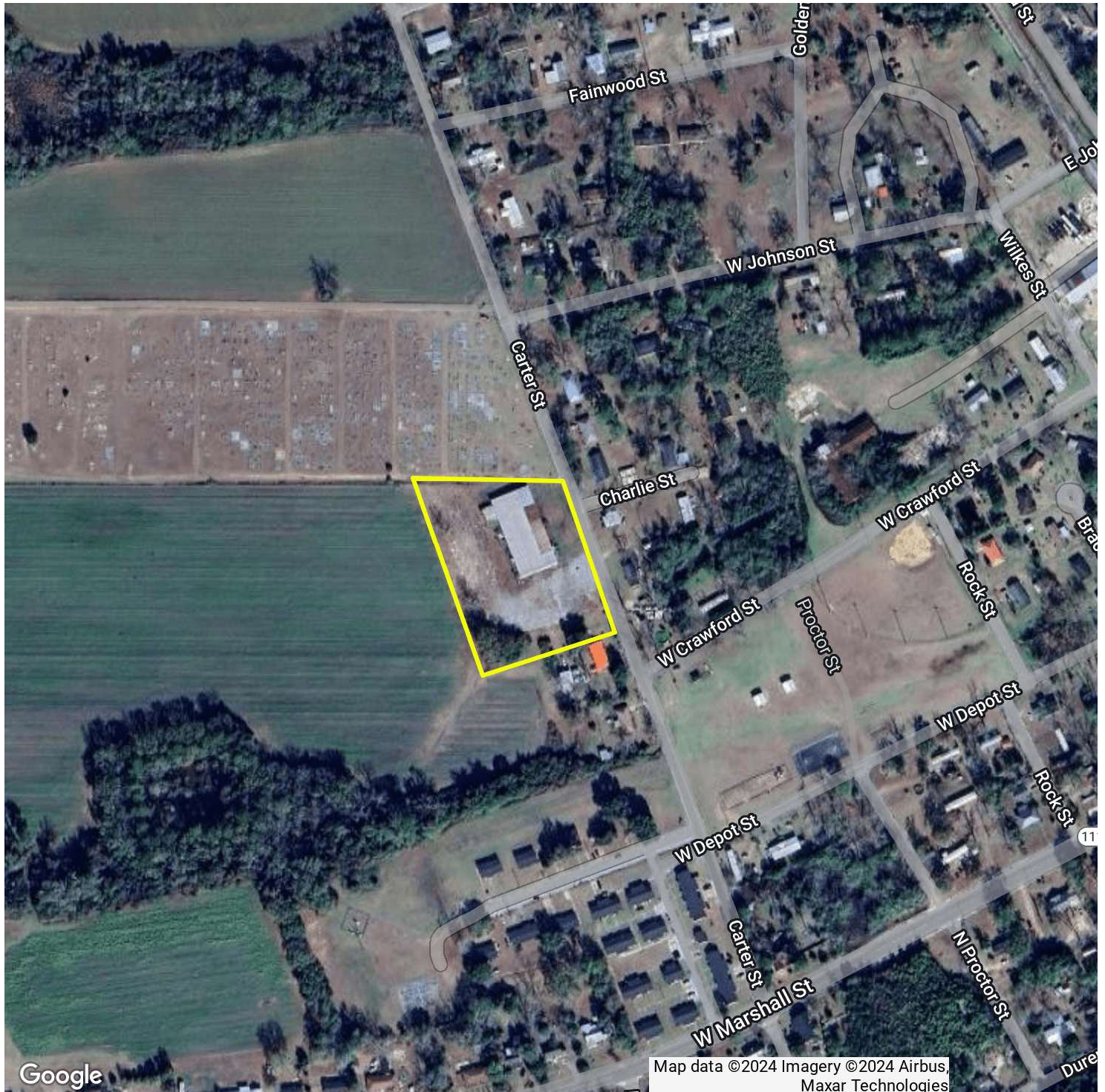




AERIAL/PARCEL MAP

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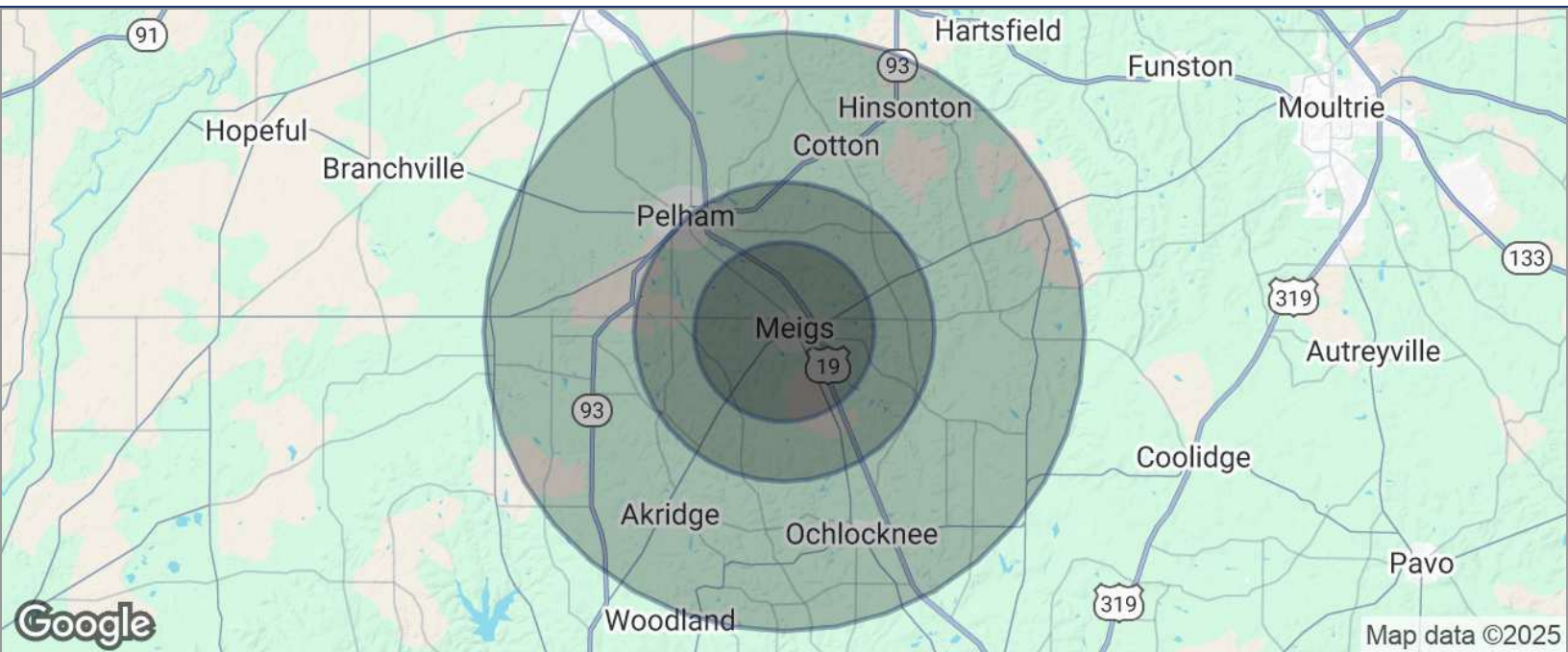




DEMOGRAPHICS MAP

WAREHOUSE/STORAGE FACILITY

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**POPULATION**

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,426	5,045	15,999
MEDIAN AGE	40	41	42
MEDIAN AGE (MALE)	40	40	41
MEDIAN AGE (FEMALE)	40	42	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	545	1,992	6,118
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$61,007	\$60,985	\$74,321
AVERAGE HOUSE VALUE	\$200,825	\$211,958	\$218,542

* Demographic data derived from 2020 ACS - US Census

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