

# COMING SOON

632 Campbell Street, Thomasville, GA 31792

## WAREHOUSE FOR SALE OR LEASE



### PROPERTY DESCRIPTION

Introducing 632 Campbell Street, a prime industrial property boasting a 27,390 +/- SF building that is undergoing a significant renovation in 2026. This site is ideally situated in the Thomasville area and zoned M - Manufacturing. With a strategic location for industrial, warehouse, and distribution operations, this property presents an exceptional investment opportunity. The building's layout and modern updates make it an ideal space for a range of industrial activities. Don't miss the chance to be part of the thriving industrial landscape with this remarkable property.

### LOCATION DESCRIPTION

Located on the western side of downtown Thomasville, GA and positioned along the CSX railroad line just 0.57 miles from Hwy 319 bypass. The warehouse is situated ~ 3.5 miles from Hwy 19 and in close proximity to Hwy 84 running east-west from I-95 at the coast (Midway, GA) west to the Mississippi River and beyond.

### NOTICE

**Custom Build-Out Available  
Lease Now During Renovation**

### OFFERING SUMMARY

Sale Price:	FOR SALE OR LEASE
Lease Rate:	Negotiable
Lot Size:	3.27 Acres
Building Size:	27,390 SF

Robert (Bobby) Moss  
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# Property Details

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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M - Manufacturing
Lot Size	3.27 Acres
APN #	056 TH 033 A
Power	Yes, 3-Phase
Rail Access	No

## BUILDING INFORMATION

Building Size	27,390 SF
Number of Grade Level Doors	1
Grade Level Door Size	12' wide x 15' high
Number of Dock High Doors	3
Dock Doors Size	8' wide x 10' high
Dock Levelers	1
Number of Drive in Bays	1
Man Doors	6
Number of Cranes	0
Ceiling Height (Peak)	22' 8"
Clear Height (Peak)	16'
Ceiling Height (Eaves)	17' 9"
Clear Height (Eaves)	15'6"
Office Space	912 SF
Number of Floors	1
Year Built	1969
Year Last Renovated	2026
Warehouse %	94.0%
Framing	Metal
Condition	Excellent
Roof	Metal with skylights (Install 9/2021)
Mezzanine	Multiple

## THIRD-PARTY REPORTS

Environmental (March 2022)	Survey (May 2022)
Sprinkler Inspection (Sept 2023)	Geotechnical Engineering (July 2023)
Topographical	

## PLANNED UPGRADES/IMPROVEMENTS

New roof installed (Sept 2021)	With skylights
New exterior panels (2007)	

## EXTERIOR IMPROVEMENTS

New panels (repair / replace)	Exterior freshly painted
New stairs and platforms	Window replacements
Front office door repair	Parking lot fill/repair
New front OH door	Dock repairs

## INTERIOR IMPROVEMENTS

Renovated office space	Addition of two bathrooms
New seals and lateral bracing	Spray foam to roof deck
New 3-phase electrical	New LED lighting
New industrial fans	New warehouse gas heaters
Repair mezzanines	Renovate WH office spaces
Interior cleanup/demo	Repair/replace plumbing

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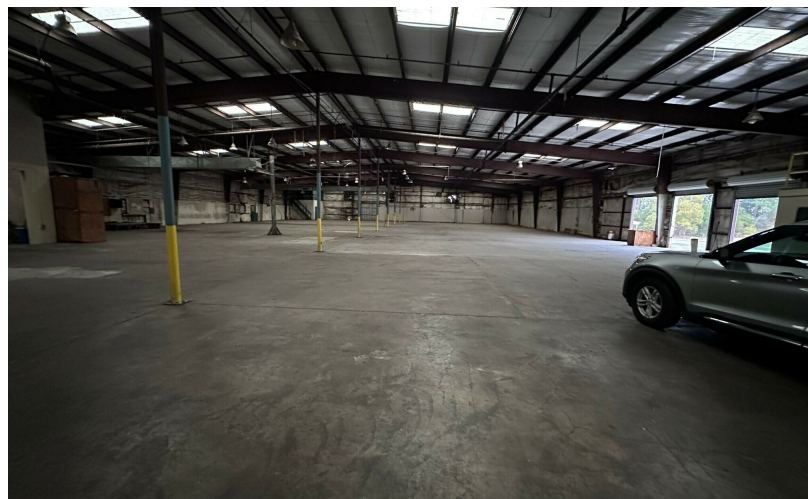
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# Photos

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# Aerial View

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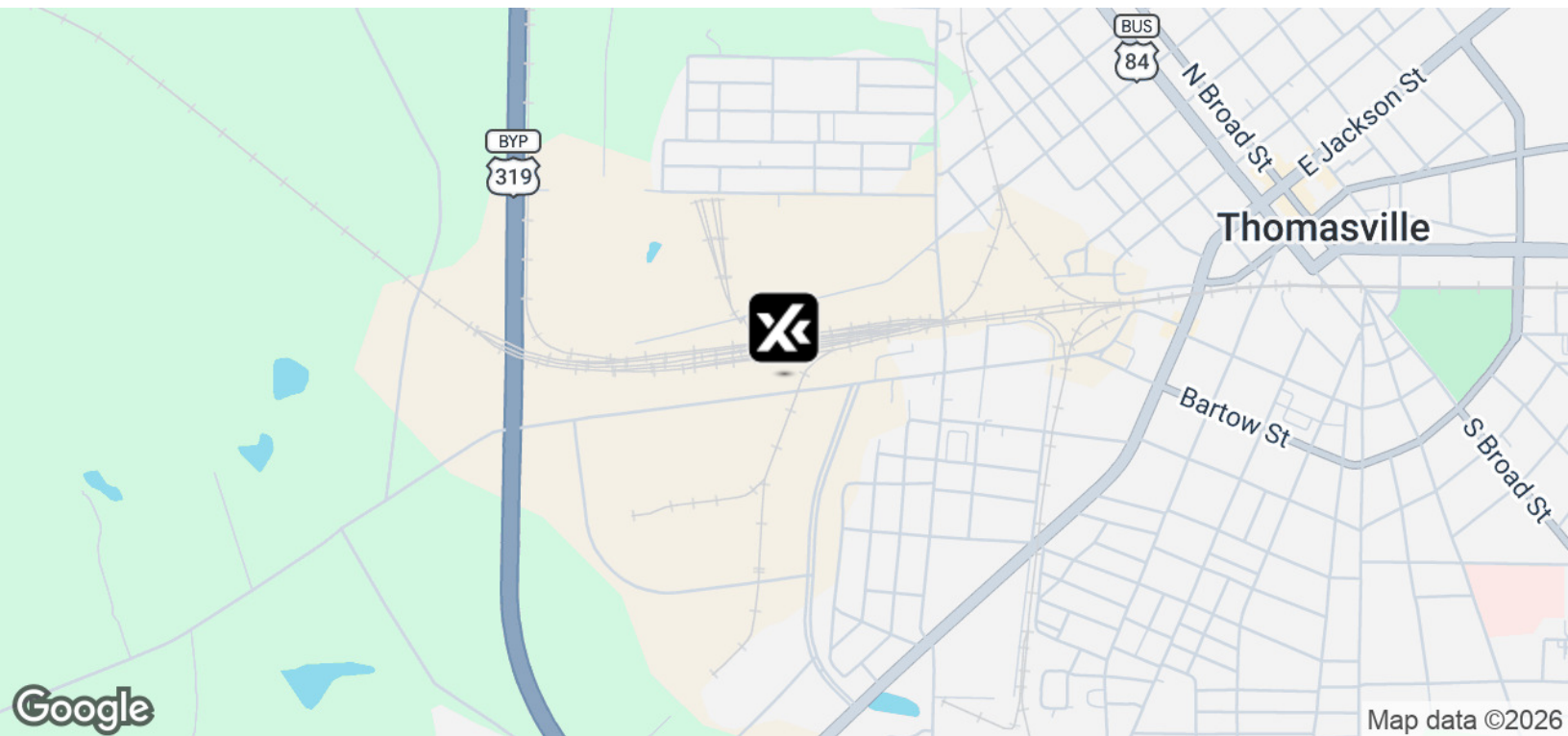


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# Location Map

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# Broker Bio

632 Campbell Street, Thomasville, GA 31792

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**ROBERT (BOBBY) MOSS**

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## PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community and land assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

## EDUCATION

Bachelor of Arts, Furman University  
Computer Science/Business Administration  
Greenville, SC

## MEMBERSHIPS

International Business Brokers Association (IBBA)

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