



FOR LEASE

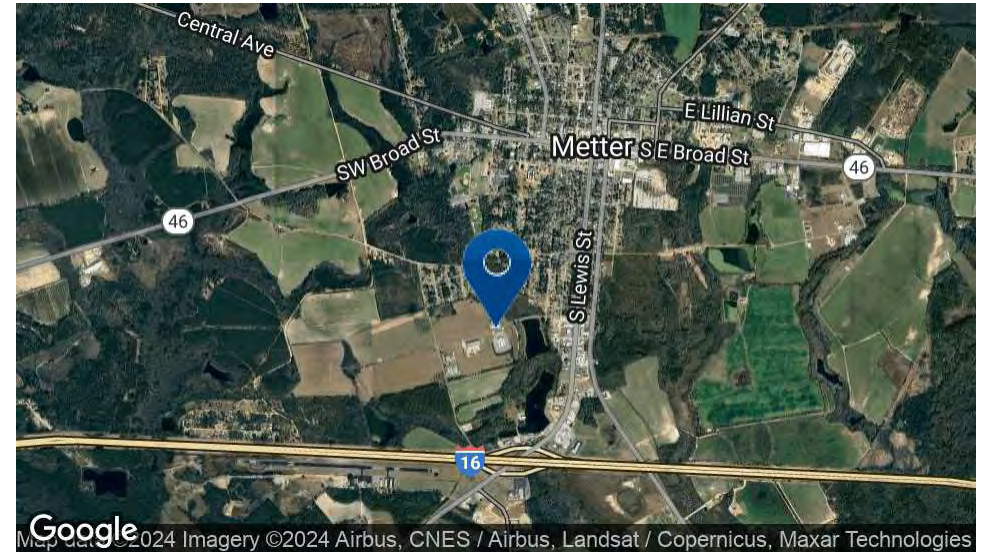
I:16 INDUSTRIAL  
BUILDING

Lytell St, Metter, GA 30439

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ALEX HANSBARGER**  
Commercial Sales Associate  
[ahansbarger@shermanandhemstreet.com](mailto:ahansbarger@shermanandhemstreet.com)  
706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

Just 1 mile from the I:16 corridor, Sherman & Hemstreet presents this 42,000 SF industrial building on 7.21-acres for lease. Other than the shell, this property was completely overhauled in 2016, complete with 12- 16' wide, 18' overhead drive-in bays, 4 additional dock high doors, and a 4,400 SF office building constructed inside (2,200 footprint). Currently utilized for heavy machinery, this ideal warehouse offers 21' clear height, 3-phase power, air compressor system, and the location is perfect for suppliers and manufacturers.

Located 44-Miles from Hyundai Motor Group Metaplant, and 64-Miles from Savannah Port Terminal.

## PROPERTY HIGHLIGHTS

- 100% FREEPORT EXEMPTION
- TIER 1 JOB TAX CREDIT
- LOW MAINTENANCE BUILDING
- INTERSTATE ACCESS



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## OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Lot Size:	7.21-Acres
Building Size:	42,000 SF
Clear Height:	21' to Beam
Drive-In Bays:	12 Total: 16' x 18' Each
Dock High Doors:	4

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,153	2,522	5,981
Total Population	2,509	5,589	13,220
Average HH Income	\$45,435	\$44,742	\$46,212

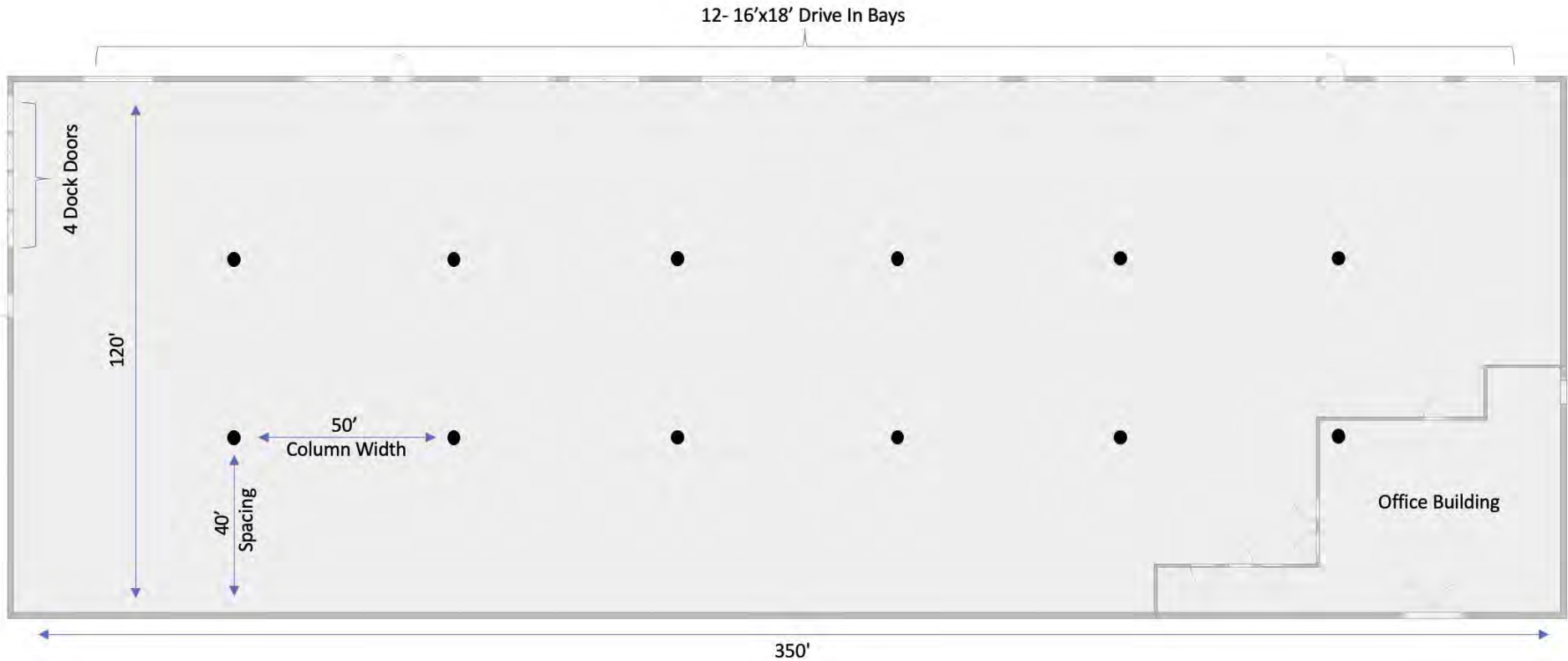
# Additional Photos



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# Floor Plans



# Retailer Map



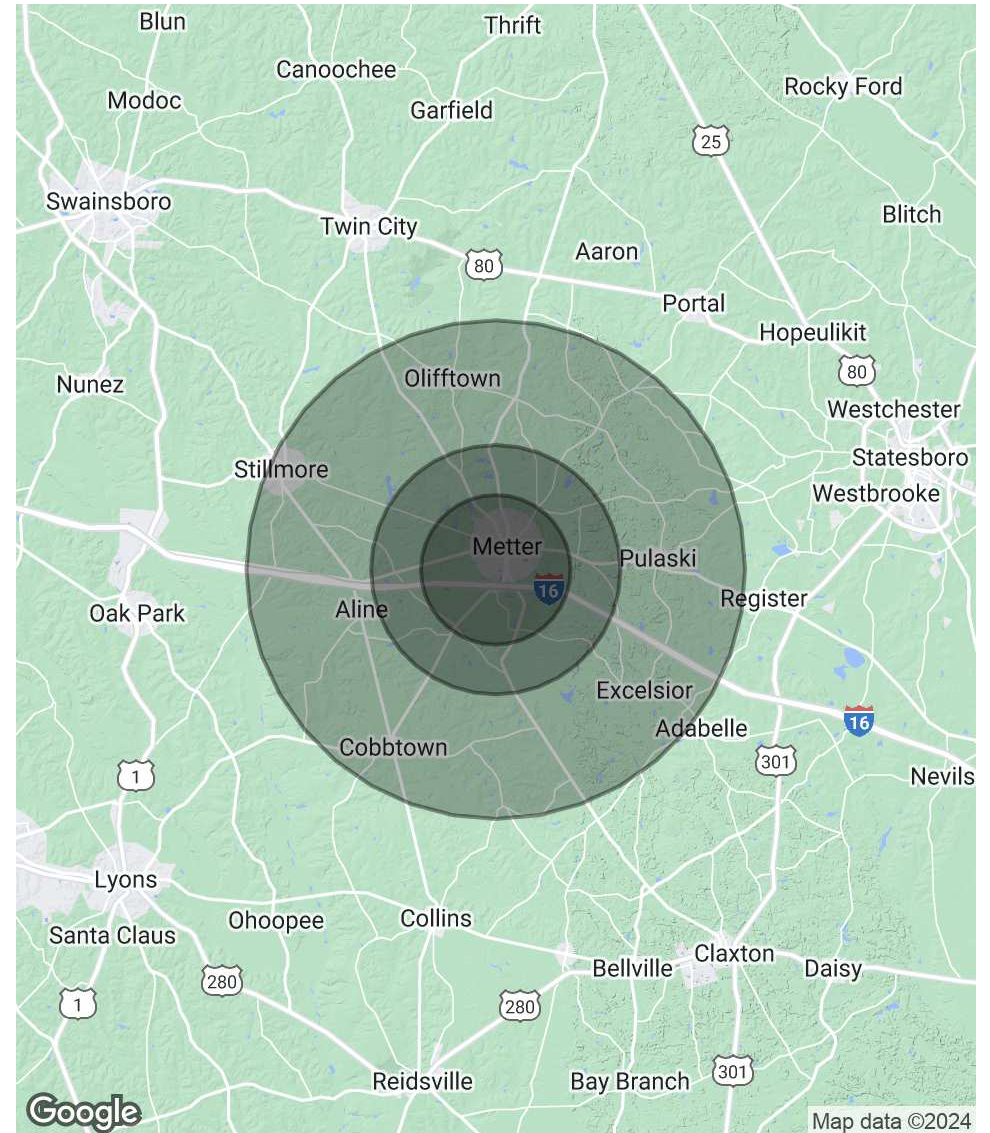
# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,509	5,589	13,220
Average Age	43.5	42.1	39.7
Average Age (Male)	38.1	37.7	36.5
Average Age (Female)	47.8	46.9	43.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,153	2,522	5,981
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$45,435	\$44,742	\$46,212
Average House Value	\$96,953	\$98,672	\$102,161

2020 American Community Survey (ACS)



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# Advisor Bio



## ALEX HANSBARGER

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## 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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