

Warehouse/Manufacturing Space Available

1286 Thurston School Road

Thomaston, GA 30286



**Great Bang
For Your Buck!**



Available Space: 40,000± SF

Lot Size: 5 AC

Year Built: 1952, 1984, 1988

Utilities: Well & county water, septic, power, gas

Electric: 240V, 3 phase, multiple services

Zoning: Industrial/Light Manufacturing

Taxes: \$9,422.73 (2021 est.)

Ceiling Heights: 8' - 21', varies

Parking: 25± spaces

Description: Industrial warehouse complex. Manufacturing business is relocating.

Location: Located in the county, not the city. Good access to Highway 74.

Lease Price: \$6,500/Month (\$1.95/SF) NNN

Sale Price: \$599,000 (\$14.98/SF)

Owner Financing available with \$69,000 down payment. Competitive interest rates and amortization.

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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PHOTOS



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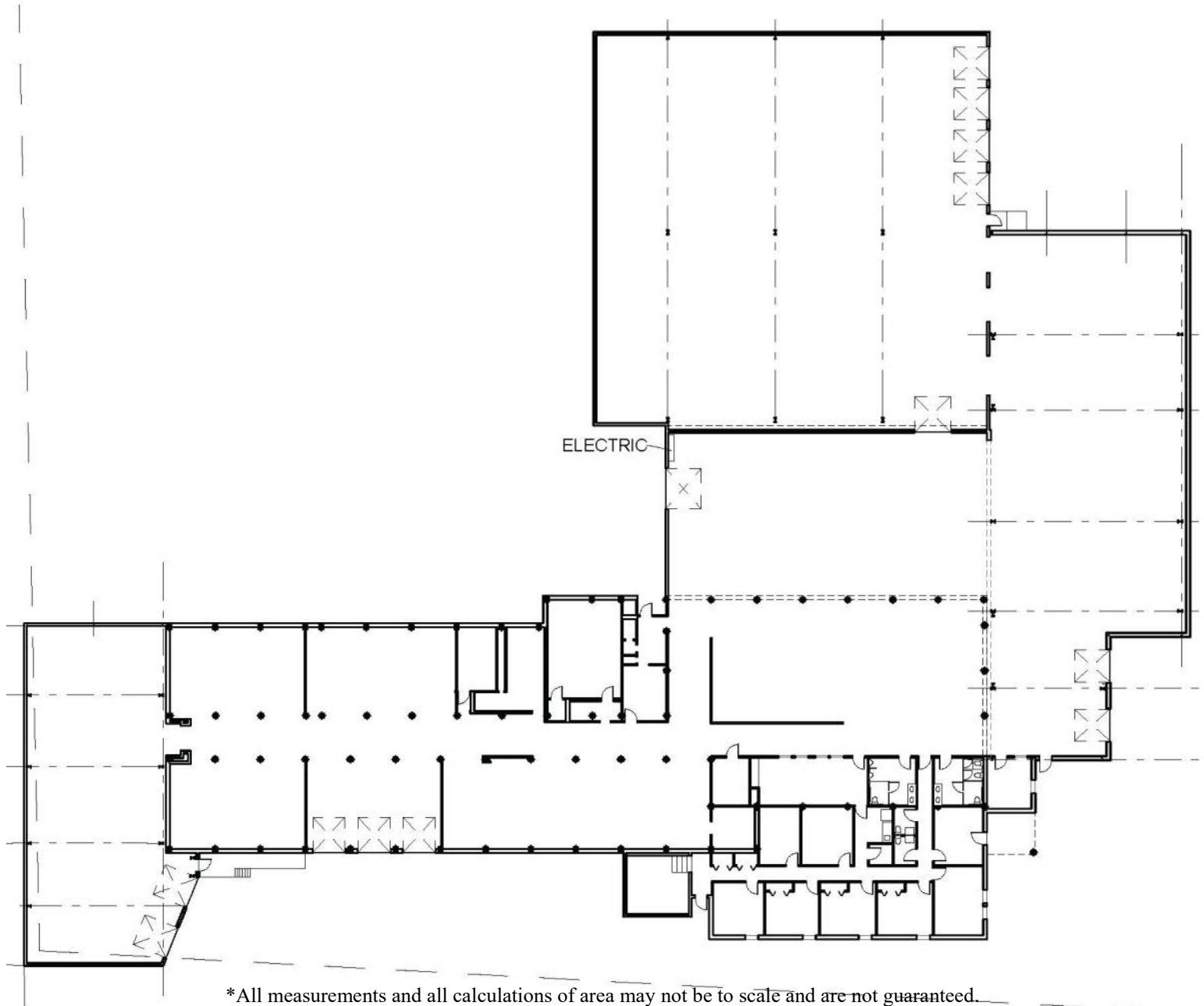
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FLOOR PLAN



*All measurements and all calculations of area may not be to scale and are not guaranteed.

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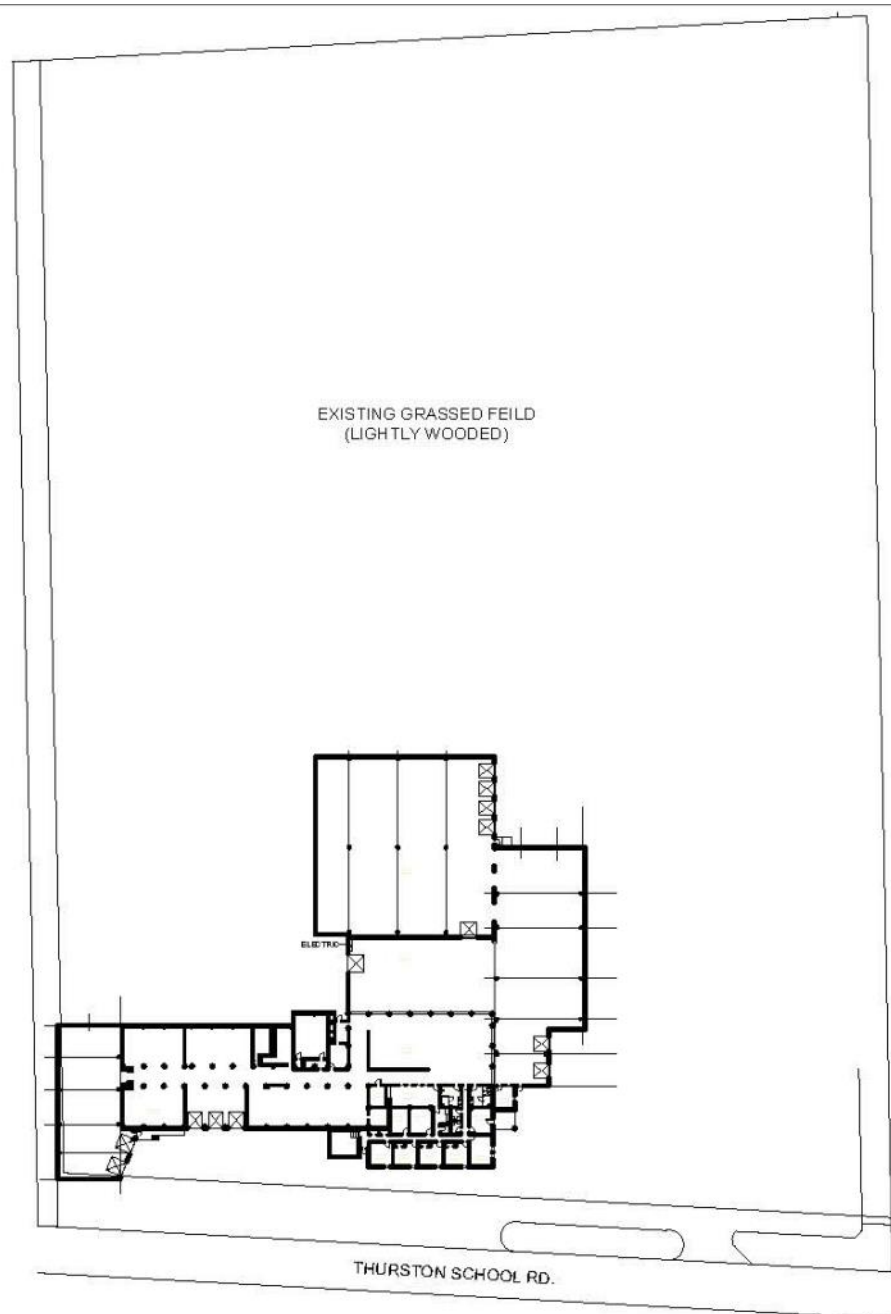
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SITE PLAN



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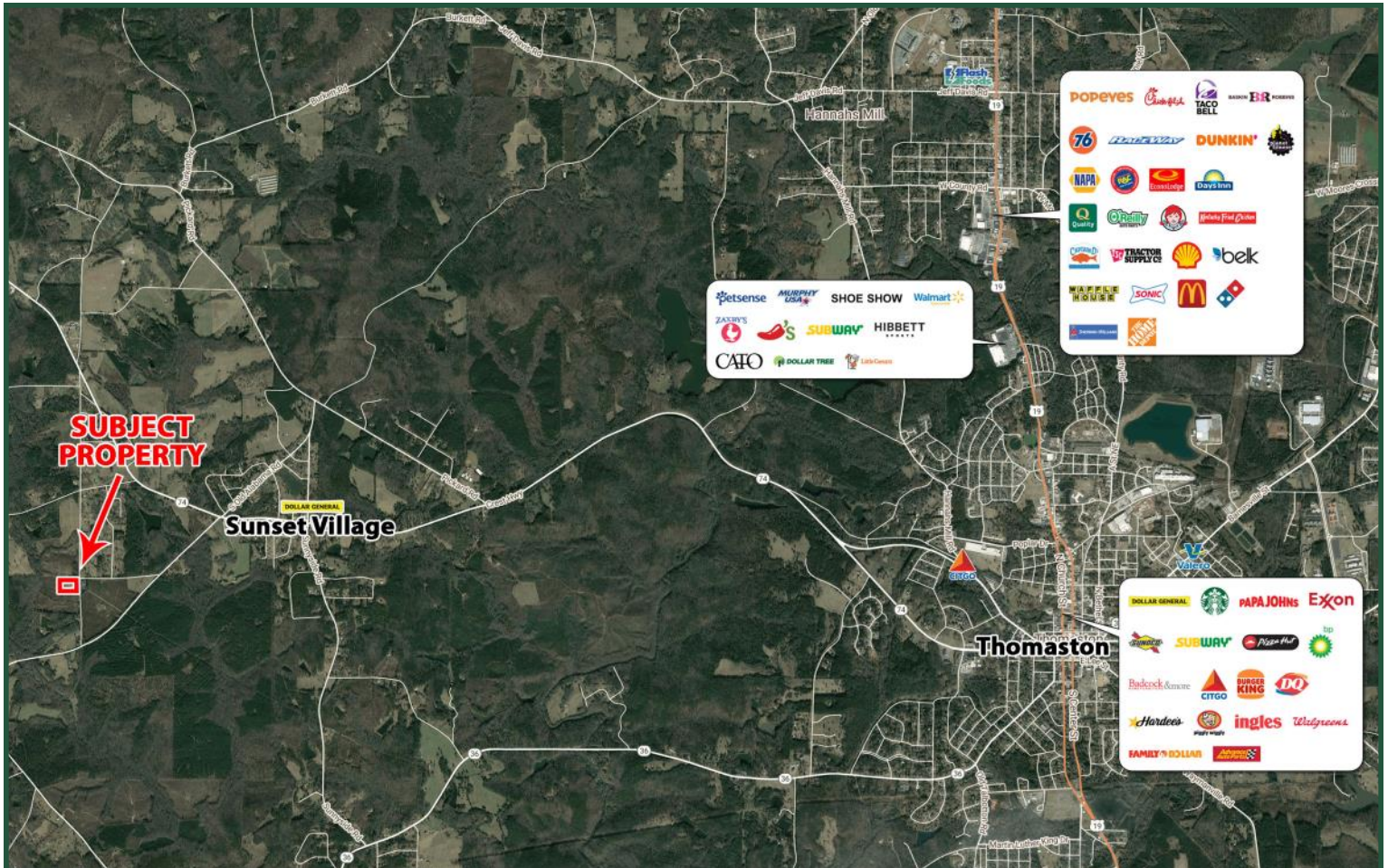
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AERIAL



2021 Demographics	3 Mile	5 Mile	10 Mile
Population	2,312	4,640	27,909
Median Age	43.8	43.1	40.6
Average HHI	\$56,447	\$60,692	\$53,682

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