



WILLINGHAM COMMERCIAL



231 East 13th Street, Waynesboro, GA

OFFERING SUMMARY

Lease Rate:	\$3.50 PSF
Available SF:	201,224 SF
Building Size:	201,224 SF
Lot Size:	12.5 Acres
Years(s) Built:	1960
Renovated:	2026
Zoning:	(LI) Light Industrial

PROPERTY OVERVIEW

This Industrial zoned property is located at the intersection of Peachtree St. and Hwy. 25 in Waynesboro, GA. The property is 12.5 acres with two buildings. Building I is 201,224 SF with Five Suites (Suite A – Suite E) ranging in size from 14,440 SF to 85,511 SF. Building II is 30,000 SF. Structural characteristics include masonry walls with steel frame supports, paved parking and perimeter security fencing.

PROPERTY HIGHLIGHTS

- Ceiling Height: 15' – 24'
- Dock High Doors: 14
- Drive-In Doors: 3
- Step-Van High Doors: 3
- Sprinkler: Yes (Wet)
- Lighting: LED
- Electrical: (1) 2000 AMP and (1) 1,200 AMP 480/277v 3-PHASE electrical service.
- Office Space: 10,000 +/- SF
- Rest Rooms: 5
- Toilets: XX
- HVAC: Partially climatized
- Slab: 6"
- Parking: 160 Spaces

Presented by:

Jay Willingham, SIOR
jay@willinghamcommercial.com

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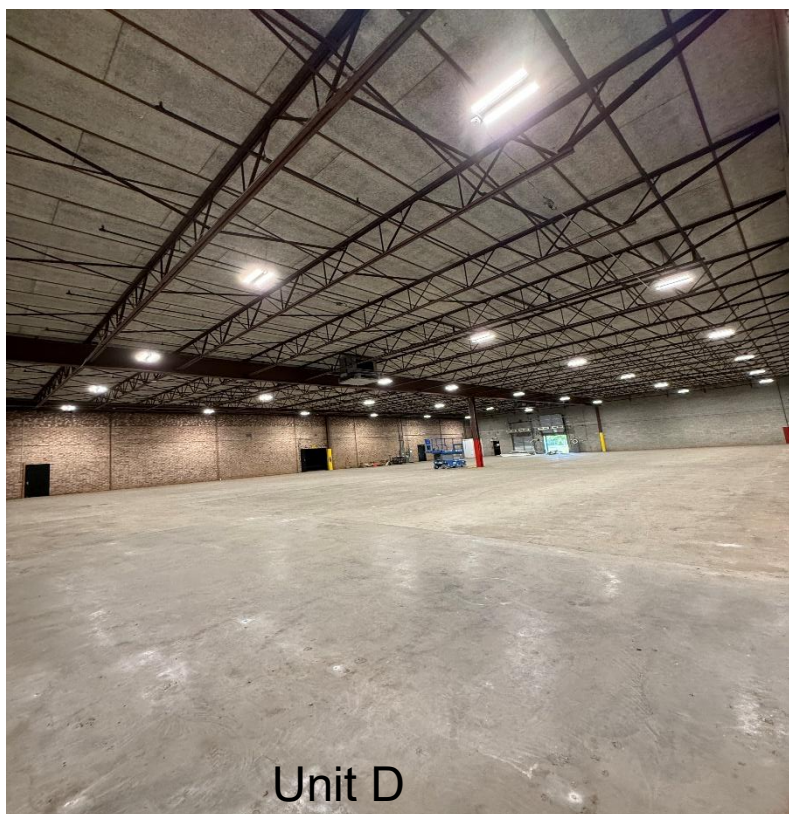
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Unit A



Unit C



Unit D



Unit E

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Unit E



Unit E



Unit A



Unit C

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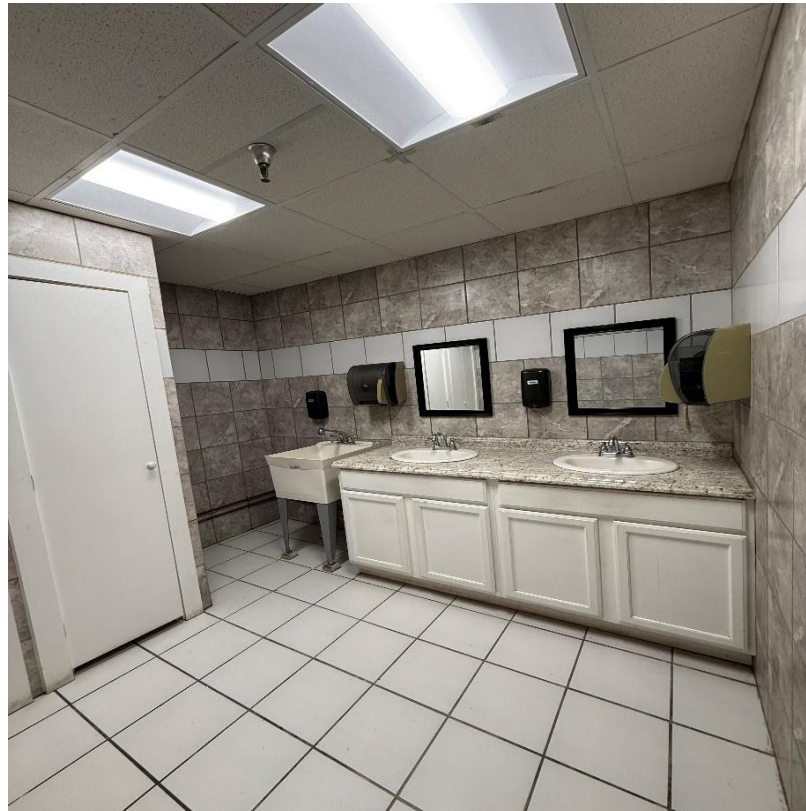


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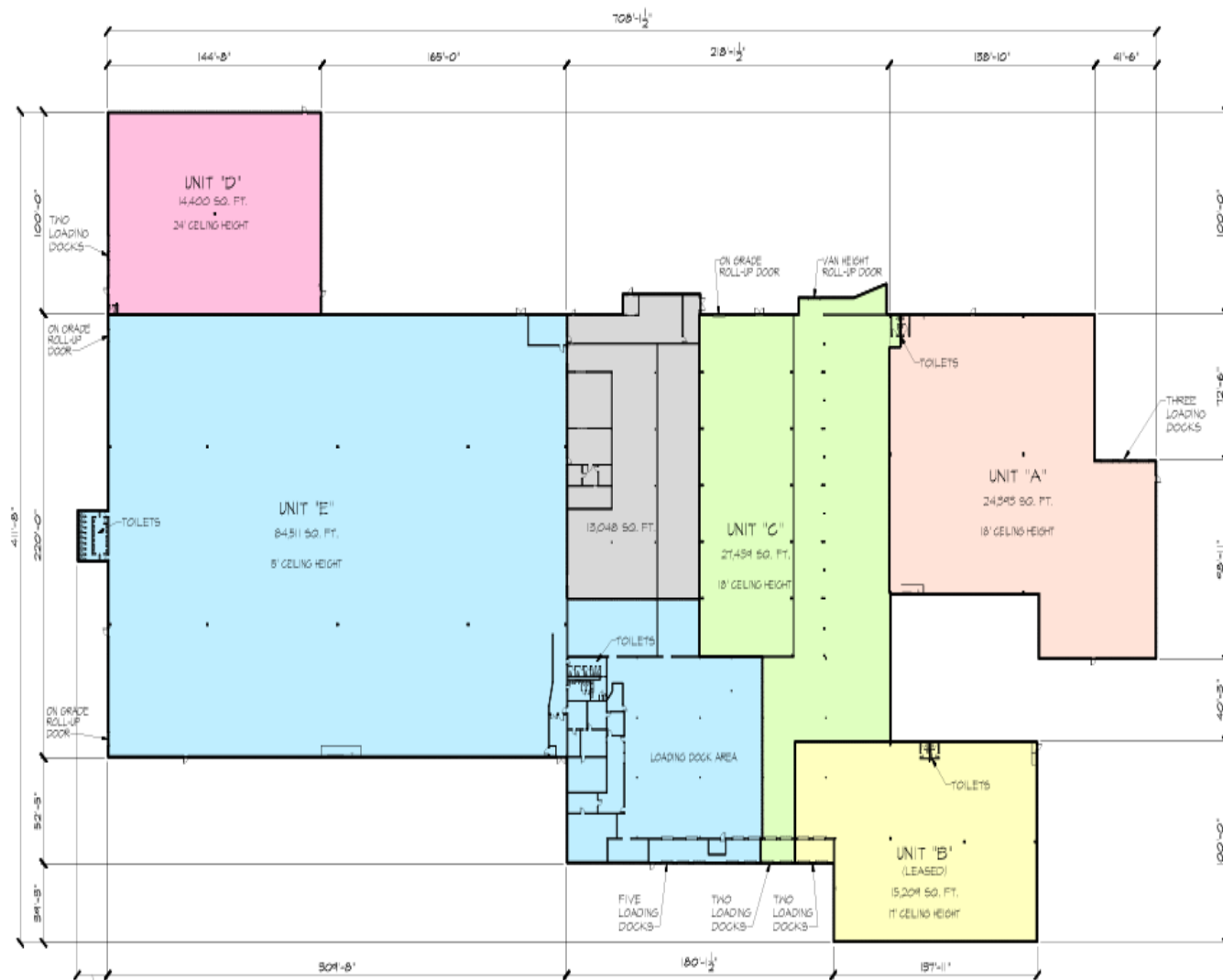
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Lease Space Floor Plan

Suite A	Suite B	Suite C	Suite D	Suite E
24,343 Sq.Ft.		27,439 Sq.Ft.	14,400 Sq. Ft.	84,511 Sq. Ft.
3 Docks		2 Docks	2 Docks	5 Docks
3 Private entry doors		1 Van Height Roll-up door	3 Private entry doors	2 On Grade Roll-up doors
1 Bathroom		1 On Grade Roll-up door	1 Bathroom	5 Entry doors
Fully gated		1 Double entry door	Fully gated	2 Large locker/Bathrooms
18 Ft. ceilings		1 Bathroom	24 Ft. ceilings	Fully gated
		Fully gated		15 Ft. ceilings
		18 Ft. ceilings		

LEASED

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JAY WILLINGHAM, SIOR

Broker

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PROFESSIONAL BACKGROUND

Jay Willingham specializes in commercial, industrial and investment real estate leasing, sales and build-to-suits. His real estate career began in 1987. He represents landlords, tenants, buyers and sellers in locating properties and negotiating office, retail and industrial transactions.

As a graduate of Georgia State University with a marketing degree in business administration, his credentials include both the CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations - widely regarded as the two most prestigious titles in commercial real estate.

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