

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

10,000 S.F. - Metter, GA

501 Addlestone Drive
Metter, GA 30439

(Latitude, Longitude)
(32.399939 , -82.035359)



AVAILABLE:

10,000 SF (100' x 100')

4.28 acres

FOR SALE \$695,000.00

FOR LEASE \$6.95/S.F. NNN

- Expansion Area Available
- Multi Use Space
- Near I-16

Totally remodeled 2026

New HVCA, Roof and Insulation



***Please contact our office for
additional information.***

The Temples Company

PO Box 405

301 Mosley Street (30474)

Vidalia, GA 30475

(912) 538-7000

www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 4SEPT26

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BUILDING SIZE:	10,000 S.F. (100' x 100') 8,825 S.F. warehouse and 1,175 S.F. office
ACREAGE:	4.28 acres
YEAR BUILT:	2003
ROOF:	Metal
CONSTRUCTION:	Metal
HVAC:	Office area
CEILING HEIGHTS:	9' 10" to 17' 8"
COLUMN SPACING:	50'
LOADING DOORS:	4 drive in
SPRINKLER:	N/A
TRUCK PARKING:	Yes
EMPLOYEE PARKING:	Yes
UTILITIES:	City Water with Septic Natural Gas Heat Electric 1200 AMP—3 phase
TRANSPORTATION:	• <u>3.1</u> Miles to <u>I-16</u> • <u>0.25</u> miles to <u>GA 46</u>
COMMENTS:	• Located in Industrial Park with some restrictive covenants

