



INDUSTRIAL FLEX | FOR SALE

165 Coile Drive

Athens, Georgia 30606-6407

\$1,650,000



Space to operate. Room to grow.

A Versatile Flex Asset on Athens' Westside



A vacant 6,540 SF commercial facility combining flexible interior space, warehouse functionality, and an expansive 1.91-acre site.

6,540 SF **1.91 Acres** **Vacant** **C-G**

BUILDING

SITE

AVAILABLE NOW

ZONING

Built 2003 · 20 Parking Spaces · Fee Simple Ownership · Value-add Opportunity

Offered at \$1,650,000

Built For Flexible Commercial Use



ENTRY + CONFERENCE ROOM



ROLL-UP ACCESS



KITCHENETTE



OFFICE WORKSPACE

An adaptable layout accommodates office, storage, service, fitness, fleet, and light industrial users.

Connected to Athens' Commercial Core



ATLANTA HIGHWAY CORRIDOR

Retail, workforce, and regional access nearby

Located just off Atlanta Highway and adjacent to a Publix-anchored shopping center, with convenient access to Loop 10, Highway 316, Downtown Athens, and the University of Georgia.

Flexibility inside and out



PROPERTY TYPE	Commercial Flex	YEAR BUILT	2003
LOT SIZE	1.91 Acres	BUILDING	1 Building / 1 Story
SQUARE FOOTAGE	6,540 SF	ZONING	C-G
TENANCY	Vacant	PARKING	20 spaces
INVESTMENT TYPE	Value Add	OWNERSHIP	Fee Simple

A Property Built For More Than One Vision

With flexible interior space and nearly two acres of land, 165 Coile Drive can accommodate a wide range of commercial users. Here are just a few possibilities.



CONTRACTOR + TRADES

Office, equipment storage, service operations & more



FLEET + LOGISTICS

Vehicle storage, staging, distribution & related uses



FITNESS + RECREATION

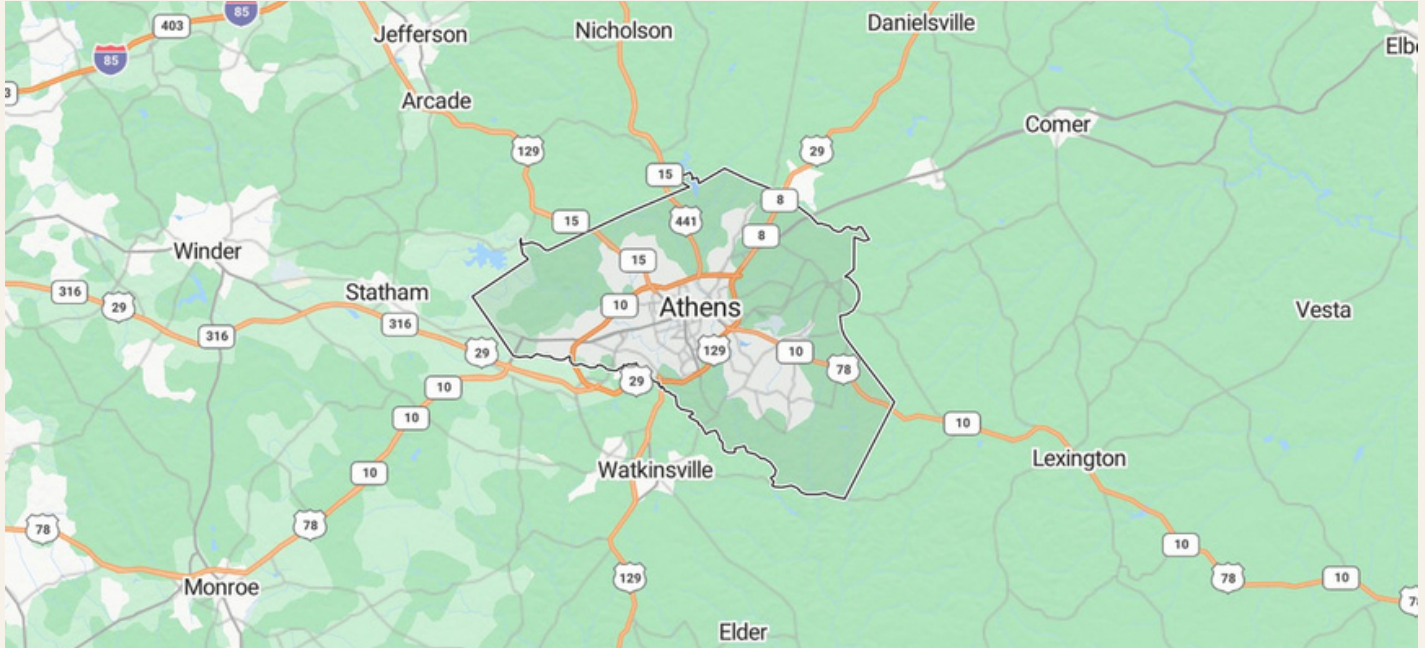
Training facilities, gyms, indoor recreation & more



PROFESSIONAL + SPECIALTY

Office, medical, service-based businesses & other concepts

A University Anchor Supports A Diverse Workforce



Anchored by Athens and the University of Georgia, Clarke County blends education, innovation, culture, and a steady influx of talent.

TOP INDUSTRIES IN THE CLARKE COUNTY WORKFORCE

13.5% Education

9.8% Food service

9.78% Office management

8.94% Administration

7.96% Sales

4.86% Production

Scale And Solid Household Incomes Surround The Property

	1 MILE	3 MILES	5 MILES
2024 POPULATION	15,736	60,750	126,147
Residents			
MEDIAN HOUSEHOLD INCOME	\$68,219	\$77,576	\$65,081
Annual household income			
MEDIAN AGE	37.7	38.6	30.1
Years			

A broad Athens trade area supports professional, service, and owner-user demand.

SCHEDULE A TOUR

See the opportunity in person.

165 COILE DR,
ATHENS, GA 30606-6407

\$1,650,000



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