

FOR SALE

MITCHELL STREET INDUSTRIAL WAREHOUSE

804 W MITCHELL ST
Adel, GA 31620

PRESENTED BY:

TODD DAVIS

Advisor

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SECTION 1

PROPERTY
INFORMATION





SALE PRICE

\$320,000

OFFERING SUMMARY

BUILDING SIZE:	18,033 SF
LOT SIZE:	4.7 Acres
PRICE / SF:	\$17.75
YEAR BUILT:	1993
ZONING:	C-3
APN:	0039 010A

PROPERTY OVERVIEW

This industrial property features two buildings:

- 1) 12,000 ± SF with 2,500 ± SF of office space and a 9,500 ± SF warehouse, there is a mezzanine area above the office. It features three (3) grade level doors, one (1) dock door, and a 14 FT ceiling height.
- 2) 6,033 ± SF with a small storage room, 1 dock door, and a 16 FT ceiling height.

The property also featured a cross dock between the 2 warehouses. The buildings sit on 4.70 acres, which are 75% fenced, and located only 1.5 miles from an I-75 exit ramp.

*The building is located in Flood Zone A.

*Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer

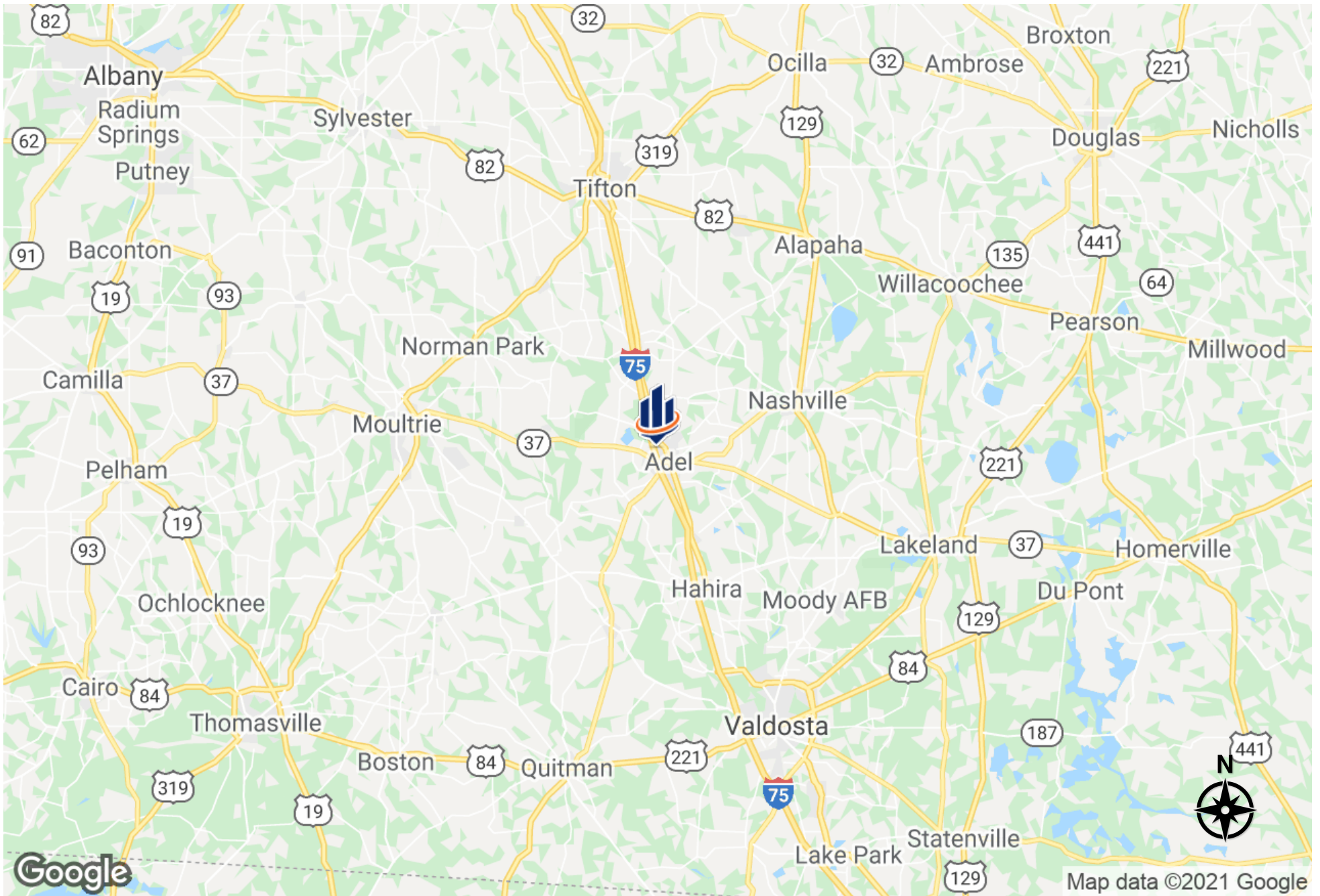


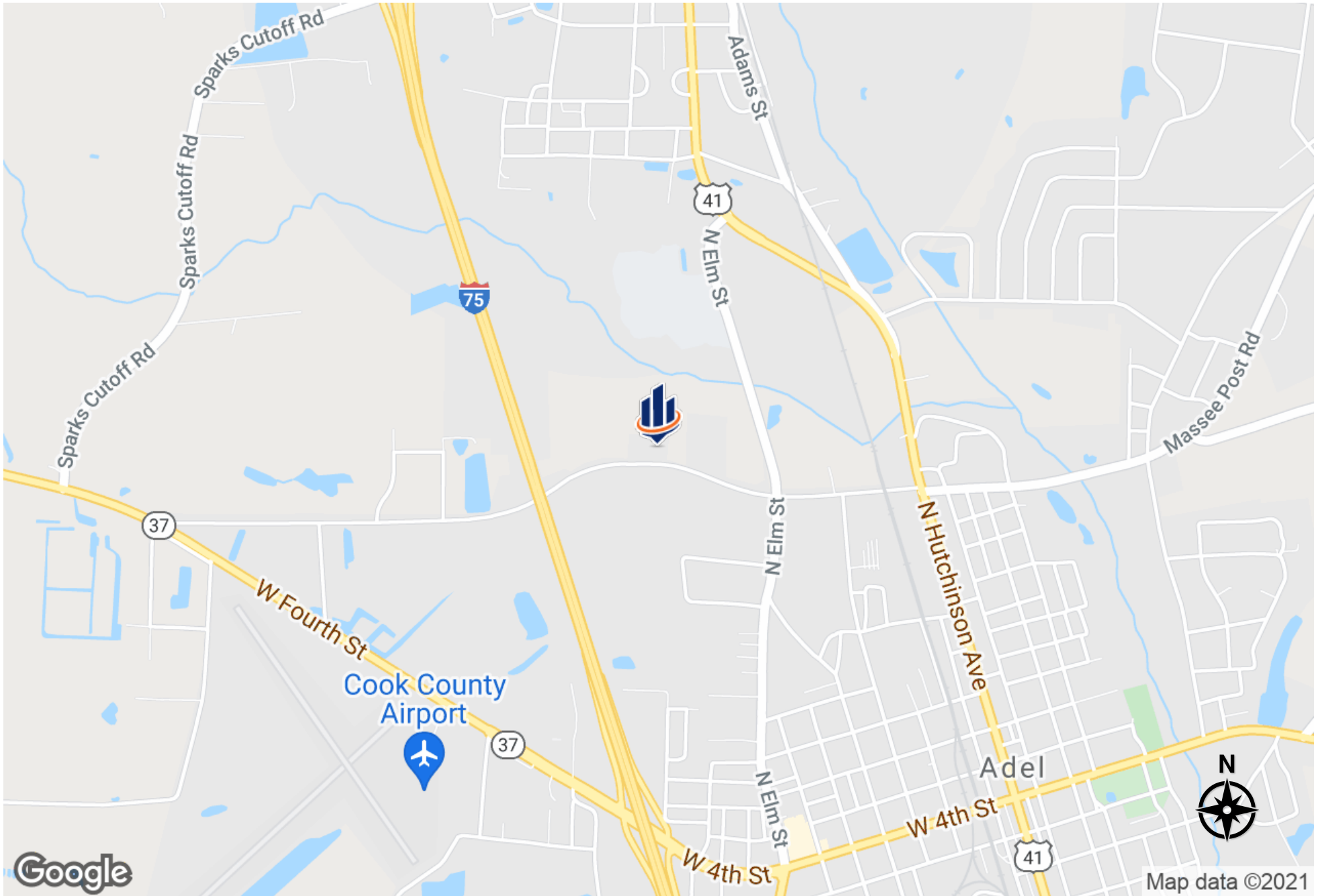


SECTION 2

LOCATION
INFORMATION







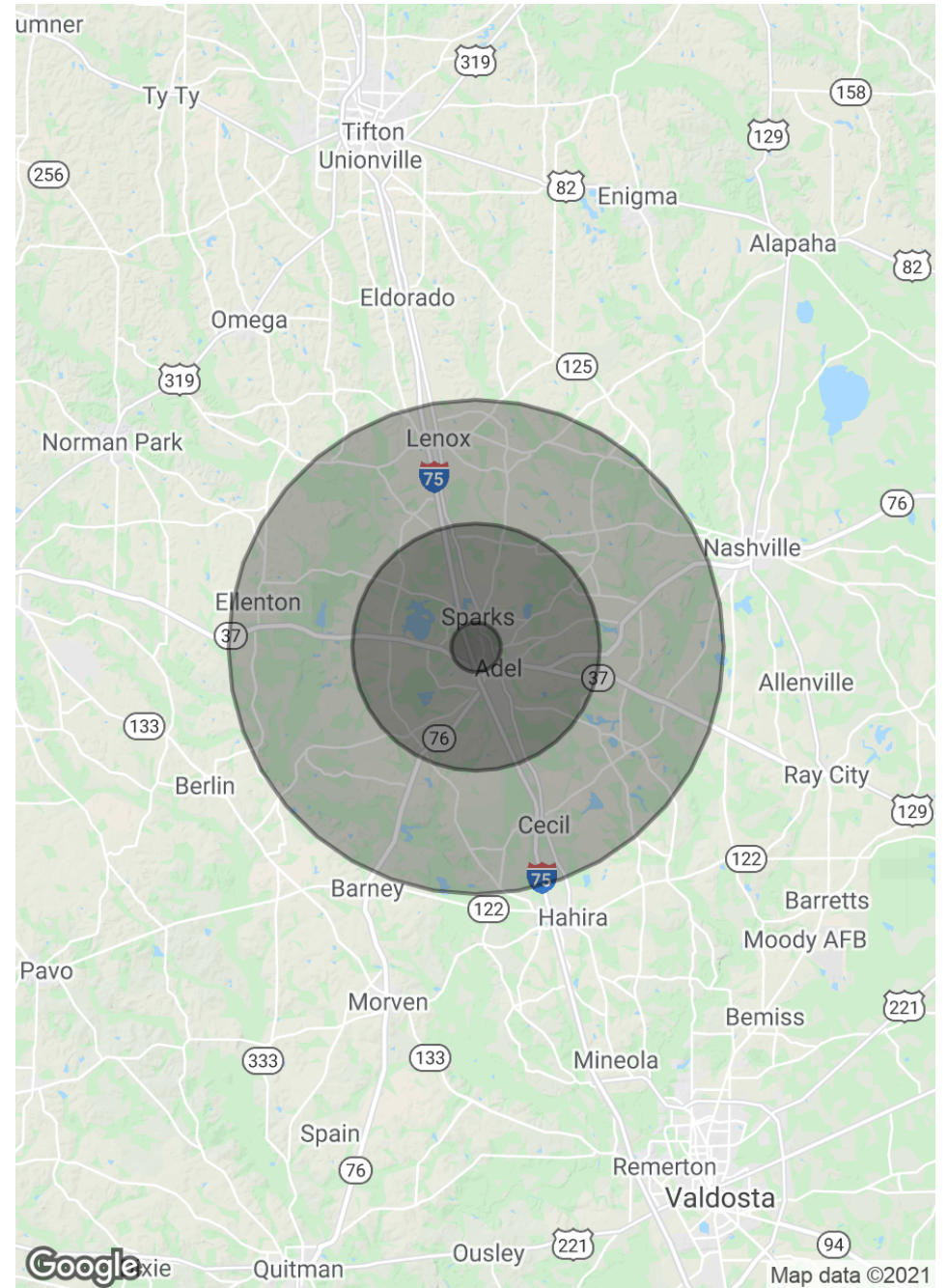
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	268	7,268	22,047
AVERAGE AGE	33.9	35.4	36.0
AVERAGE AGE (MALE)	32.1	34.5	35.6
AVERAGE AGE (FEMALE)	36.6	37.4	37.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	103	2,680	8,161
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$39,584	\$43,647	\$43,805
AVERAGE HOUSE VALUE	\$120,353	\$114,014	\$120,169

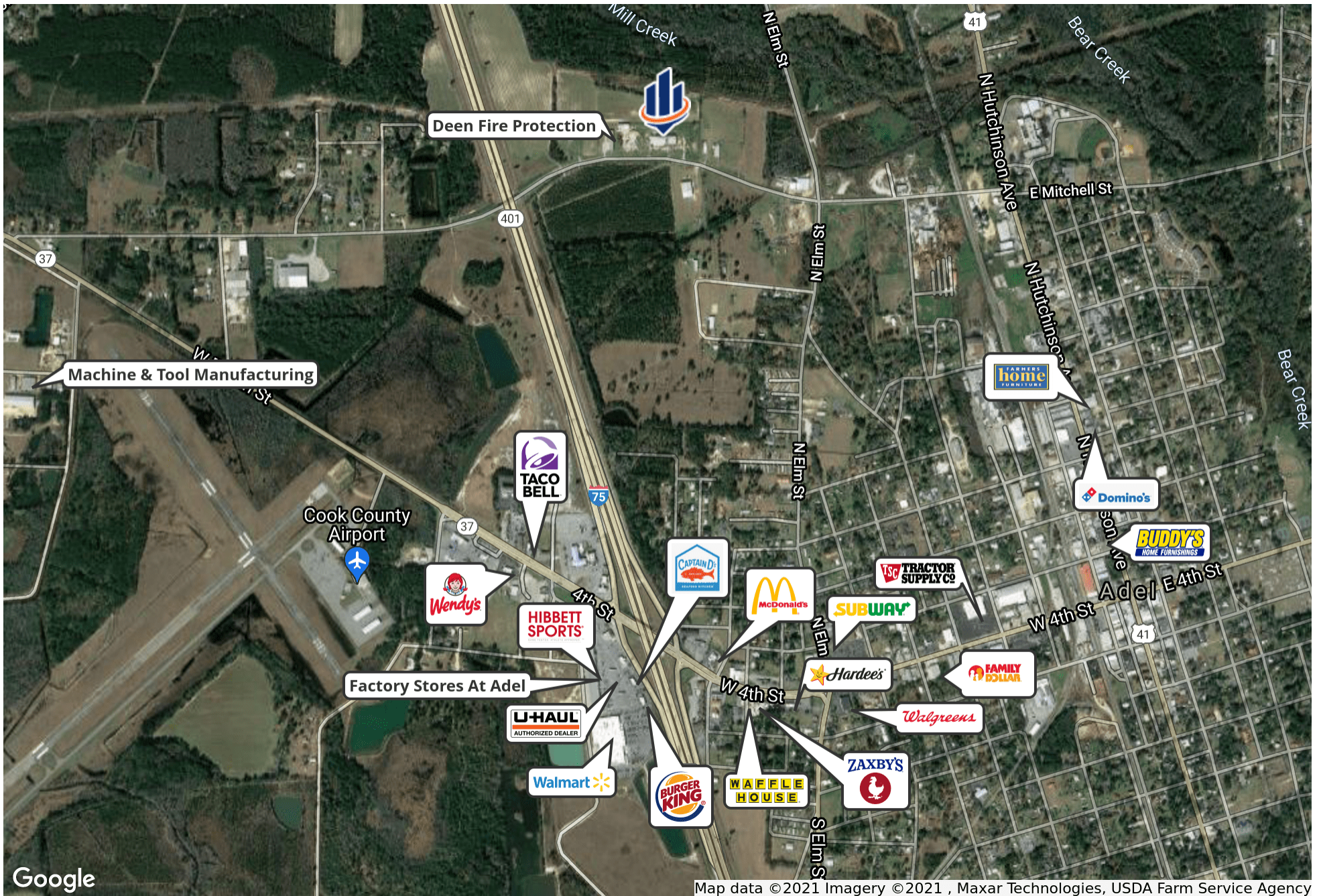
* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS





Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency



SECTION 4

AGENT AND
COMPANY





TODD DAVIS

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PROFESSIONAL BACKGROUND

Todd Davis is an advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region. Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land, and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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