



575 Industrial Park Road

Roberta, Crawford County, Georgia 31078

SALE OR LEASE



7,500± SF • 1.37 ACRES

WAREHOUSE “NEW CONSTRUCTION”

SALES PRICE: \$225,000

LEASE RATE: \$2,250/MONTH, NNN

CBCMACON.COM

ART BARRY III, SIOR
478.746.8171 Office • 478.731.8000 Cell
abarry@cbcworldwide.com



CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 1/13/21



PROPERTY OVERVIEW

575 Industrial Park Road
Roberta, Crawford County, Georgia 31078

| | |
|--|------------------------------------|
| BUILDING INFORMATION: | 7,500± SF Shell "New Construction" |
| ACREAGE: | 1.37± Acres |
| CONSTRUCTION: | PreEngineered Metal Construction |
| ROOF: | 26 Gauge galvalume PBR roof |
| YEAR BUILT: | 2020 |
| FIRE PROTECTION: | Fully sprinkled |
| CEILING HEIGHT: | 14' |
| TRUCK LOADING: | Two (2) drive-in doors |
| PARKING: | Gravel |
| UTILITIES: | All utilities serve the site. |
| ZONED: | I-G, General Industrial District |
| SALES PRICE: \$225,000 LEASE RATE: \$2,250/MONTH, NNN | |



PHOTOS

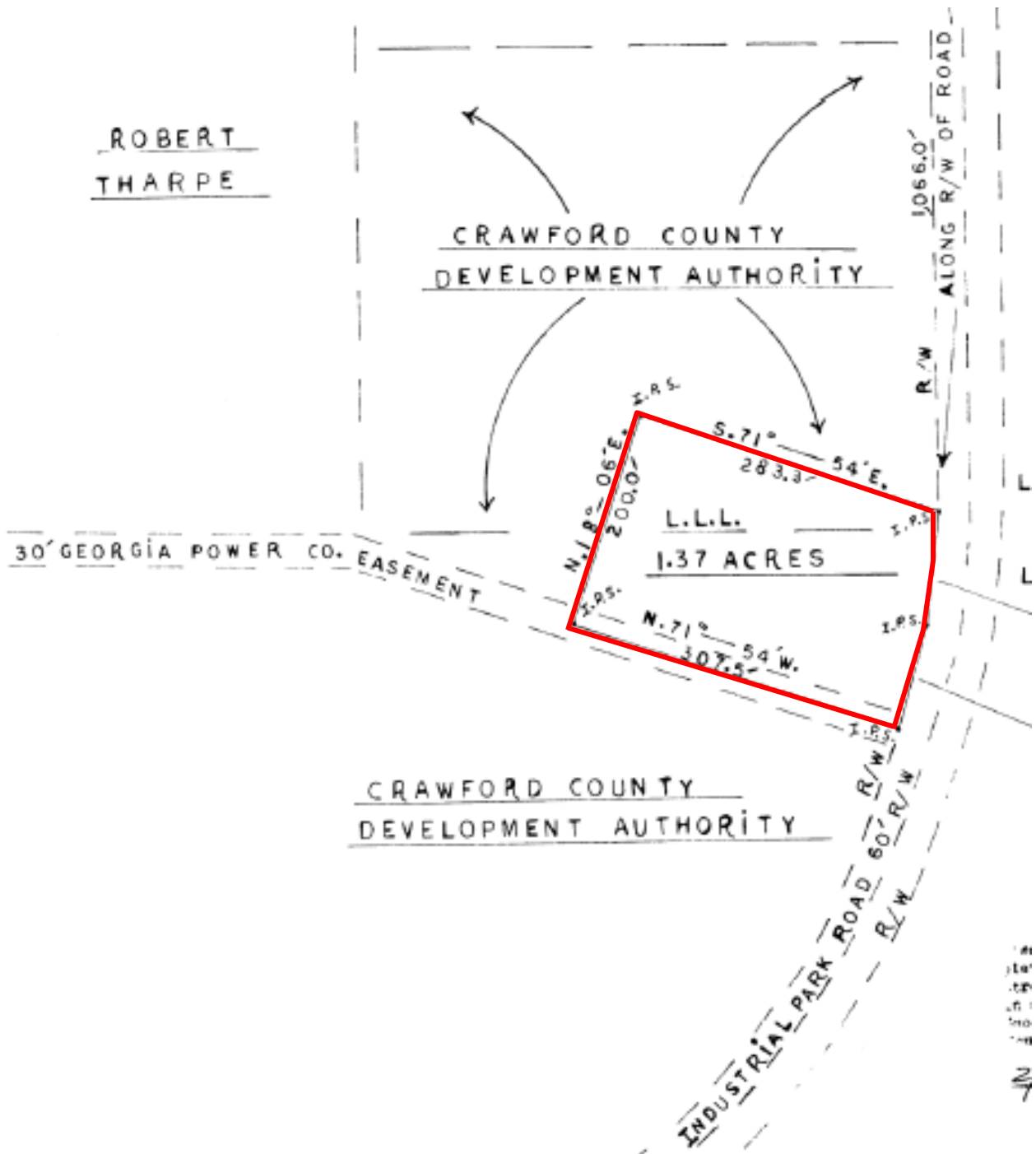
575 Industrial Park Road
Roberta, Crawford County, Georgia 31078





PROPERTY SURVEY

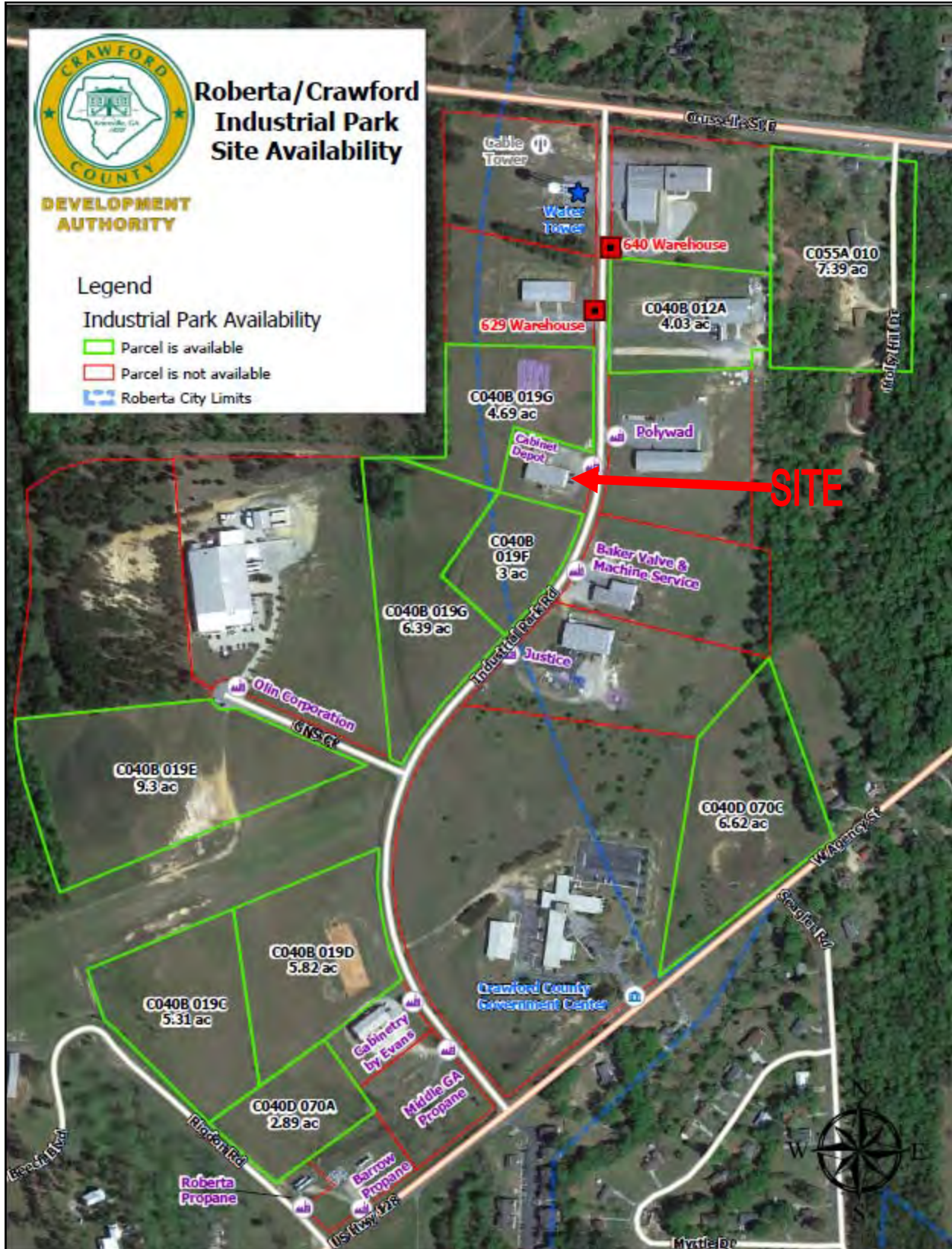
575 Industrial Park Road
Roberta, Crawford County, Georgia 31078





INDUSTRIAL PARK MAP

575 Industrial Park Road
Roberta, Crawford County, Georgia 31078



ART BARRY III, SIOR
478.746.8171 Office • 478.731.8000 Cell
abarry@cbcworldwide.com

CBCMACON.COM



LOCATION MAP

575 Industrial Park Road
Roberta, Crawford County, Georgia 31078





DEMOGRAPHICS - CRAWFORD COUNTY

575 Industrial Park Road
 Roberta, Crawford County, Georgia 31078

KEY FACTS

12,636

Population



Average Household Size

43.5

Median Age

\$40,929

Median Household Income

15%

No High School Diploma



37%
High School Graduate

34%
Some College

14%
Bachelor's/Grad/Prof Degree

BUSINESS



222

Total Businesses



1,604

Total Employees

EMPLOYMENT



White Collar

53%



Blue Collar

31%



Services

16%



INCOME



\$40,929

Median Household Income



\$20,702

Per Capita Income



\$67,106

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (0.9%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 16.1% | +5.0% | |
| \$15,000 - \$24,999 | 12.2% | +2.6% | |
| \$25,000 - \$34,999 | 13.4% | +3.9% | |
| \$35,000 - \$49,999 | 17.3% | +4.0% | |
| \$50,000 - \$74,999 | 18.7% | +0.7% | |
| \$75,000 - \$99,999 | 11.5% | -1.1% | |
| \$100,000 - \$149,999 | 7.4% | -6.7% | |
| \$150,000 - \$199,999 | 2.6% | -3.1% | |
| \$200,000+ | 0.9% | -5.2% | |