

# FOR LEASE

955 Watson Blvd.  
Warner Robins, GA 31093



**BUILDING SIZE:** 24,300 SF

**AVAILABLE:** 12,700 SF - Suite 100 (Available June 1, 2020)  
1,350 SF Office Area  
11,350 SF Warehouse

**BUILT:** 1984

**ZONED:** C-3

**TRAFFIC:** 18,300 Vehicles Per Day Watson Blvd.

**NOTES:** Five dock doors. Semi (2) and Delivery truck (3) high. Also a 12' by 18' drive in door. Tenant will provide their own grounds maintenance.

**LOCATION:** High traffic location near the intersection of Watson Boulevard and N Davis Drive/S Davis Drive.

## Lease Price: \$3.14/PSF

Includes \$0.62/psf Taxes and Insurance

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
Associate Broker  
(478) 397-2233 (cell)  
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**Bill Coley**  
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151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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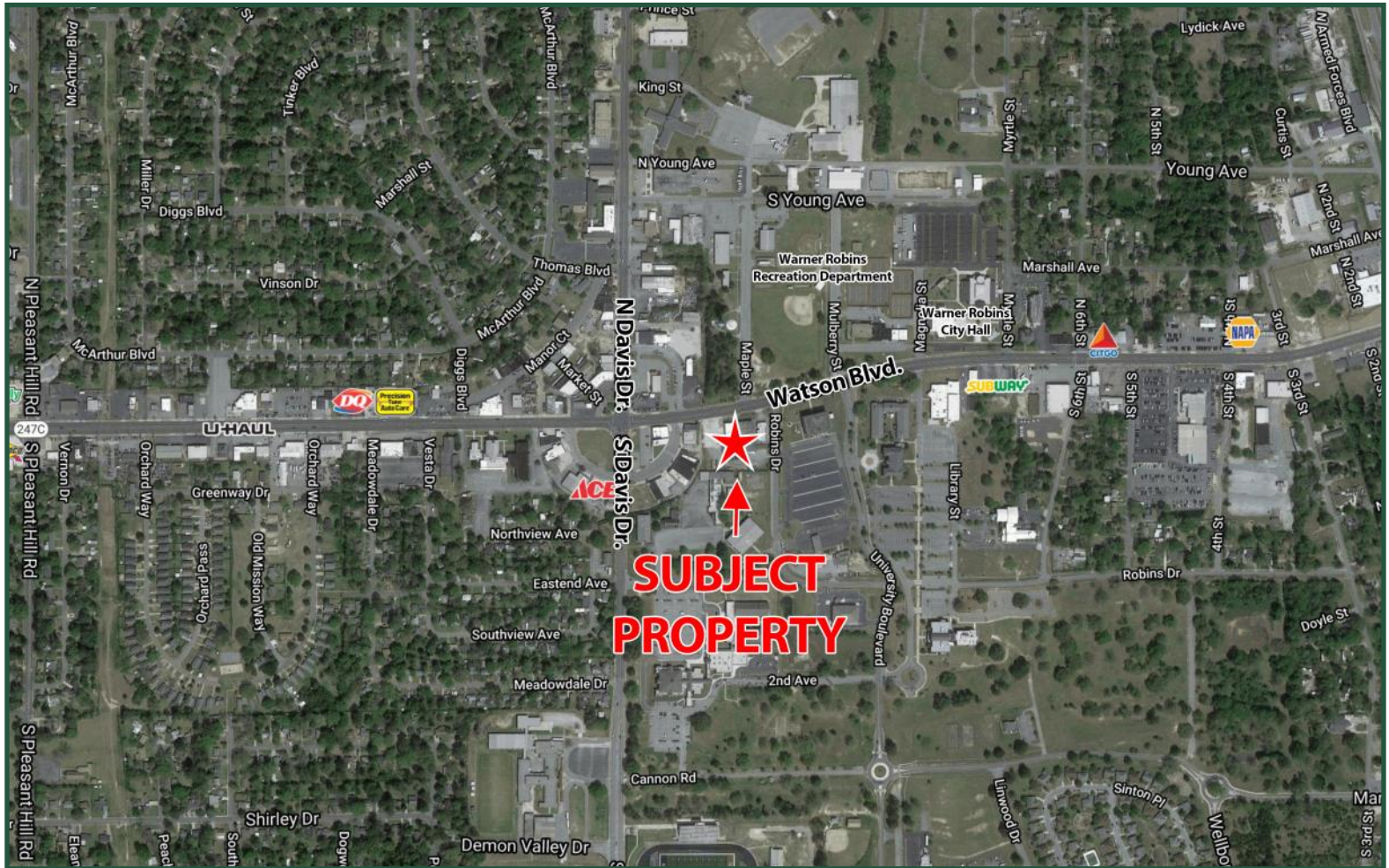
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**FICKLING  
& COMPANY**

A Full Service Real Estate Company  
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2019 DEMOS	1 mile	3 mile	5 mile
Population	5,428	38,384	97,880
Median Age	35.3	35.0	35.3
Avg. HHI	\$90,775	\$73,935	\$70,842

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