

## OFFICE FOR LEASE

230 Margie Drive

Warner Robins, GA 31088



**Building Size:** 21,000 SF

**Available:** Suite 100 - 3,198 SF Office  
2,360 SF Office and Cubicle Space  
840 SF Warehouse

**Parking:** Ample

**Traffic:** 7,580 vehicles per day Osigian Blvd  
26,700 vehicles per day Watson Blvd

**Located:** Located in the Advanced Technology Park on Margie Drive.  
Convenient to restaurants, hotels and retail.

**Notes:** Landlord will negotiate a Full Service Lease. 3 Offices, Conference Room, Break Room, 2 Restroom, Warehouse, Exterior electric lift in rear, 10' roll up door

**Lease Price: \$13.00/PSF**  
**(Plus \$2.67/PSF Estimated CT&I)**

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
Associate Broker  
(478) 397-2233 (cell)  
(478) 971-8000 (office)  
gwyatt@fickling.com

**Bill Coley**  
Associate Broker  
(478) 955-4123 (cell)  
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bcoley@fickling.com

**commercial.fickling.com**

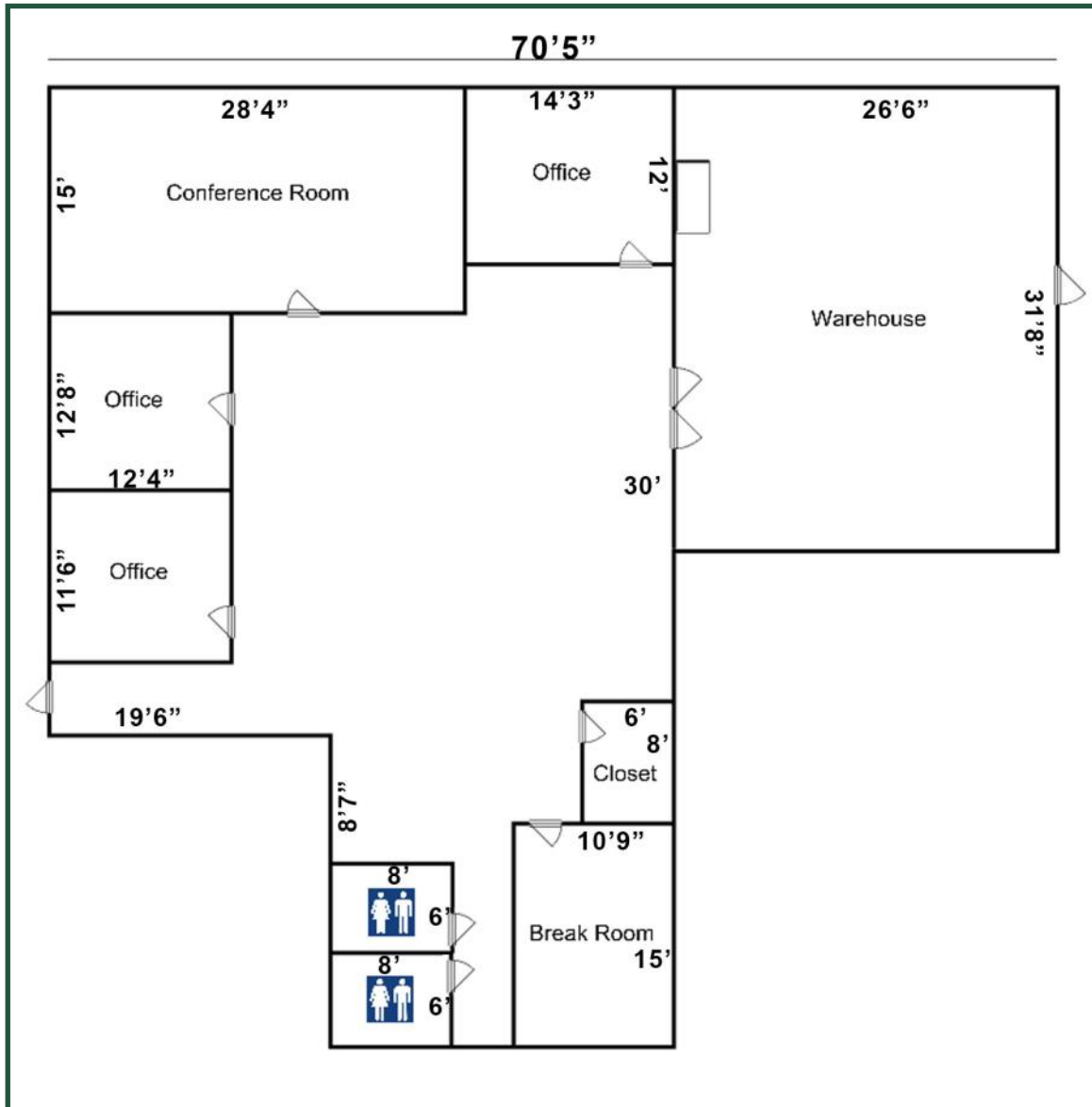
151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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**FLOOR PLAN**  
**Suite 100**  
**3,198 SF**



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**FICKLING & COMPANY**  
 A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



2019 Demos	1 Mile	3 Mile	5 Mile
Population	5,133	46,135	106,913
Median Age	35.9	35.4	35.1
Average HHI	\$86,249	\$71,618	\$69,242

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