
202 BEN BURTON CIR

Bogart, GA 30622

AVAILABLE SPACE
3,000 SF

LEASE RATE
\$1,850.00 - 2,500.00 per month (MG)

FEATURES

- 3000 SF office buildout - rate \$2,500.00/mo. - two to five year term
- 1,600 office with 1,400 storage / warehouse buildout - \$1,850.00/mo. - three to five year term
- Drive in door for delivery and distribution in rear

AREA

This property is located in Coggins Industrial business park in west Athens-Clarke County. Surrounded by other industrial and office users of local, national and international presence, this area has prime positioning with its proximity to GA-Loop 10, Highways 316, 78, 15, 29, 441 and Interstate-85. Neighboring manufacturers / distributors include Sign Bothers, Blount Heating and Cooling, UPS, FedEx, Burton and Burton, etc.



OFFICE

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OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$1,850.00 - 2,500.00 per month (MG)

Year Built: 1989

Building Size: 12,000 SF

Zoning: E-O

Market: Athens

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PROPERTY OVERVIEW

This 3,000 SF unit is currently built out front to back as office. The Landlord is willing to convert approximately 1,400 SF in the rear of unit to warehouse / storage should a user require office / warehouse concept. The current buildout consists of a lobby / reception area, two private restrooms, 12 private offices, two storage closets and a large open meeting area / training space. The Landlord proposed buildout would consist of a lobby / reception area, two private restrooms, 6 private offices, and 1,400 SF of open storage / warehouse space

PROPERTY HIGHLIGHTS

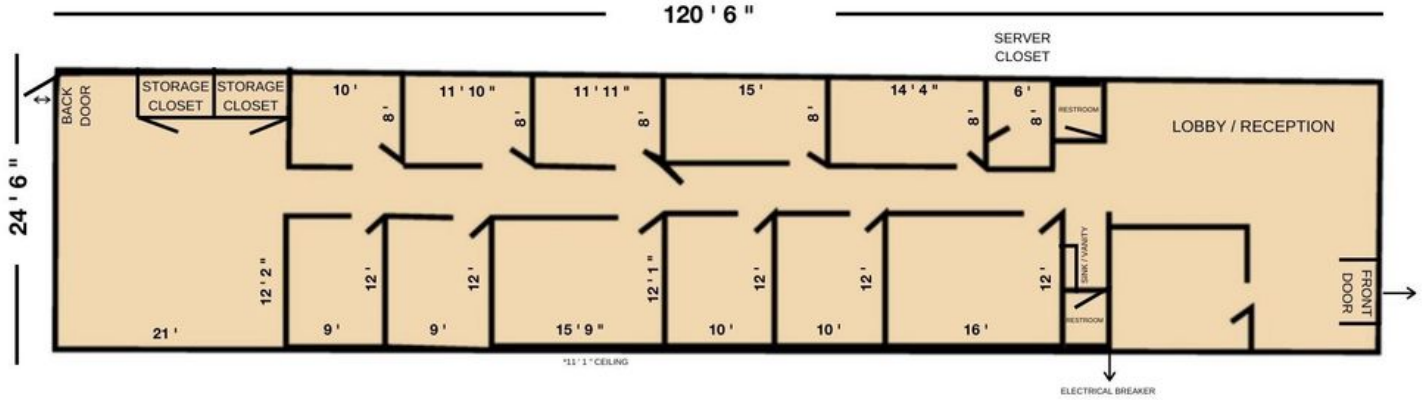
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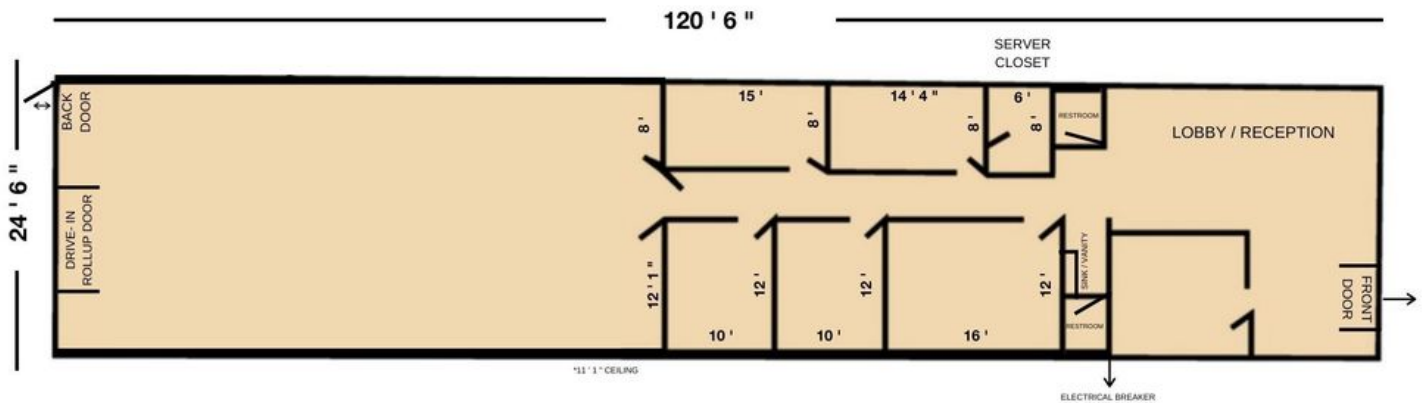


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UPCHURCH REALTY



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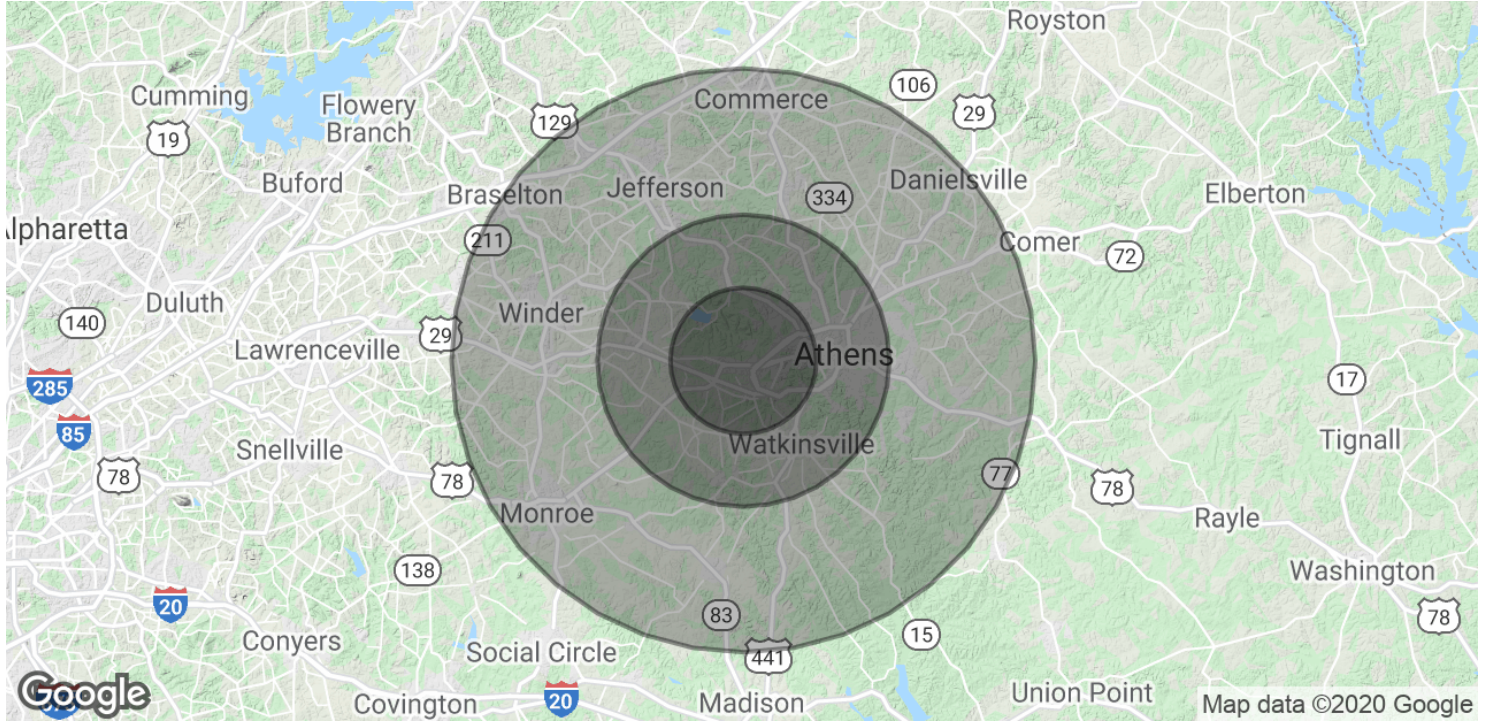




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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	44,992	158,610	331,207
Average age	34.4	30.9	33.1
Average age (Male)	33.3	30.0	32.2
Average age (Female)	35.1	31.5	34.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	17,652	56,582	119,744
# of persons per HH	2.5	2.8	2.8
Average HH income	\$76,534	\$60,120	\$59,234
Average house value	\$241,734	\$221,471	\$200,875

* Demographic data derived from 2010 US Census

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