

FOR LEASE

140 Osigian Boulevard
Warner Robins, GA 31088



Building Size: 10,360 SF

Available: Building 700 - 10,360 SF (As-Is Condition)

Parking: 5.83 spaces per 1,000 SF

Traffic: 7,580 vehicles per day Osigian Blvd

26,700 vehicles per day Watson Blvd

Located: Located in the Advanced Technology Park on Osigian Blvd. Less than 6 miles from Robins Air Force Base. Convenient to restaurants, hotels and retail.

Notes: Pad sites available for owner build out and/or ground lease. Maximum single building size approximately on pad sites is 10,000 SF. Owner can build up to 24,250 SF at this location. Design build standard offices are \$13.00/psf base rent.

Medical Office Lease call agent for lease price

Building 700 Lease Price: \$10.00/PSF
Lease Price: \$13.00/PSF

Plus \$1.50/PSF CAM, Taxes, Insurance

**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)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

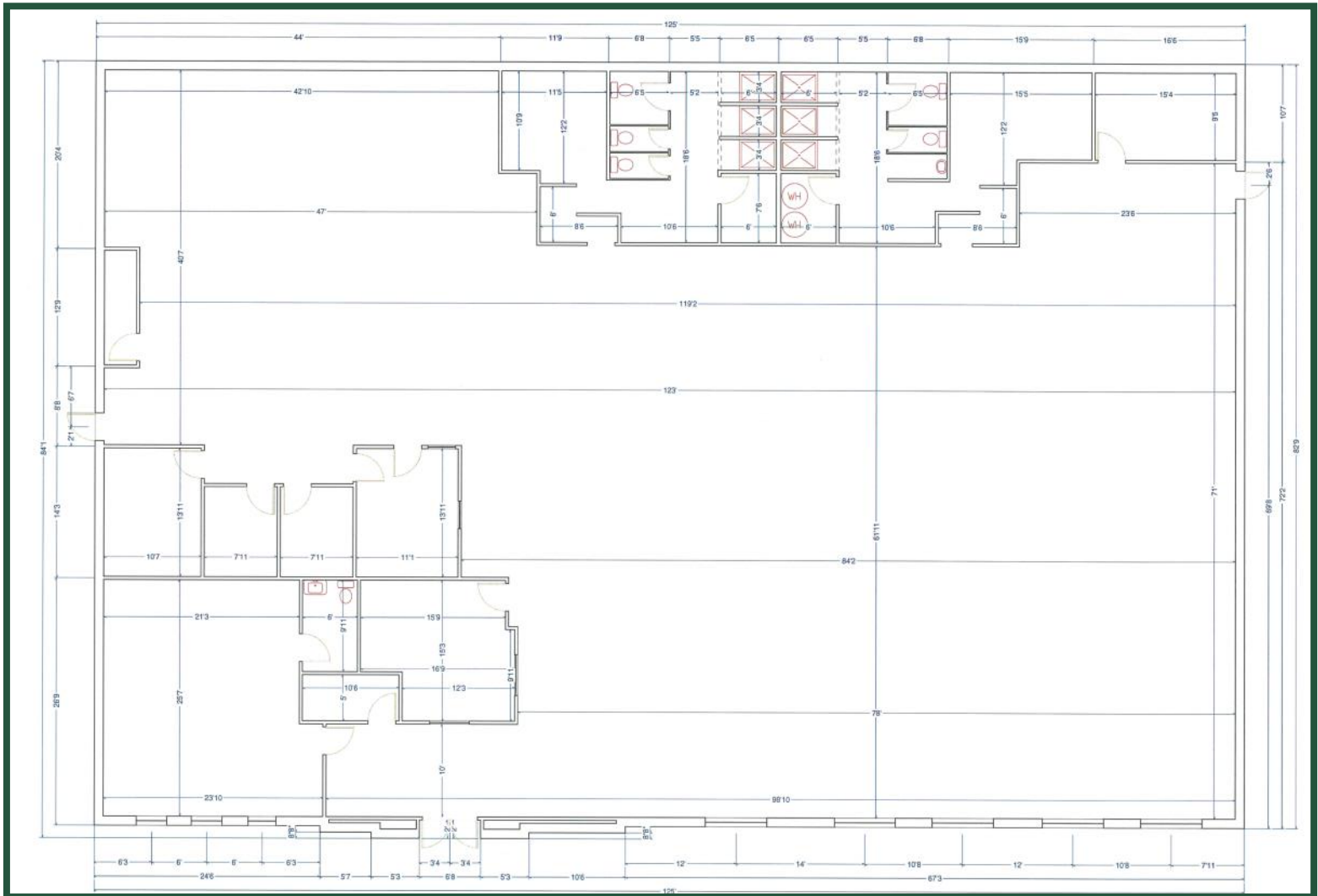
151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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

FOR LEASE
140 Osigian Boulevard
Warner Robins, GA 31088



Floor Plan - Building 700
10,360 SF



**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)
(478) 971-8000 (office)
bcoley@fickling.com

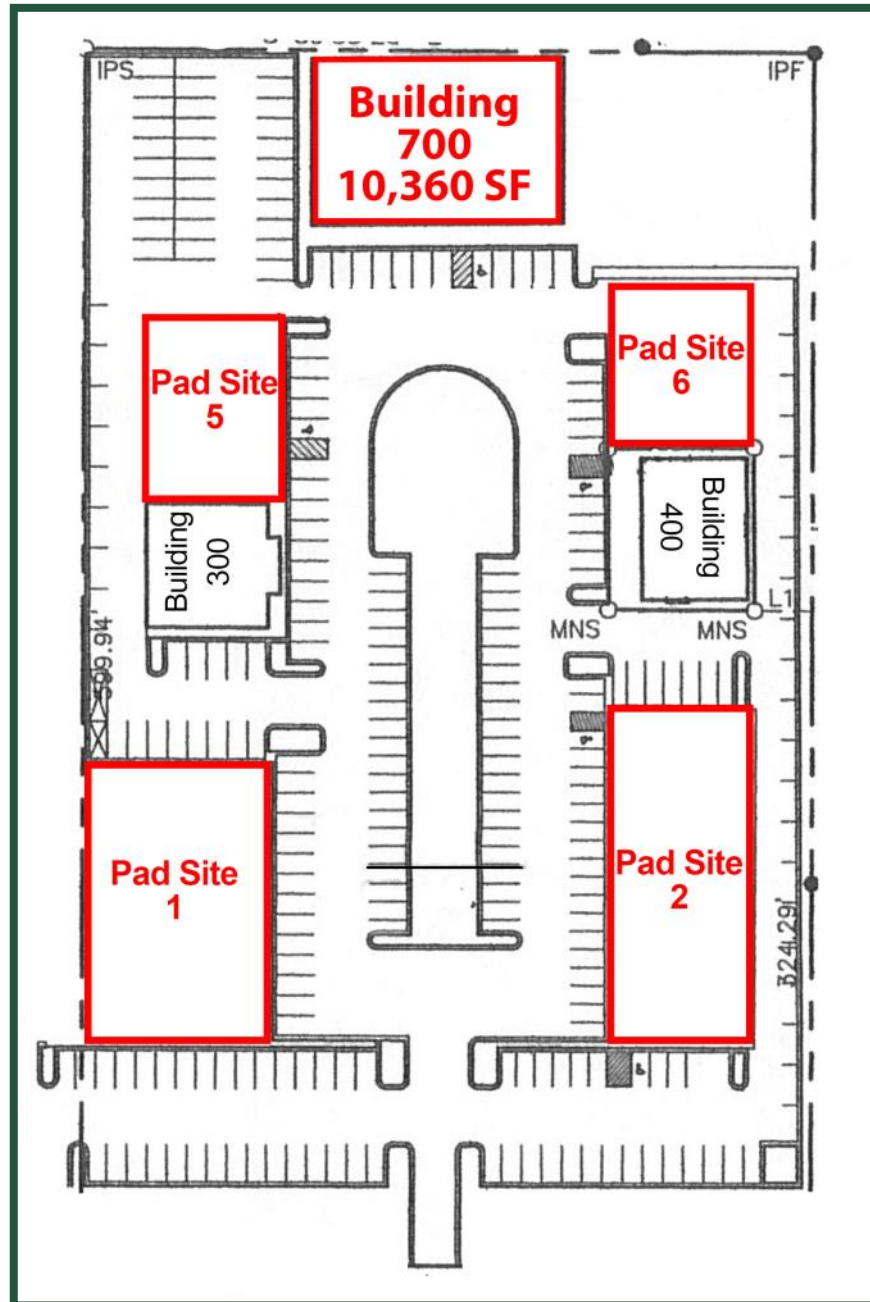
commercial.fickling.com

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

FOR LEASE
140 Osigian Boulevard
Warner Robins, GA 31088

Site Plan



**FOR MORE
INFORMATION
CONTACT**

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

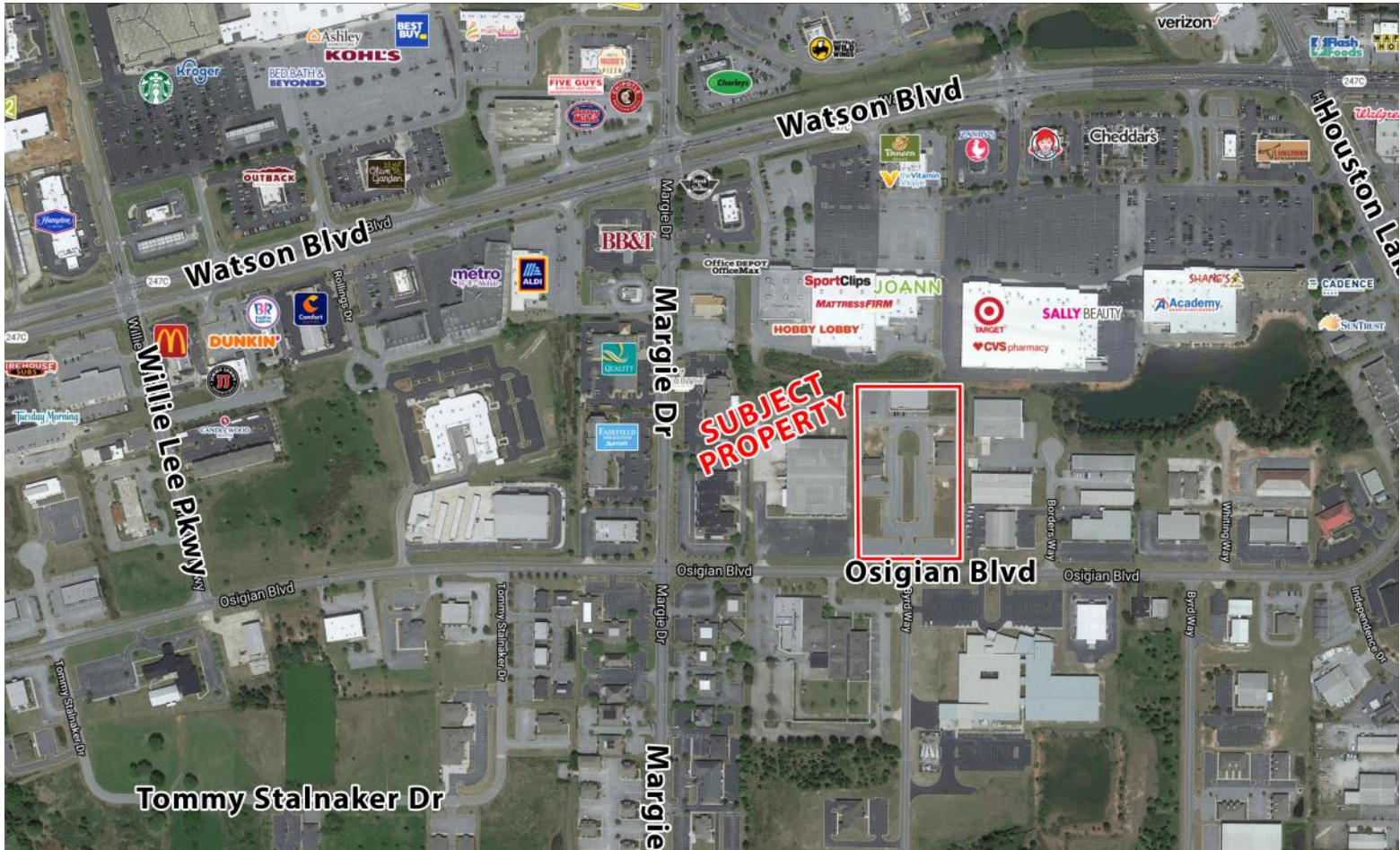
Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

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

FOR LEASE
 140 Osigian Boulevard
 Warner Robins, GA 31088



2019 Demos	1 Mile	3 Mile	5 Mile
Population	4,746	45,160	106,498
Median Age	35.8	35.3	35.1
Average HHI	\$87,999	\$72,418	\$69,905

**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)
 (478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

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