

THE PARK



600 PARK DRIVE | WARNER ROBINS, GEORGIA



MULTI- BUILDING OFFICE PARK FOR SALE

600 PARK DRIVE
WARNER ROBINS, GA 31088
HOUSTON COUNTY

ASKING PRICE
\$10,900,000



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PROPERTY INFORMATION

- 35 buildings constructed from 1986 – 2006 (effective age: 15 years Overall; remaining economic life: 35 years)
- Total SF: 187,029 (184,329 rentable SF + 2,700 SF equipment building)
- Individual building sizes: 2,500-13,568 SF (similar construction and design among buildings)



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PROPERTY INFORMATION

- 25.48 acres
- Nine contiguous sites accessible from S Davis Drive and Coleman Boulevard via Russell Parkway with private drive that runs between the sites
- S Davis Drive (east side) Frontage – 690.40'
- Coleman Boulevard (north side) Frontage – 589.54'
- Located in the Federal HUB Zone
- Located in the Military Zone



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ADDITIONAL PROPERTY INFO

- Roof: Flat membrane
- Gutter/Downspouts: Aluminum
- Exterior Walls: Brick veneer
- Windows: Aluminum frame fixed glass double-pane
- Footings: Reinforced concrete
- Foundation: Poured concrete
- M-1 (Wholesale & Light Industrial District)



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ADDITIONAL
PHOTOS



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PARK LIMITED
INCOME & EXPENSE
2022

Gross Income

\$129,507 per month for 2022 current \$1,554,084.00

Less Expenses:

Fixed:

Taxes and Licenses:	\$115,000.00	(2021 taxes plus license fees)
Insurance	\$55,722.00	
Total Fixed Expenses	\$170,722.00	

Operating:

Water/Trash	\$77,000.00	(includes proposed 7% increase from city)
Lawn Maintenance	\$80,000.00	
Telephone	\$6,362.00	
Power	\$52,900.00	
Professional Fees	\$17,284.00	
Office Expense	\$5,329.00	
Maintenance (HVAC and roof)	\$132,000.00	
Salaries	\$145,162.00	
Payroll Taxes	\$11,600.00	
Insurance Wrks comp	\$3,255.00	

Total Operating Expenses \$530,892.00

Total Expenses: \$701,614.00

Net Income: **\$852,470.00**

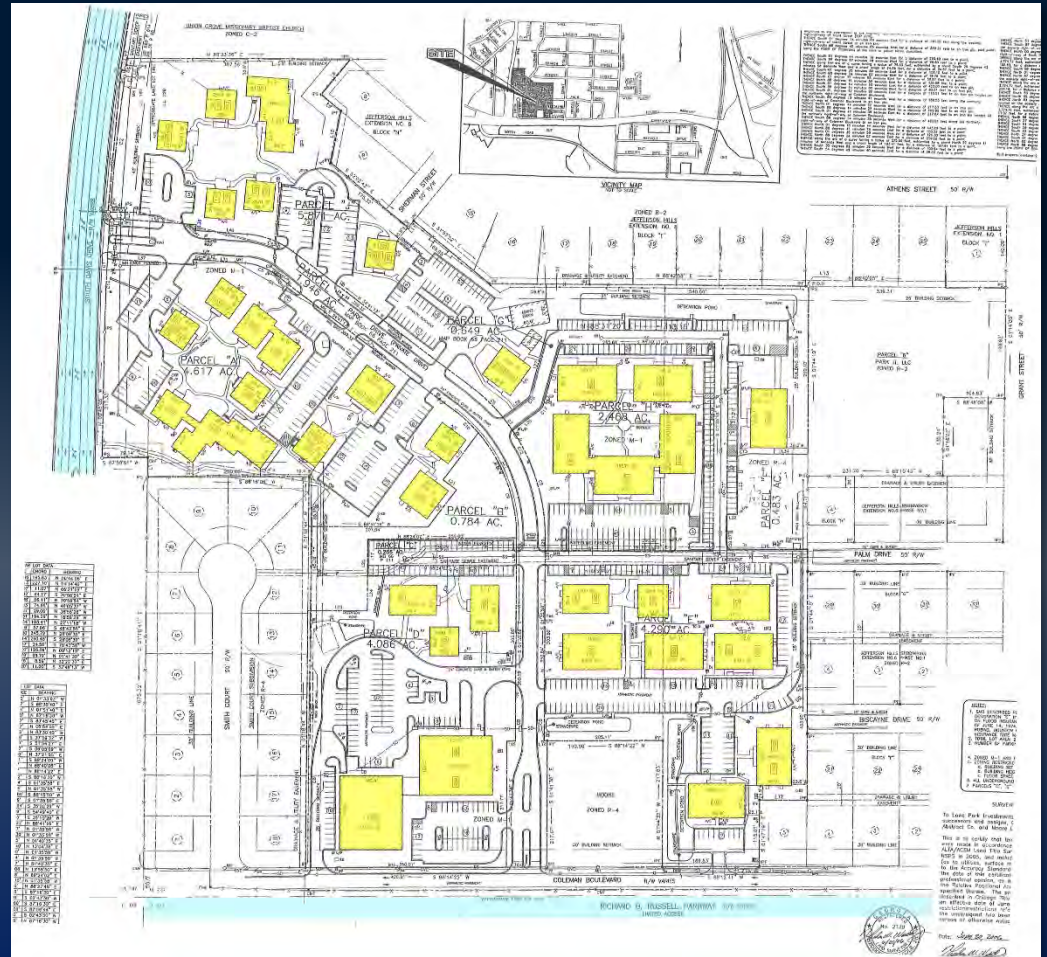
SITE PLAN/PLAT

- Robins Air Force Base Economic Impact

- 23,405+ Total Employees
- \$6.2B in Contracts
- \$3.54B Economic Impact
- 1.58 Employment Multiplier

- Houston County Demographics

- Population: 162,257
- Average Household Income: \$90,704
- Households: 61,767



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