

335 Margie Drive
Warner Robins, GA 31088
Houston County

2ND FLOOR LEASE SPACE

SINGLE UNITS STARTING AT \$395/MO.



- 3,847 SF two-story brick construction
- Built 1999
- Zoned C-2 (Commercial)
- Situated on Margie Drive between Osigian Boulevard and Smithville Church Road
- Excellent location in close proximity to national retailers and traffic generators at the intersection of Watson Boulevard and Houston Lake Road
- Traffic Counts: (2016 GDOT Published Data estimate)
 - Watson Blvd W of Houston Lake Rd – 27,200 vpd
 - Houston Lake Rd S of Watson Blvd – 27,400 vpd
- Single offices or multi-office combinations available
- Lease rates include Common Area Maintenance (CAM), utilities, janitorial and Wi-Fi

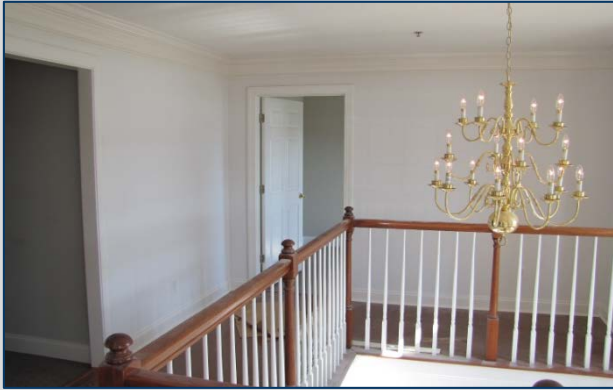
SEE ATTACHED FLOOR PLAN FOR LEASE RATES
AND AVAILABILITY.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

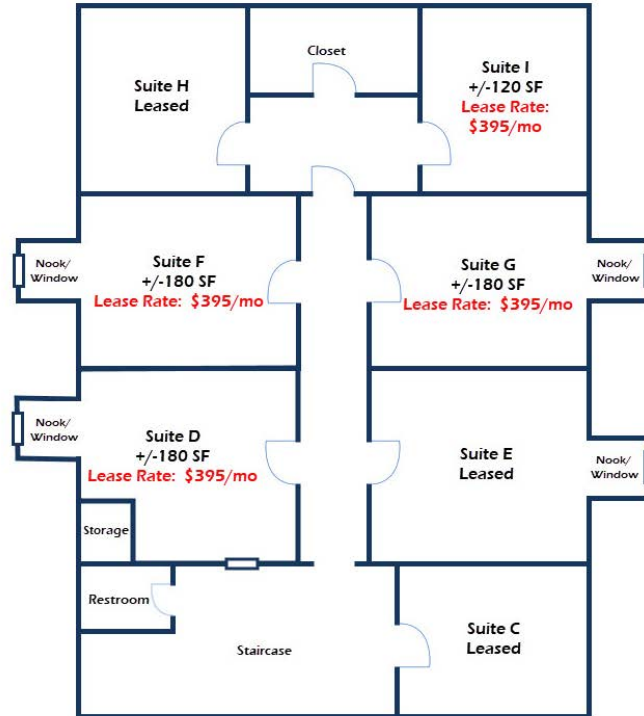
For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | kharkins@thesummitgroupmacon.com

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335 Margie Drive 2nd Floor Plan

NOT to Scale



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