

# NEWLY RENOVATED PROFESSIONAL OFFICE

4,000 SF AVAILABLE  
0.68 ACRE

LEASE RATE:  
\$15/SF, NNN



1532 WATSON BOULEVARD, WARNER ROBINS, GA 31093

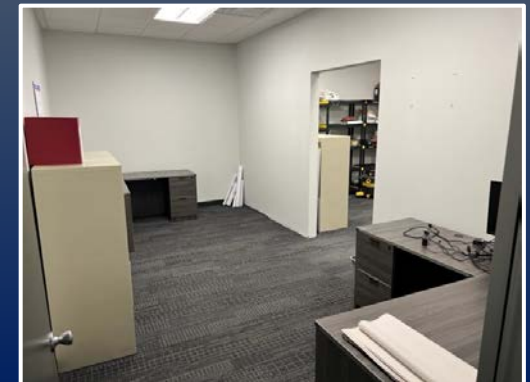
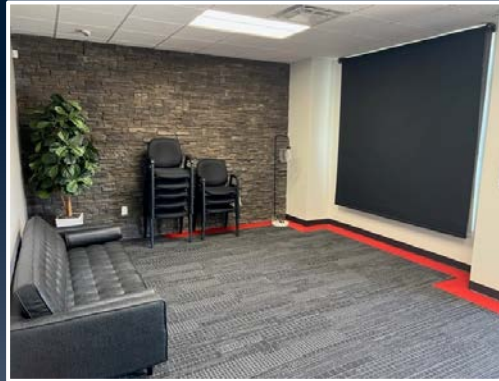


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## PROPERTY INFORMATION

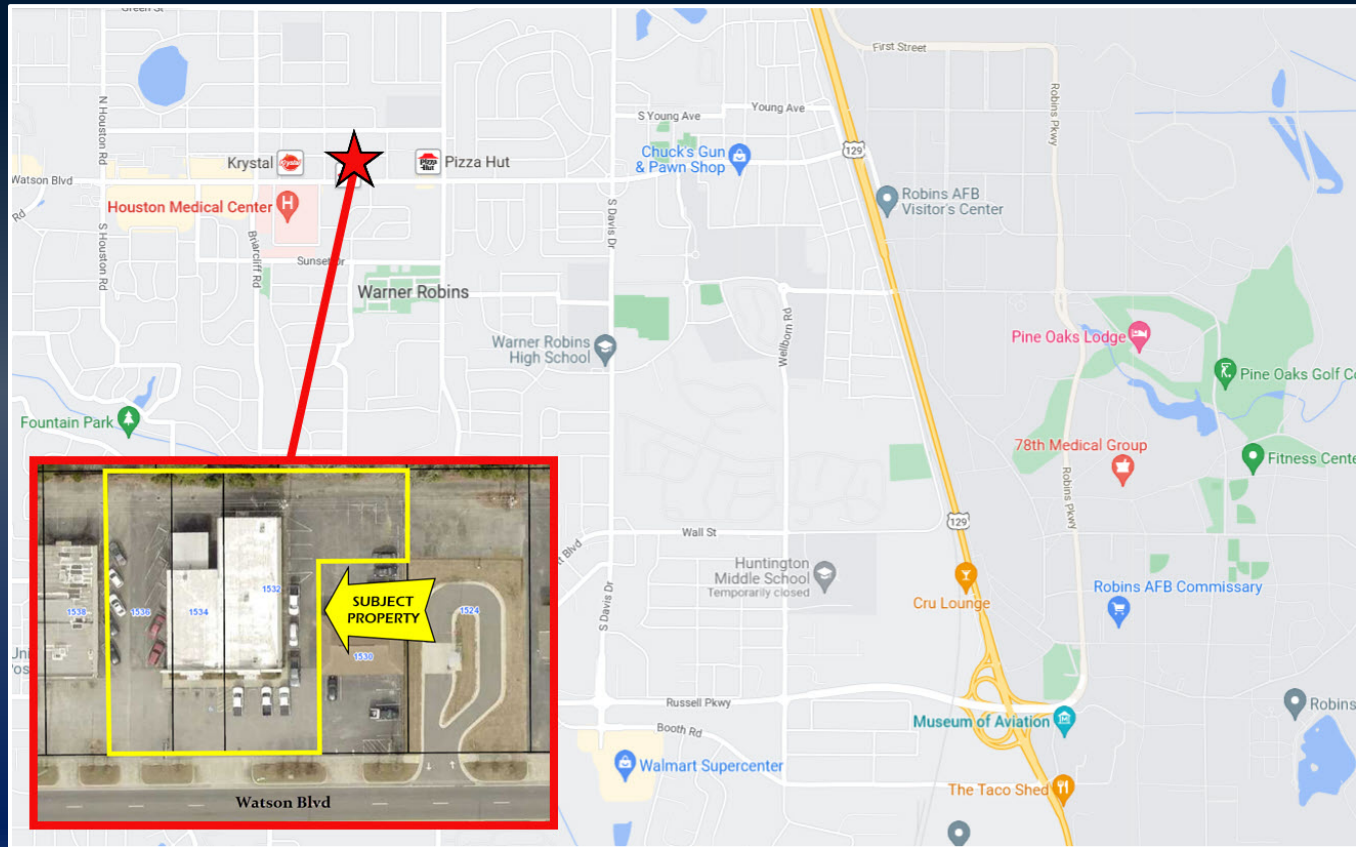
- 4,000 SF office suite includes seven (7) offices, copy room, storage room, kitchen, conference room and two (2) restrooms
- Total building size = 5,947 SF (co-tenant is 1<sup>st</sup> Franklin Financial)
- Zoned C-2 (Commercial)
- Signage on Watson Boulevard
- Traffic Count (GDOT 2020 Published Data estimate):
  - Watson Blvd: 23,500 vpd
- Easy access from Robins Air Force Base and Houston Medical Center



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## AREA MAP



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