

OFFICE BUILDING FOR SALE OR LEASE

132 BYRD WAY, WARNER ROBINS, GA 31088, HOUSTON COUNTY



ASKING PRICE: \$1,500,000 | LEASE RATE: \$18/SF NNN | 9,000

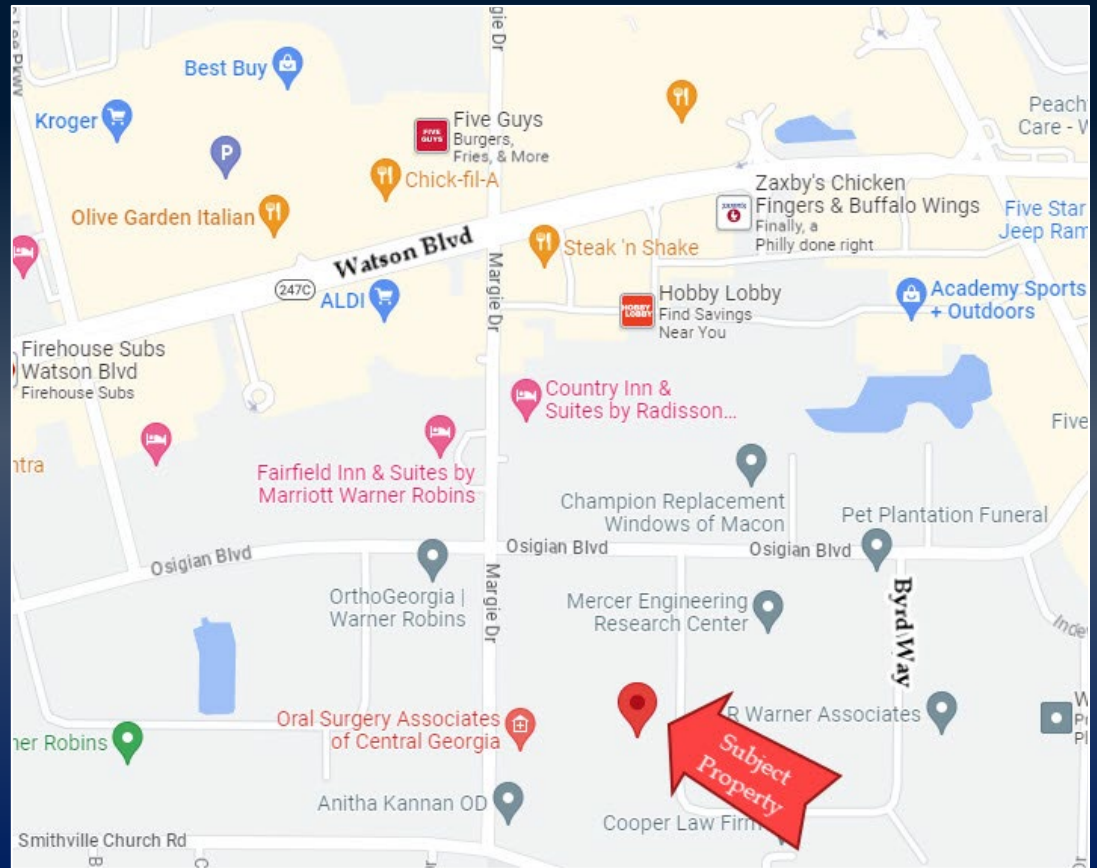


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PROPERTY INFORMATION

- 9,000 total SF
 - 6,000 SF downstairs
 - 3,000 SF upstairs
- Approximately 1 acre
 - Will be surveyed out from larger parcel with purchase
- Located inside the Advanced Technology Park; adjacent to other professional and medical offices
- Zoned C-2
- Built in 2017
- 35 parking spaces including 2 covered spaces in the back



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ADDITIONAL PROPERTY INFO

- Covered parking
- Executive office with full bath
- 7 HVAC units
- 7 bathrooms
- Kitchen area
- Covered patio
- Alarm system
- Sprinkler system
- Walk-in attic storage



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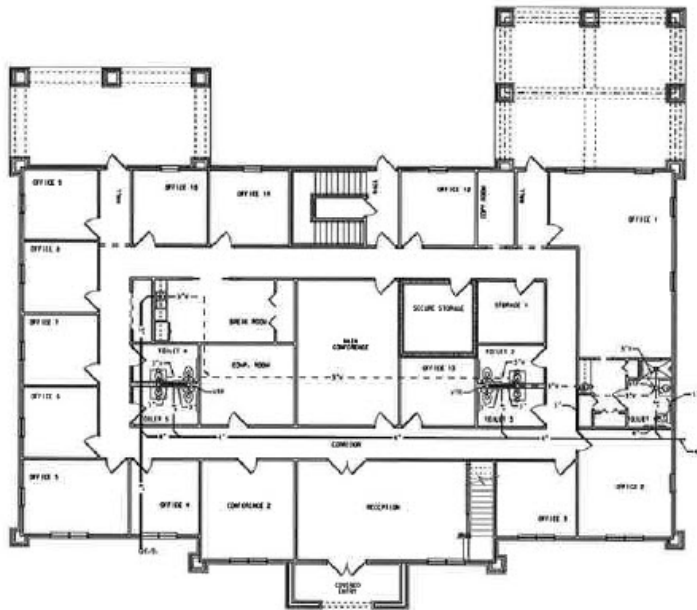
ADDITIONAL
PHOTOS



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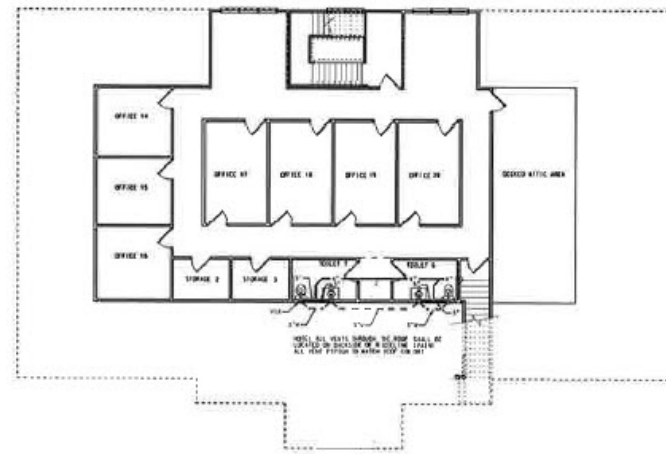


FLOOR PLAN



main level waste and vent plan

SCALE: 1/8" = 1'-0"



2nd floor waste and vent plan

SCALE: 1/8" = 1'-0"

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