

# NEW CONSTRUCTION OFFICE-WAREHOUSE

815 HIGHWAY 247, KATHLEEN, GA 31047, HOUSTON COUNTY



**±1,500 SF SUITES AVAILABLE | LEASE RATE: \$1,750/MO/UNIT**



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## PROPERTY INFORMATION

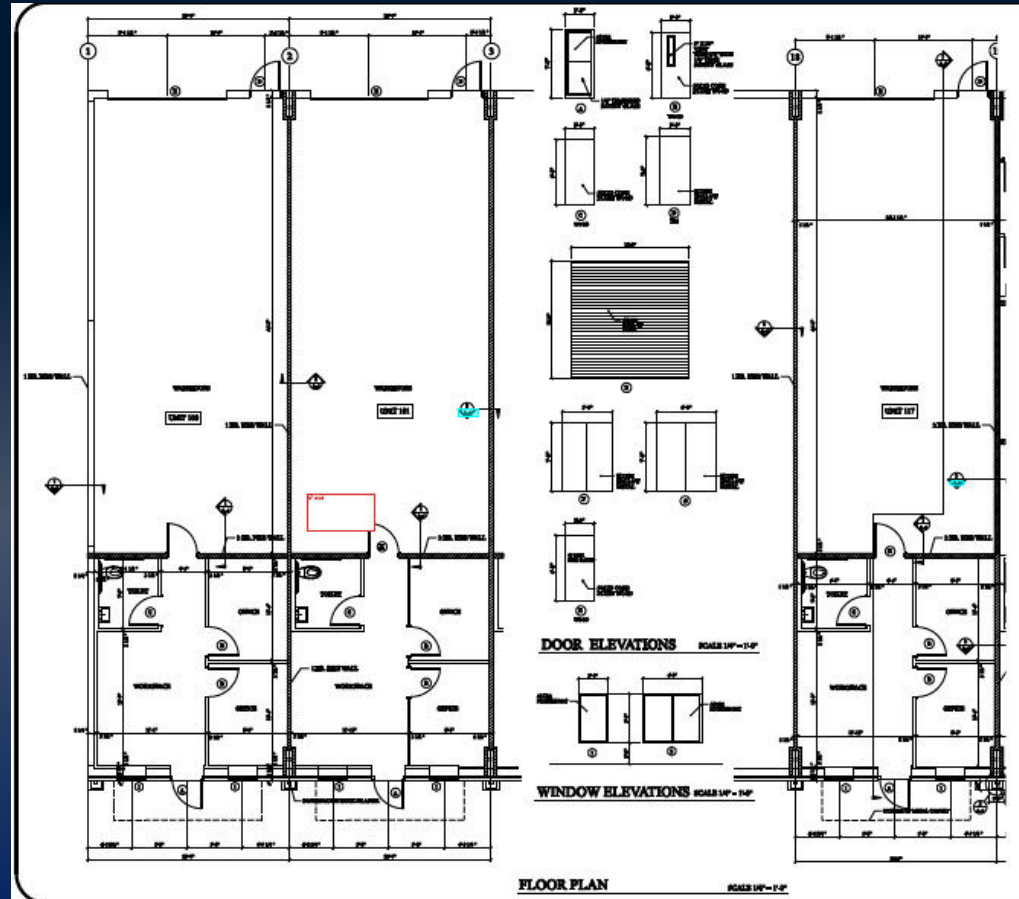
- ±1,500 SF spaces available
  - ±500 SF of office
  - ±1,000 SF of warehouse
- Each space features waiting area, two (2) offices, restroom, and a 12' x 12' roll-up door
- Zoned: M-1
- Ample parking
- 3-year minimum term
- Traffic Count (GDOT 2023:)
  - Highway 247 - 10,200 VPD
- Located approximately 1.5 miles South of Highway 96/Highway 247 Intersection
- Businesses in the immediate vicinity include Bonaire Tire Co., Ogden Automotive, Samson Construction, S.O.B Built Motorsports, and more



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## FLOOR PLAN



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## PROPERTY PHOTO



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