# FOR SALE Office & Land





#### WEST POINT PORTFOLIO

1211 & 1239 O.G. Skinner Drive, West Point, GA



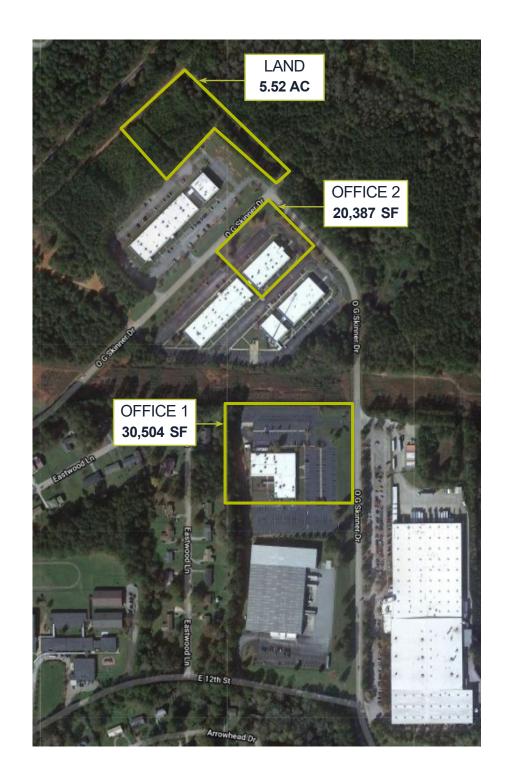


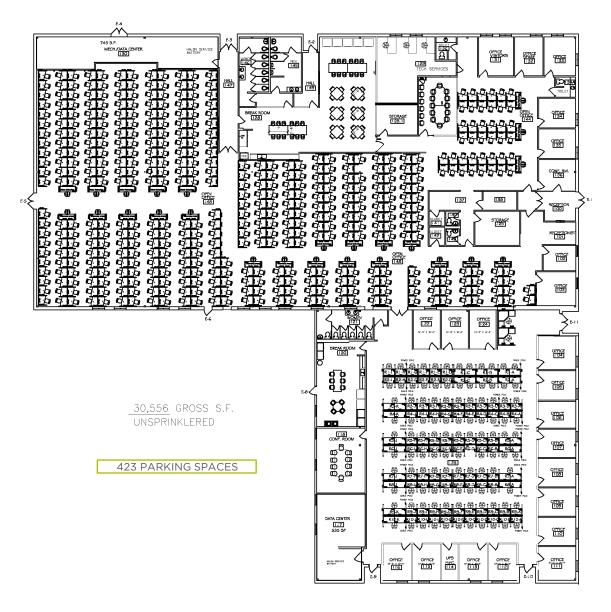
## PORTFOLIO HIGHLIGHTS

Properties can be purchased separately or together.

	Office #1	Office #2
Address:	1211 O.G. Skinner Drive West Point, GA 31833	1239 O.G. Skinner Drive West Point, GA 31833
Size:	30,504 SF	20,387 SF
Date Built:	1994	1995
Land Area:	5.69 AC	2.54 AC
Parcel #:	0944B000041A	0944B000041C
Zoning:	17-I-1	17-I-1
Clear Height	12'	10'
Exterior Walls:	Steel & wood shingles	TBD
Roof Cover:	Asphalt shingles	Flat

	Land Site	
Address:	O.G. Skinner Drive, West Point, GA 31833	
Size:	5.52 AC	
Parcel #:	0944B000041M	
Zoning:	17-I-1	







FLOOR PLAN
30,504SF





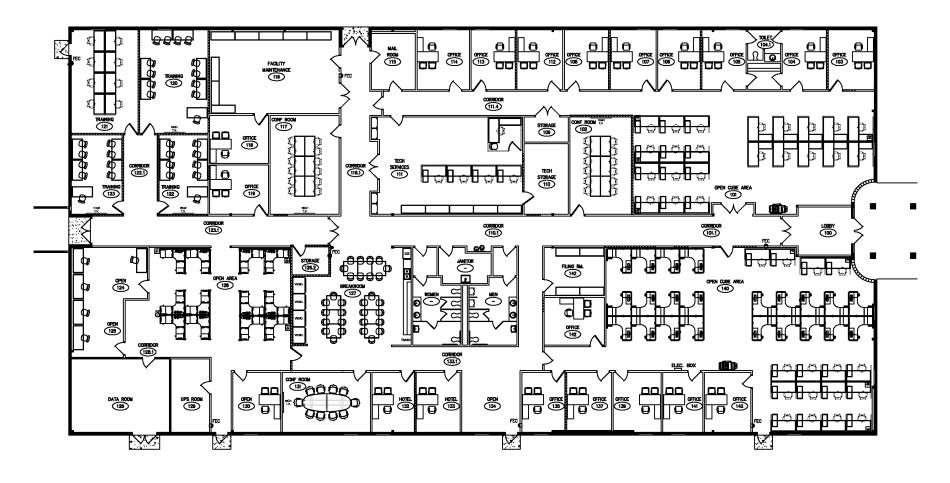












99 PARKING SPACES



FLOOR PLAN **20,837 SF** 















## A DRIVING WORKFORCE





37,301 POPULATION Within 10 Miles



\$58,716

AVG.INCOME

Within 5 Miles

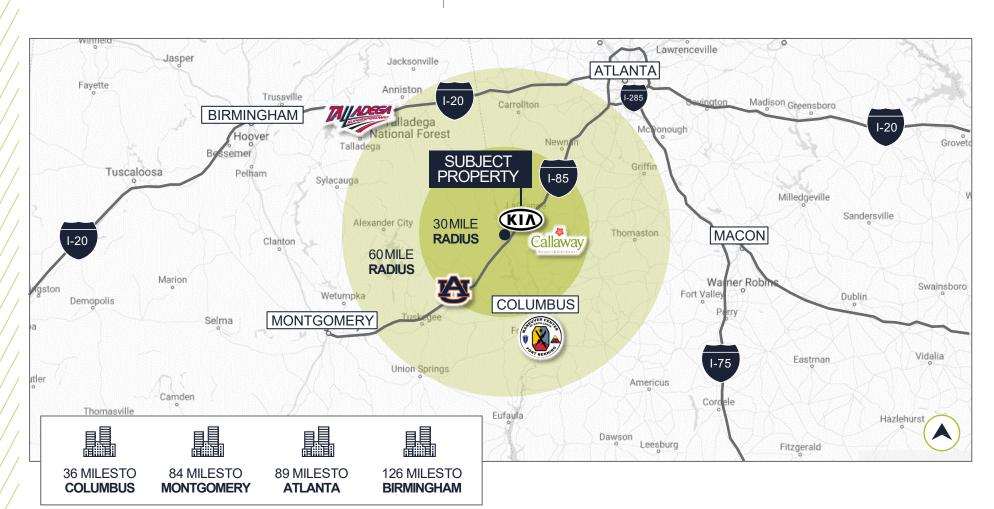
\$62,617 AVG.INCOME Within 10 Miles

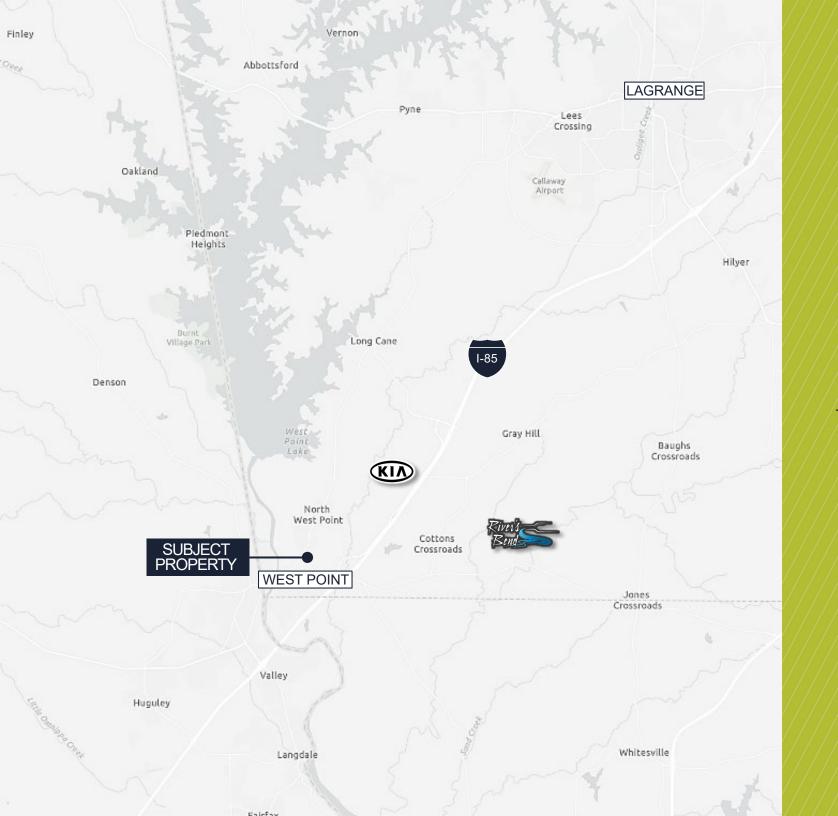


\$133,038 AVG. HOME VALUE Within 5 Miles

\$134,580 AVG. HOMEVALUE Within 10 Miles 41.2 AVG.AGE Within 5 Miles

41.1 AVG.AGE Within 10 Miles





#### 1 MILES TO INTERSTATE I-85

#### 2 MILES TO WEST POINT

#### 5 MILES TO KIA PLANT

### 6 MILES TO RIVER'S BEND WINERY

### 14 MILES TO LAGRANGE



### CONTACT INFORMATION

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