

FOR SALE

Office & Land



WEST POINT PORTFOLIO

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

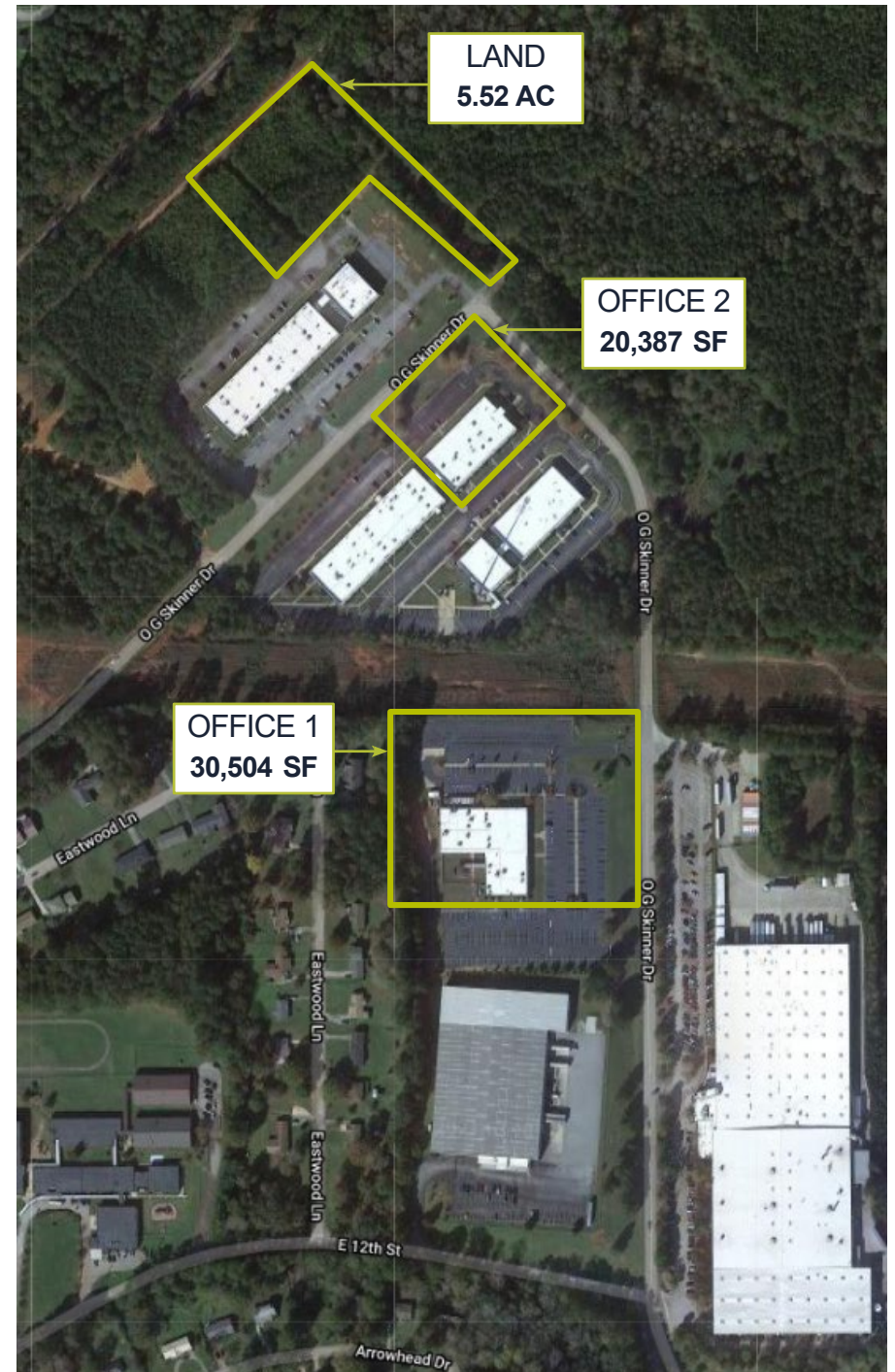


PORTFOLIO HIGHLIGHTS

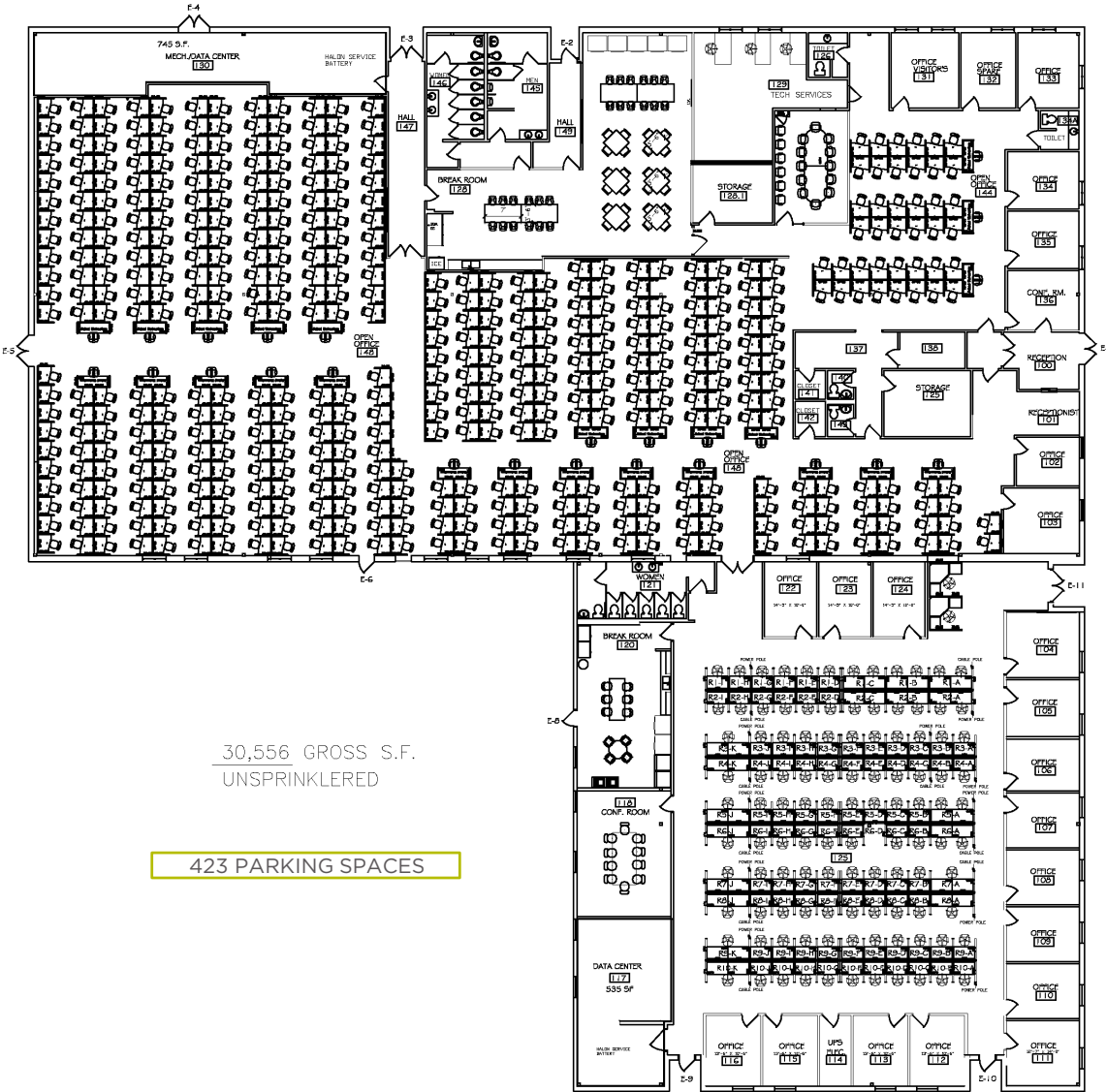
Properties can be purchased separately or together.

	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



1211 O.G. SKINNER



30,556 GROSS S.F.
UNSPRINKLERED

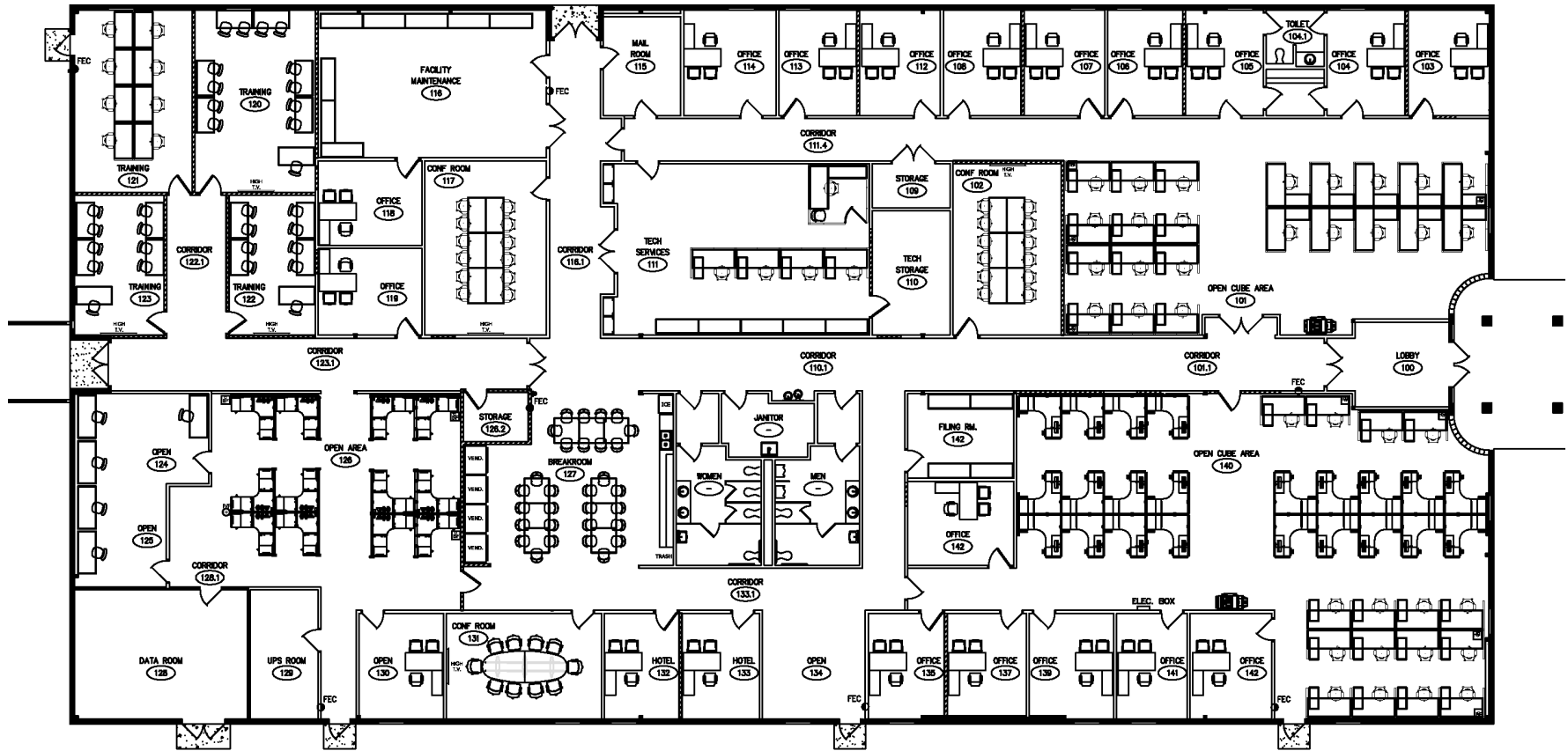
423 PARKING SPACES



FLOOR PLAN
30,504SF

1211 O.G. SKINNER





99 PARKING SPACES



FLOOR PLAN

20,837 SF

1239 O.G. SKINNER



A DRIVING WORKFORCE



17,318
POPULATION
Within 5 Miles



\$58,716
AVG. INCOME
Within 5 Miles



\$133,038
AVG. HOMEVALUE
Within 5 Miles



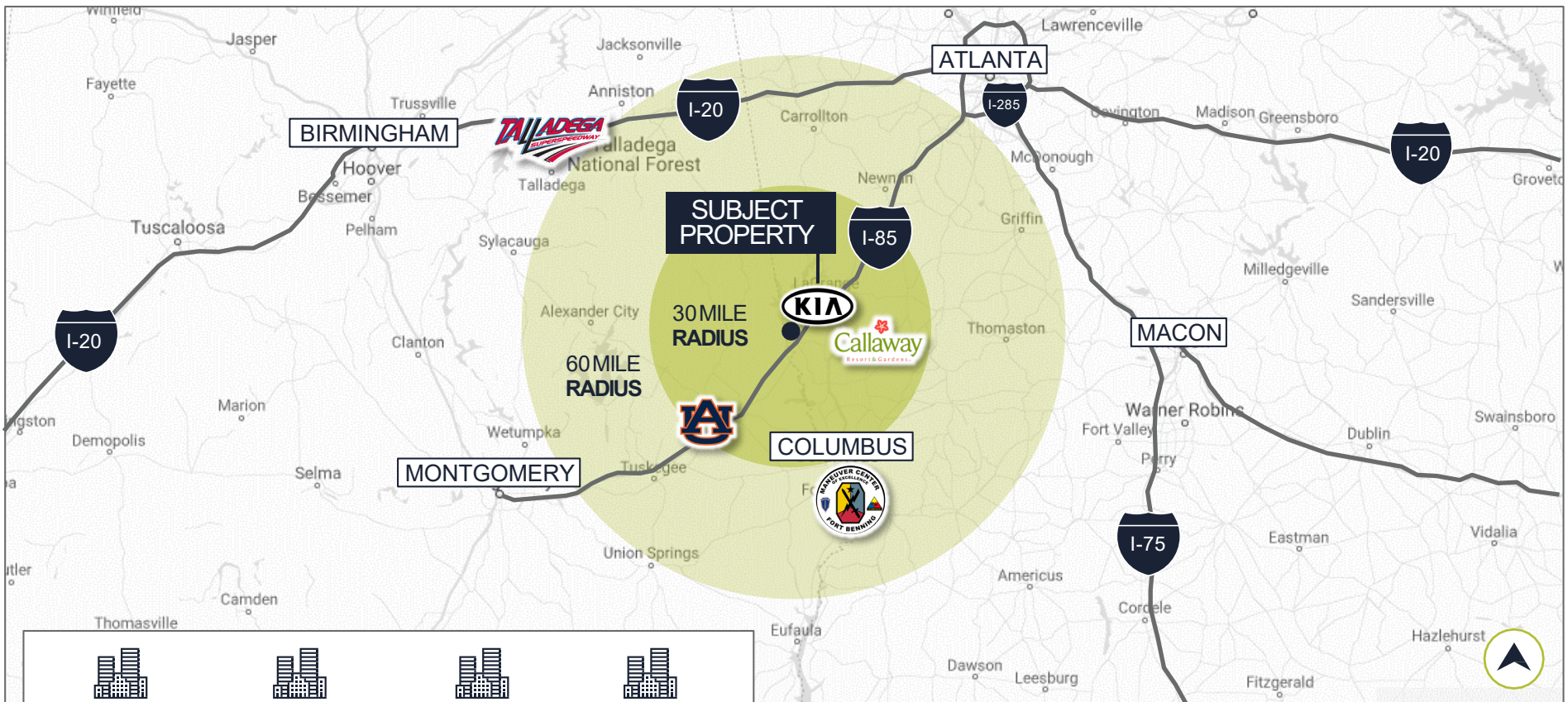
41.2
AVG. AGE
Within 5 Miles

37,301
POPULATION
Within 10 Miles

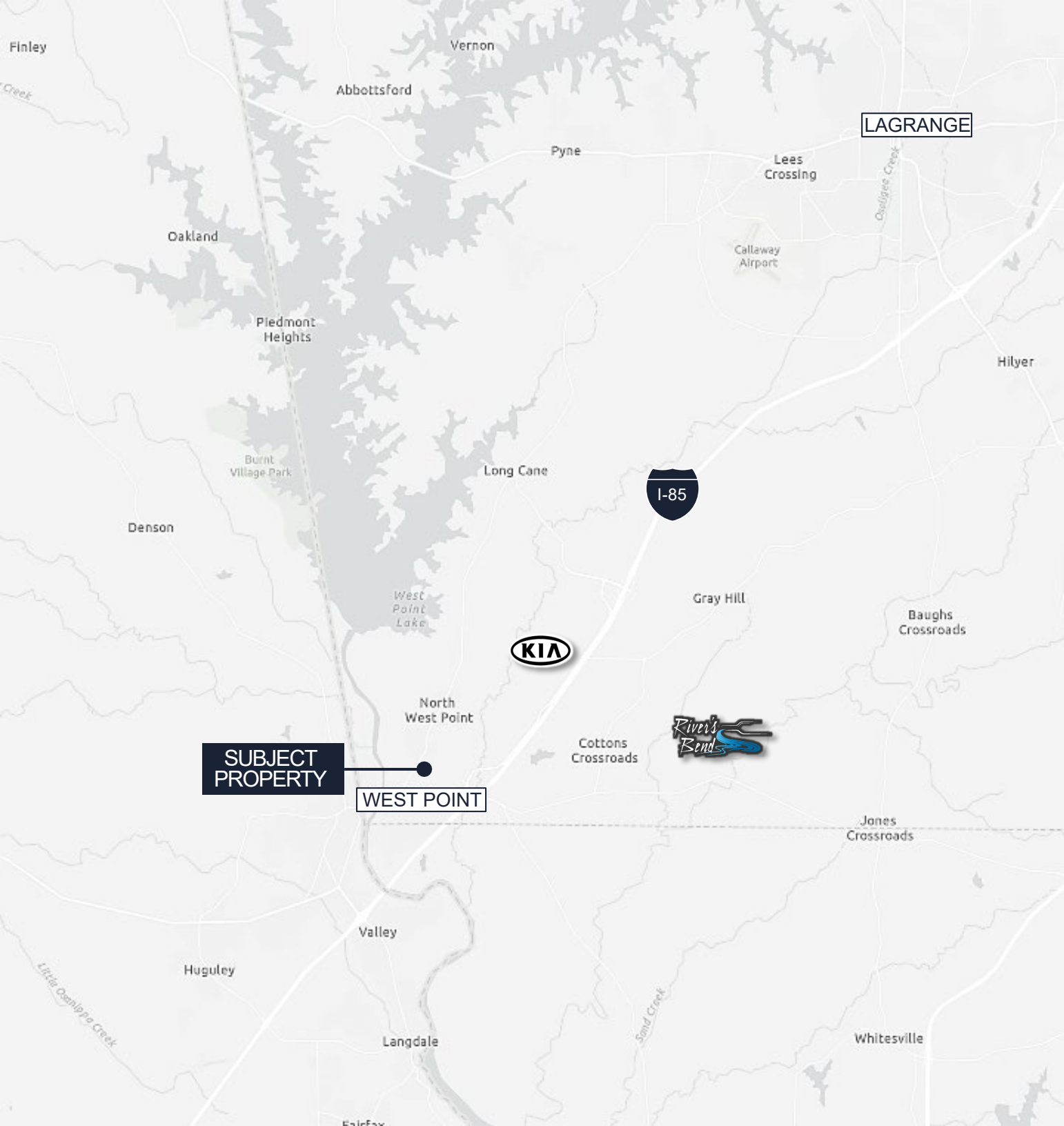
\$62,617
AVG. INCOME
Within 10 Miles

\$134,580
AVG. HOMEVALUE
Within 10 Miles

41.1
AVG. AGE
Within 10 Miles



36 MILESTO COLUMBUS	84 MILESTO MONTGOMERY	89 MILESTO ATLANTA	126 MILESTO BIRMINGHAM



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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