

## OFFICE BUILDING FOR SALE

### COLUMBIA COUNTY INVESTMENT PORTFOLIO

4806 TECHNOLOGY DR, MARTINEZ, GA 30907



#### OFFERING SUMMARY

Sale Price:	\$543,000
Building Size:	6,000 SF
Cap Rate:	7.76%
NOI:	\$42,144
Year Built:	2007
Zoning:	Light Industrial
Submarket:	Martinez

#### PROPERTY OVERVIEW

Two fully Leased 3,000 square foot Office/Warehouse Buildings Side by Side for Sale Together as an Investment Portfolio. Both Buildings are 100% Leased. 4806 Technology Dr. consists of 2,300 sq. ft. of Office Space and 700 sq. ft. of Warehouse with 1 Drive-thru Door. The Warehouse Portion is Heated and Cooled. The Tenant is a Large Healthcare Company and the Initial 5 year Term Lease has Built In Rent Bumps. Tenant has Three Year Renewal Option.

4808 Technology Dr. consists of 1,400 square feet of Office Space and 1,600 sq. ft. of Warehouse with One Drive-Thru Door. The Tenant is a Large Regional IT Company that has occupied the Building for Ten Years.

#### PROPERTY HIGHLIGHTS

- Two 3,000 sq. ft. Office/Warehouse Buildings Side by Side
- 100% Leased Investment Portfolio
- Large Regional Tenants
- Located in the Heart of Columbia County

#### For More Information:

**Scott A. Atkins, SIOR, CCIM**

President

706.951.6630

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706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909



ADDITIONAL PHOTOS

**ATKINS**  
COMMERCIAL PROPERTIES

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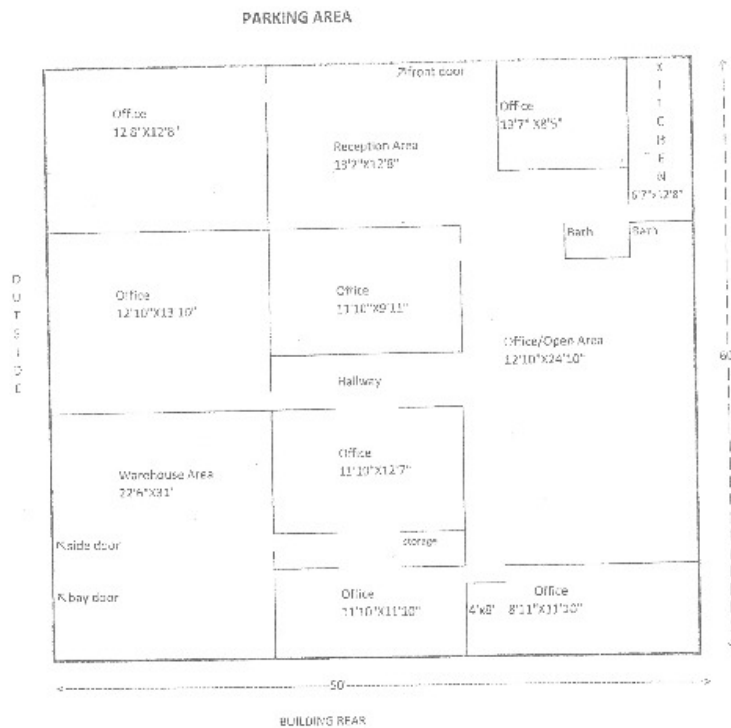
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EXHIBIT "A"  
4806 TECHNOLOGY DRIVE 3000 sq. ft.



\*\*not to scale



\*\*\*Measurements are a close approximation\*\*\*

4808 TECHNOLOGY DRIVE 3000 SQ. FT.

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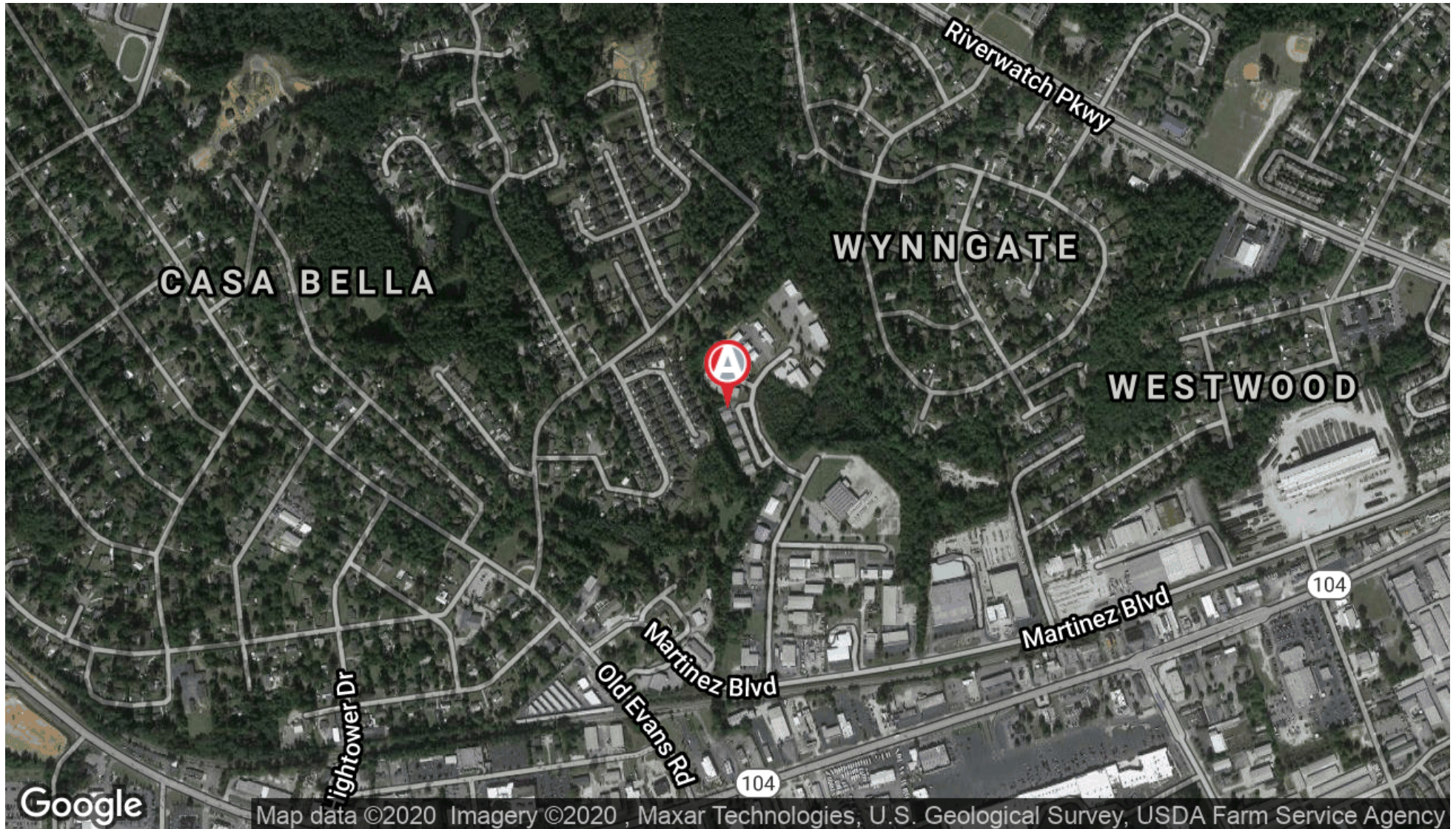


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# ATKINS

## COMMERCIAL PROPERTIES

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### COLUMBIA COUNTY INVESTMENT PORTFOLIO

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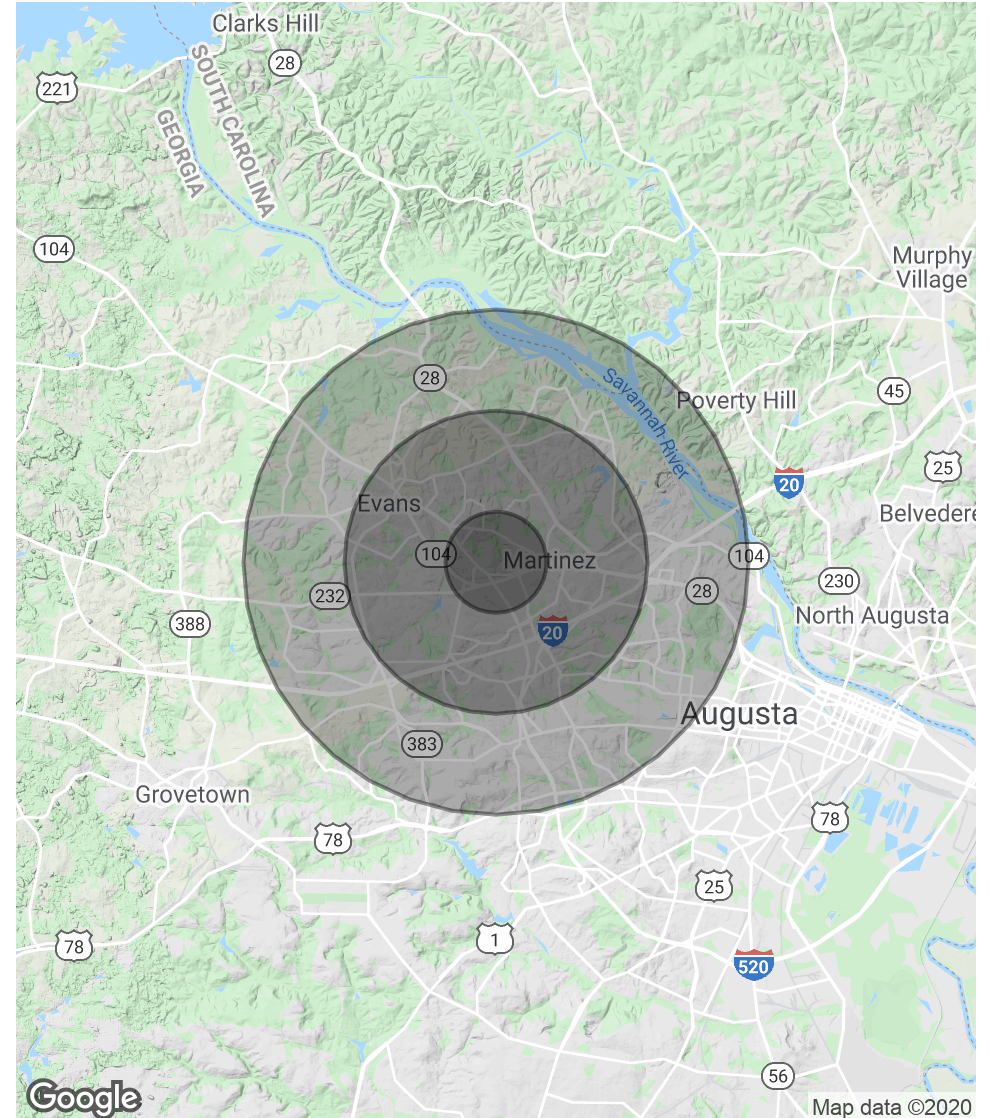
#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,490	54,755	117,712
Average age	35.4	37.7	37.4
Average age (Male)	34.6	36.9	36.6
Average age (Female)	35.9	38.7	38.5

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,803	20,549	45,950
# of persons per HH	2.7	2.7	2.6
Average HH income	\$57,101	\$77,036	\$76,932
Average house value	\$125,997	\$216,684	\$231,845

*\* Demographic data derived from 2010 US Census*



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