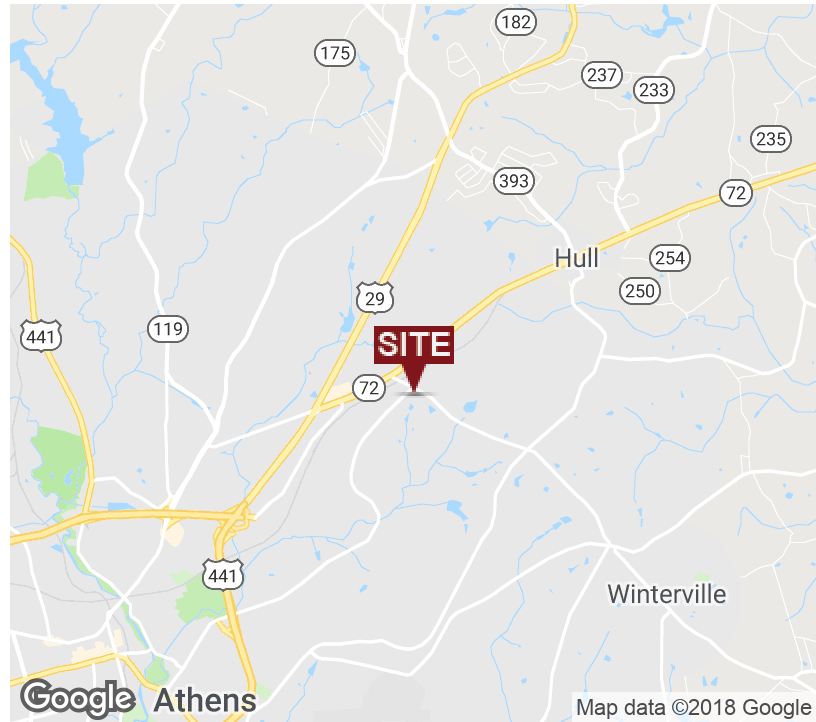


ROOKER VOYLES RD WAREHOUSE

140 VOYLES RD, SUITE 200, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	30,000 SF
Lease Rate:	\$4.25 SF/yr (NNN)
Lot Size:	8.0 Acres
Lot Frontage:	747' Voyles Rd
Year Built:	2008
Building Size:	120,000 SF
Zoning:	E-I (Employment-Industrial)
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park
Traffic Count:	3,260 Voyles Rd 18,900 Hwy 72

PROPERTY OVERVIEW

140 Voyles Road is a 120,000 SF Class "A" industrial facility located in Athena Industrial Park, Athens, Georgia. Built in 2008 by ROOKER as a spec building, this state-of-the-art warehouse features LEED sustainable construction, energy-efficient T-5 lighting and clear story over the staging bay. Utilities providers are: Power - Jackson EMC (1,200 AMP); Gas - customer choice; Water & Sewer - Clarke County.

LOCATION OVERVIEW

The property is located at 140 Voyles Road, at the corner of Voyles Rd and Olympic Dr in Athena Industrial Park.

PROPERTY HIGHLIGHTS

- T-5 lighting throughout
- Clear story over staging bay
- ESFR Sprinkler system
- BTS Office space
- 200' Deep | 50' x 50' Column spacing

GRANT WHITWORTH

706.548.9300
grantwhitworth@gmail.com

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ADDITIONAL PHOTOS



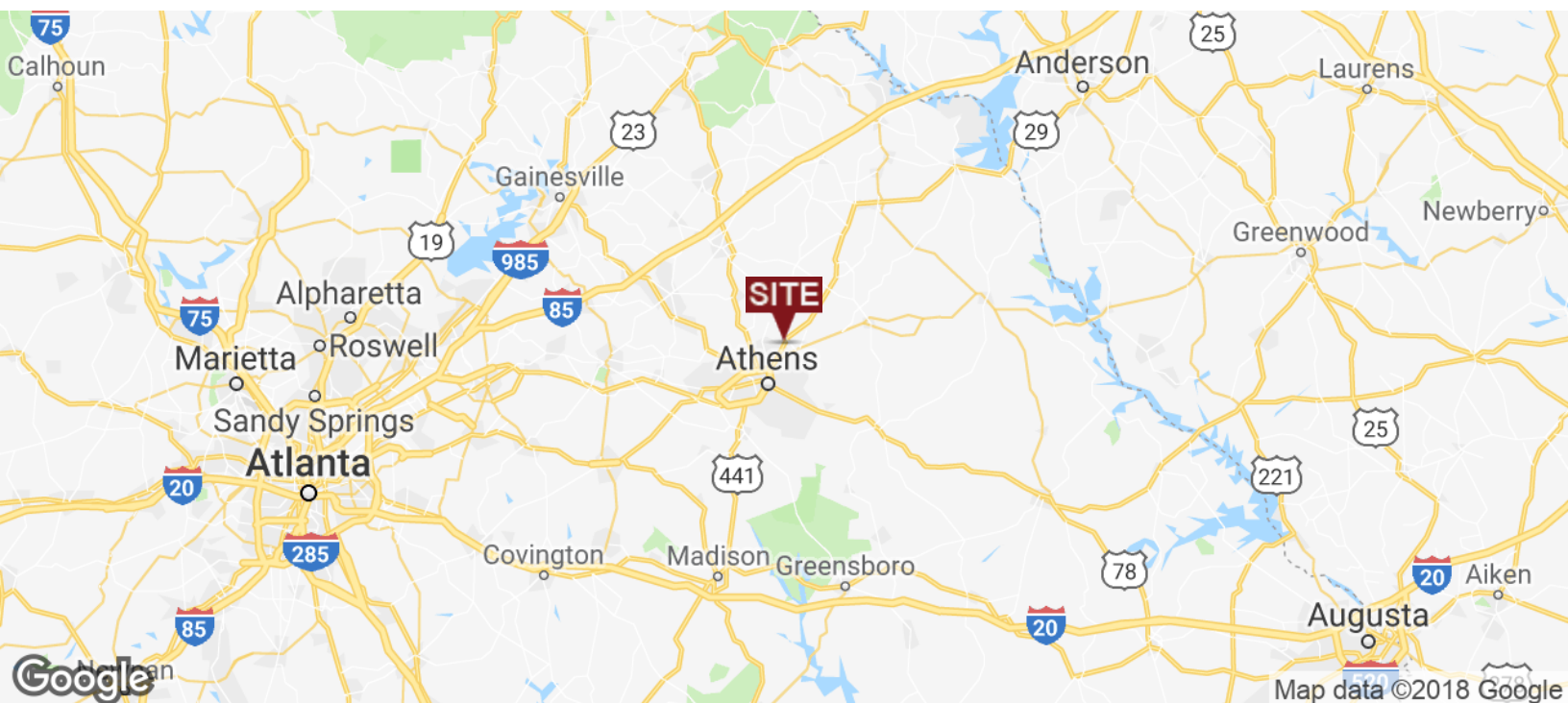
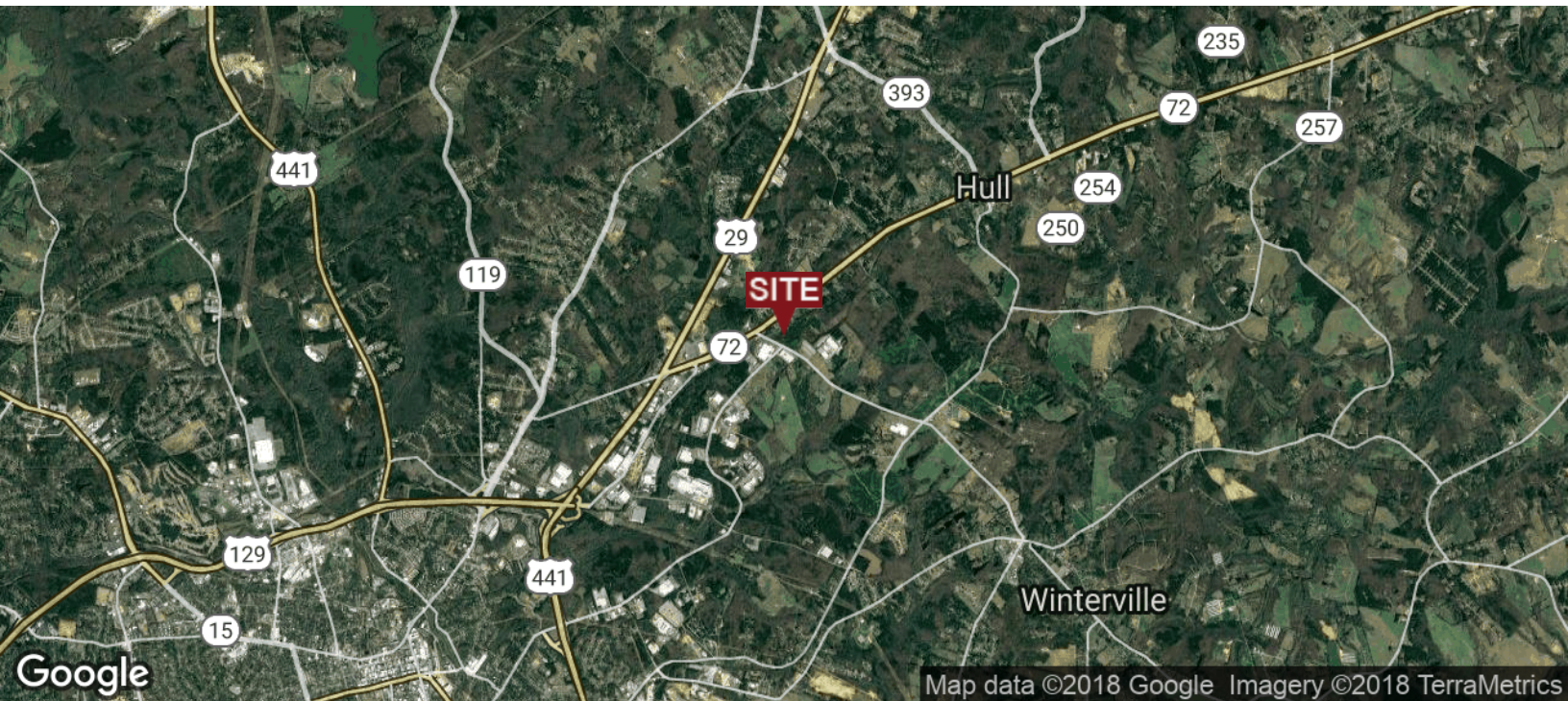
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grantwhitworth@gmail.com

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LOCATION MAPS



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706.548.9300
grantwhitworth@gmail.com

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AERIAL MAPS



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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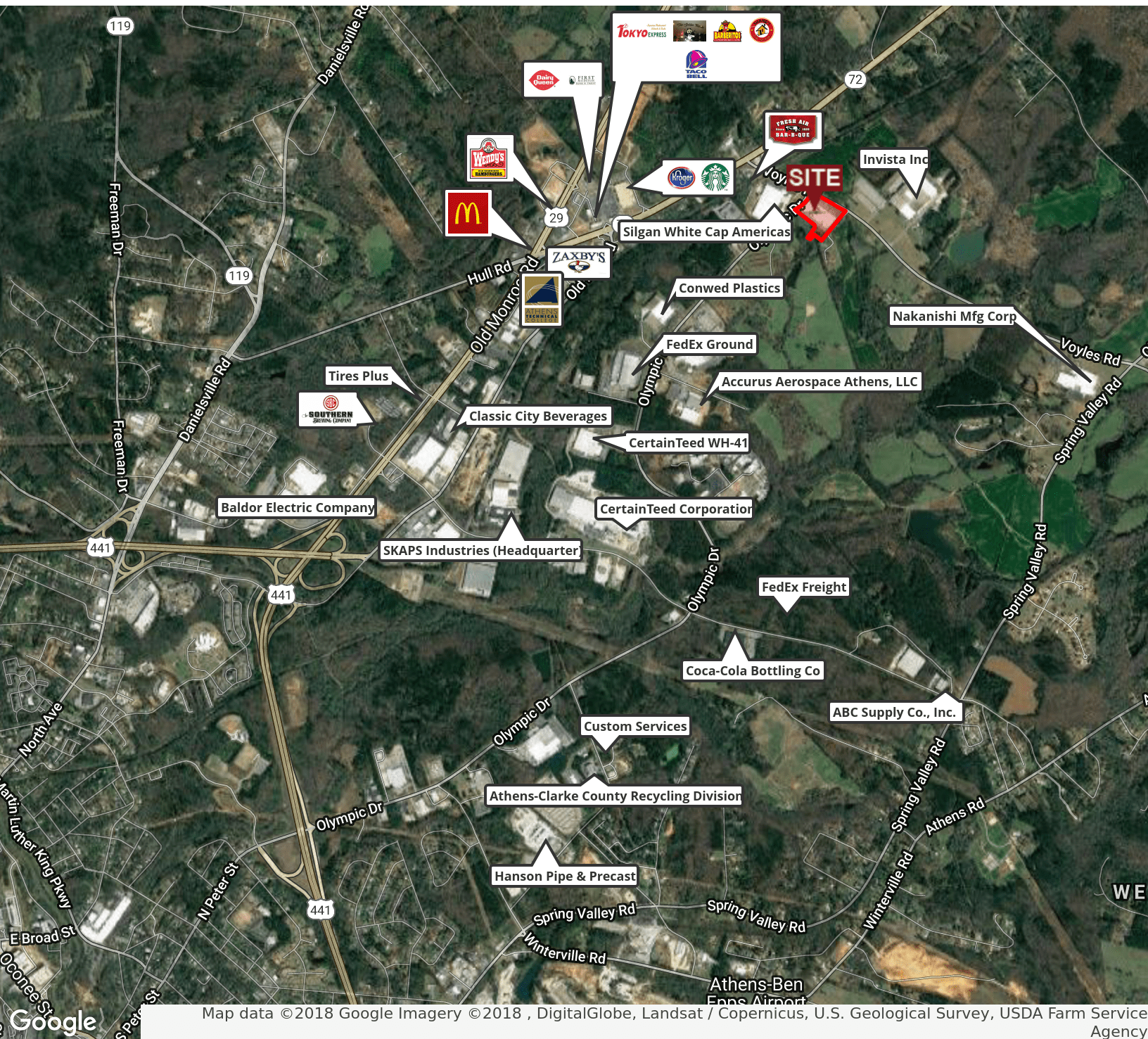
grantwhitworth@gmail.com

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RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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FLOOR PLAN



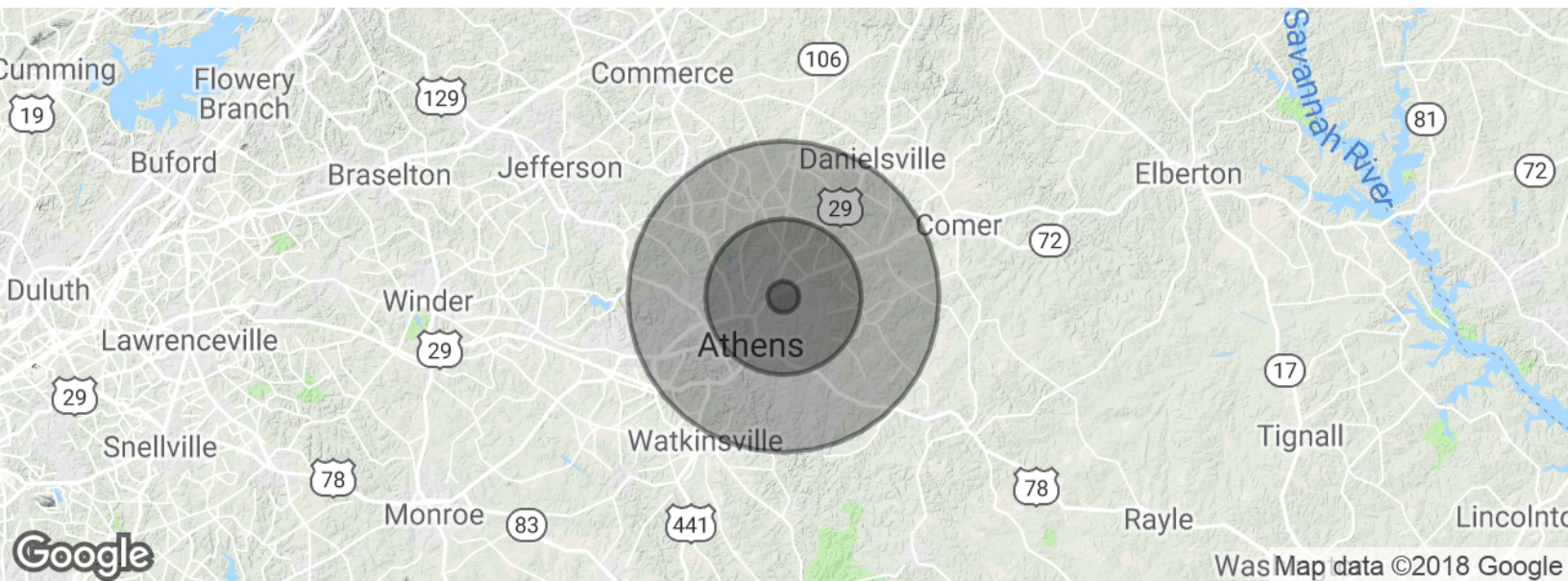
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706.548.9300
grantwhitworth@gmail.com

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,105	52,041	159,645
Median age	30.4	27.9	30.1
Median age (Male)	30.4	27.2	29.4
Median age (Female)	30.4	28.5	30.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	335	17,429	57,199
# of persons per HH	3.3	3.0	2.8
Average HH income	\$39,461	\$39,574	\$52,195
Average house value	\$112,588	\$141,383	\$181,847

* Demographic data derived from 2010 US Census

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