



Property Information Packet

5.5 Acres Cross Dock Terminal
1250 Sunset Drive
Thomasville, GA
31 Bays, 9,500 Sq. Ft., Fenced.
\$985,000.00/ Possible Lease

Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map


CROCKER
REALTY INC.
landcroc.com
229-228-0552

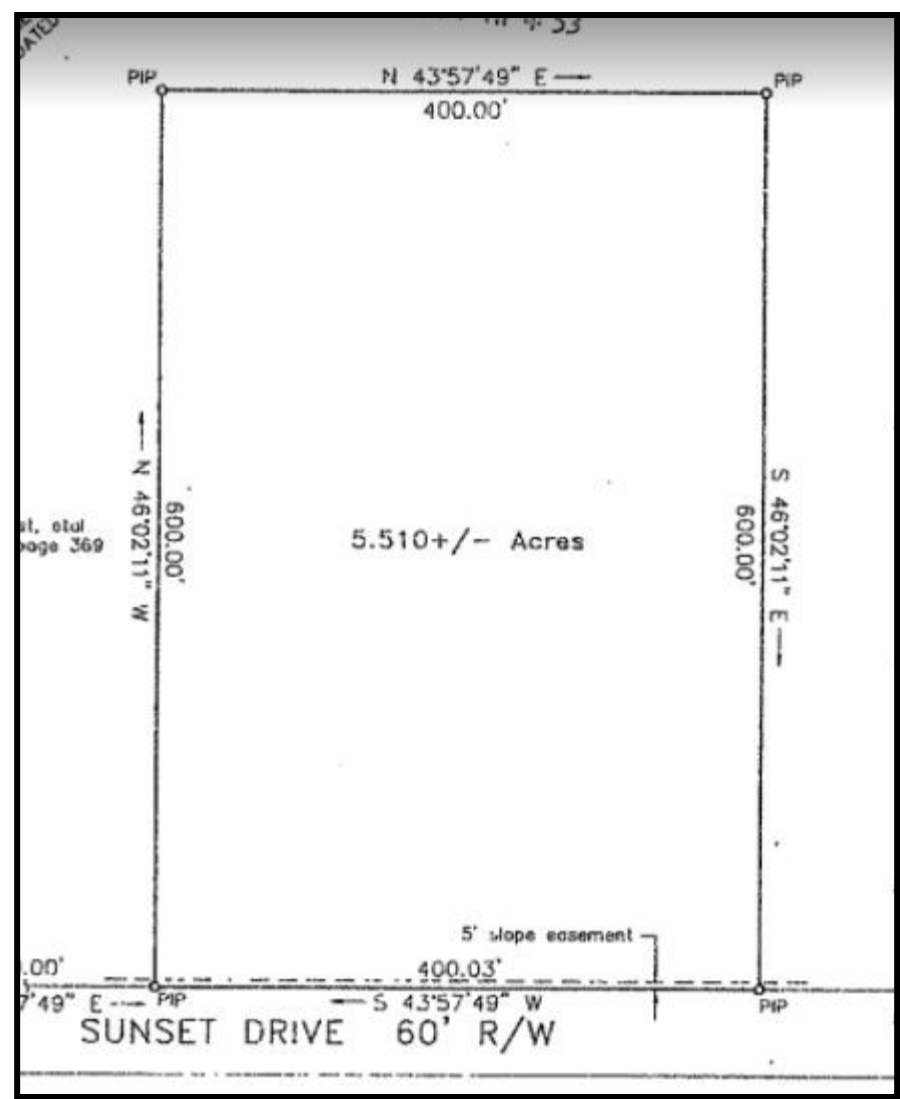


Aerial Map


CROCKER
REALTY INC.
landcroc.com
229-228-0552



Survey



MLS Information



MLS #: C911908A (Active) List Price: \$985,000 (30 Hits) 1250 Sunset Drive (5.5 Acres) Thomasville, GA 31792

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Current Business Type: Warehouse, Other		Unit #:
	Design: One Story		Main Area: Thomasville
	Apx SqFt: 9500		County: Thomas
	# Units:		Zoning: M
	# Floors:		
	Private Bathrooms:		
	Public Bathrooms: 3		
	Apx Year Built: 2000		
	Handicap Accessible: Yes		
	Parking: Paved		
Lot Dimensions: 400 x 600		Apx Total Acreage: 5	Price/Acre:
Deed Book/Page:		Plat Book/Page:	# Lots: Frontage: 400
Incorporated Area:		Use Conforms to Zoning: Yes	Industrial Park:
City Taxes:		County Taxes:	Tax Year:
Improvement Value:		Land Value:	Total Assessment: Yearly Assoc Fee: 0
Utilities: City Sewer, City Water			
Mechanical Features: Other-See Remarks			
Electricity: 220 Volts		Environmental: None Performed	
Site:			
Office SqFt: 1500		Warehouse SqFt: 8000	Storage SqFt: Apx Showroom SqFt: Ceiling Height: 16
Interior Features: Breakroom, Handicap Facilities, Office Space, Public Restrooms, Roll Up Door, Security System, Warehouse			
Exterior Finish:		Exterior Features: Water/Irrigation System, Other-See Remarks	
General Features: Immediately Available, Industrial Area, Other-See Remarks		Access: By-Pass, Loading Dock, US Highway, Other-See Remarks	
Flooring: Concrete Slab, Terazzo/Tile		Remarks	
Roof: Metal		Sale Includes: Land & Building	
		Condition: Good	
Directions: Sunset Drive Off By-ByPass to the West or off Industrial Blvd by way of West Jackson Street			
Public Remarks: Good Looking, Functional Cross Dock Terminal / Hub. 31 Docks. Office area around 1,000 sq ft with Dispatch, Sales Manger, Facility Manger Offices. 5 Acres completely fenced and Paved. Employee Parking 22+/- Spaces including Handicap. Convenient to By-Pass and US Hwy 319. 16; Walls ...Ceiling Higher. Portable Docking Ramp. Property in Good Shape. Available for LEASE or SALE. Perimeter Security Fenced with Excellent lighting. Good Area. Area and Location would work well for Multi-Transitional Use. CHA Per Tax Records....Wall Unit in Break Room.			
REALTOR Remarks: For LEASE or SALE			
Office Notes:			

Ground Pics


CROCKER
REALTY INC.
landcroc.com
229-228-0552



Ground Pics


CROCKER
REALTY INC.
landcroc.com
229-228-0552

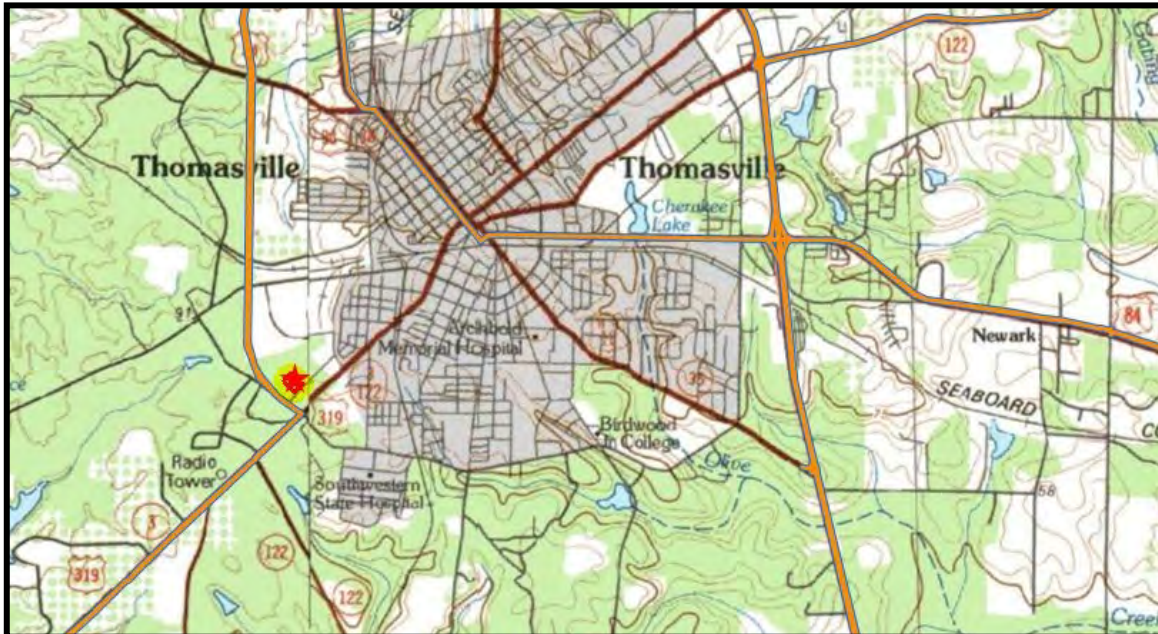


Flown Photos


CROCKER
REALTY INC.
landcroc.com
229-228-0552



Locator Map



Situated in an Industrial/Manufacturing Area. Located just off the By Pass, Connecting to US Hwy 84, US Hwy 319 and US Hwy 19, GA 3, GA Hwy 188 and GA 122.

Half Hour to 45 Minute Drive to I-10 and I-75.