



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

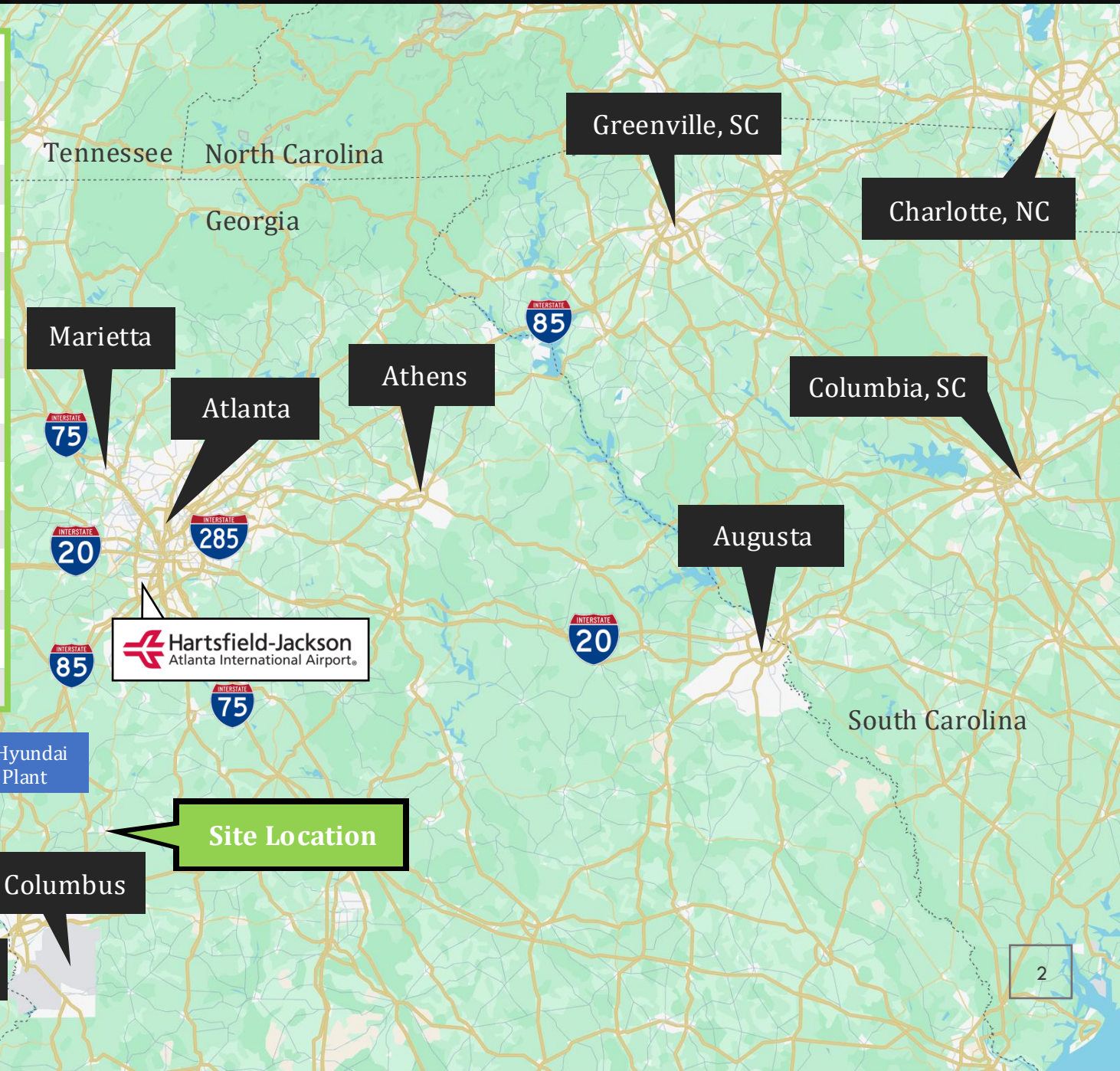


Access to New
Hyundai & Kia Plant

Warehouse Lease / Sale
30,000 - 358,745 Sq Ft.
(+6,360 Sq Ft. Mezzanine)
1000 W. Main St. Manchester, GA

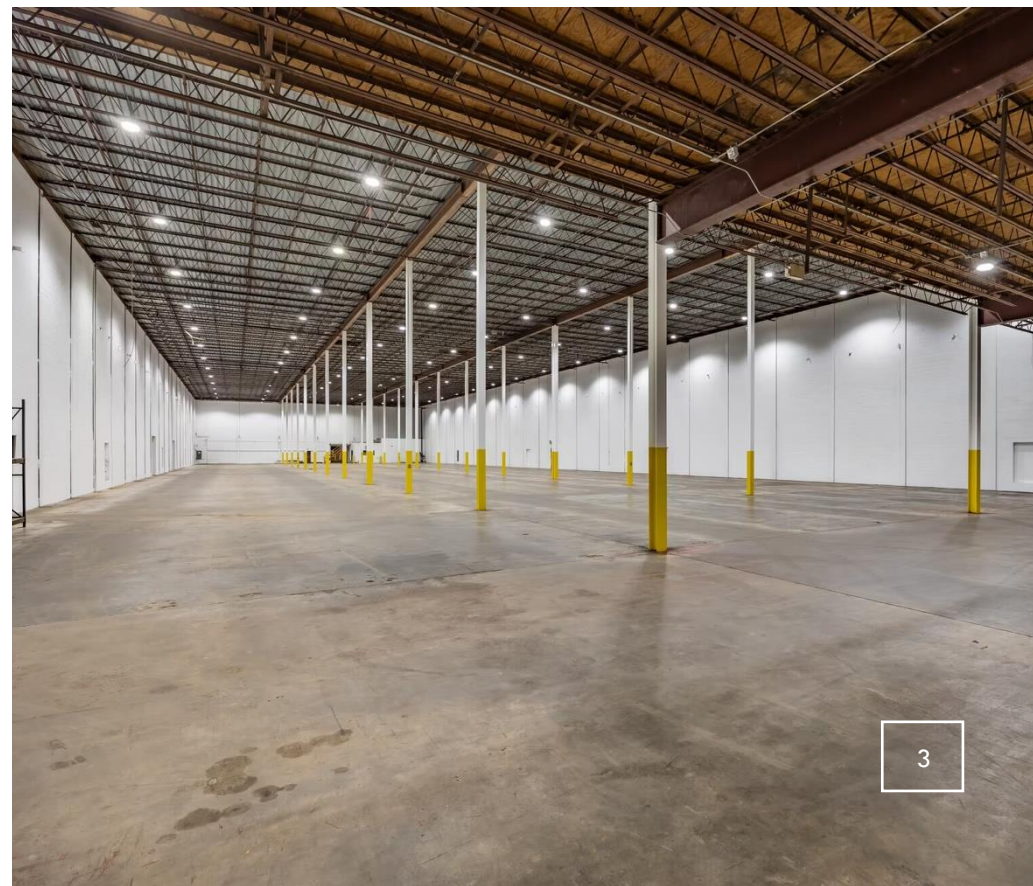
Access

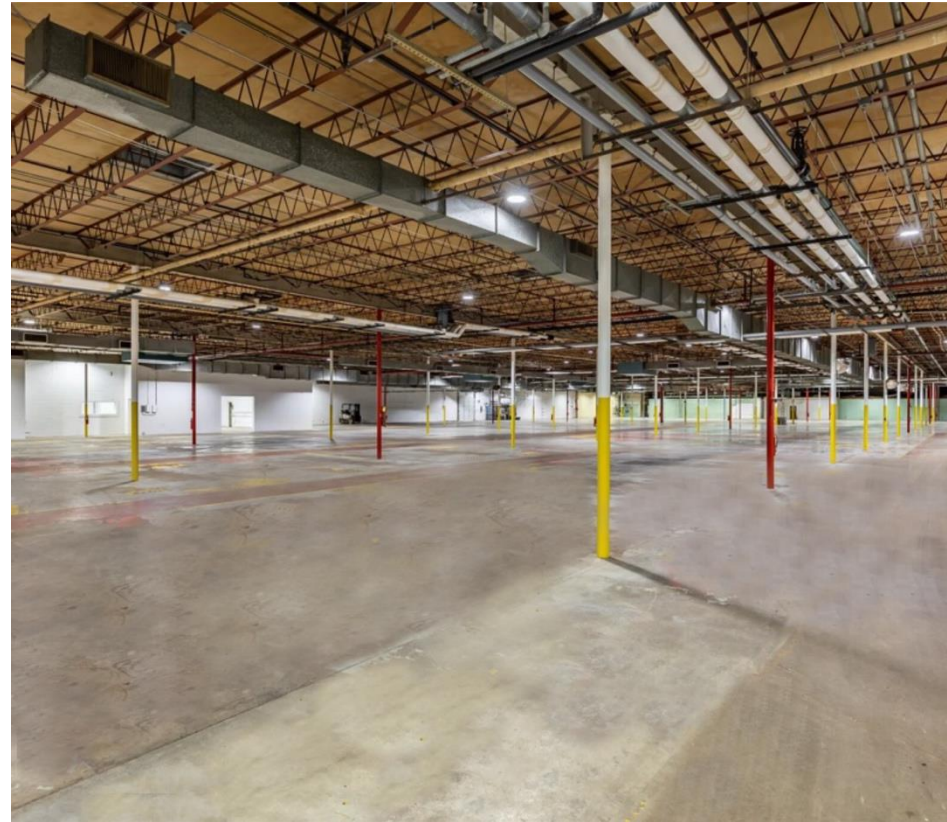
I-85	36 Miles
I-75	54 Miles
I-285	58 Miles
I-20	61 Miles
New Hyundai & Kia Plant	36 Miles
Columbus, GA	39 Miles
Atlanta Airport	60 Miles
Atlanta (Downtown)	68 Miles
Marietta, GA	92 Miles
Montgomery, AL	119 Miles
Athens, GA	133 Miles
Birmingham, AL	165 Miles
Augusta, GA	191 Miles
Greenville, SC	221 Miles
Columbia, SC	261 Miles
Charlotte, NC	320 Miles



Property Information

- ▶ Square Feet: 358,745 + 6,360 Mezzanine
- ▶ Loading: 35 Docks with Levelers, 2 Drive-Ins
- ▶ Acres: 47.5
- ▶ Clear Height: 16.8' to 32'
- ▶ Power: 3,000a/480v 3-Phase 4w
- ▶ Water / Sewer: Public / Public





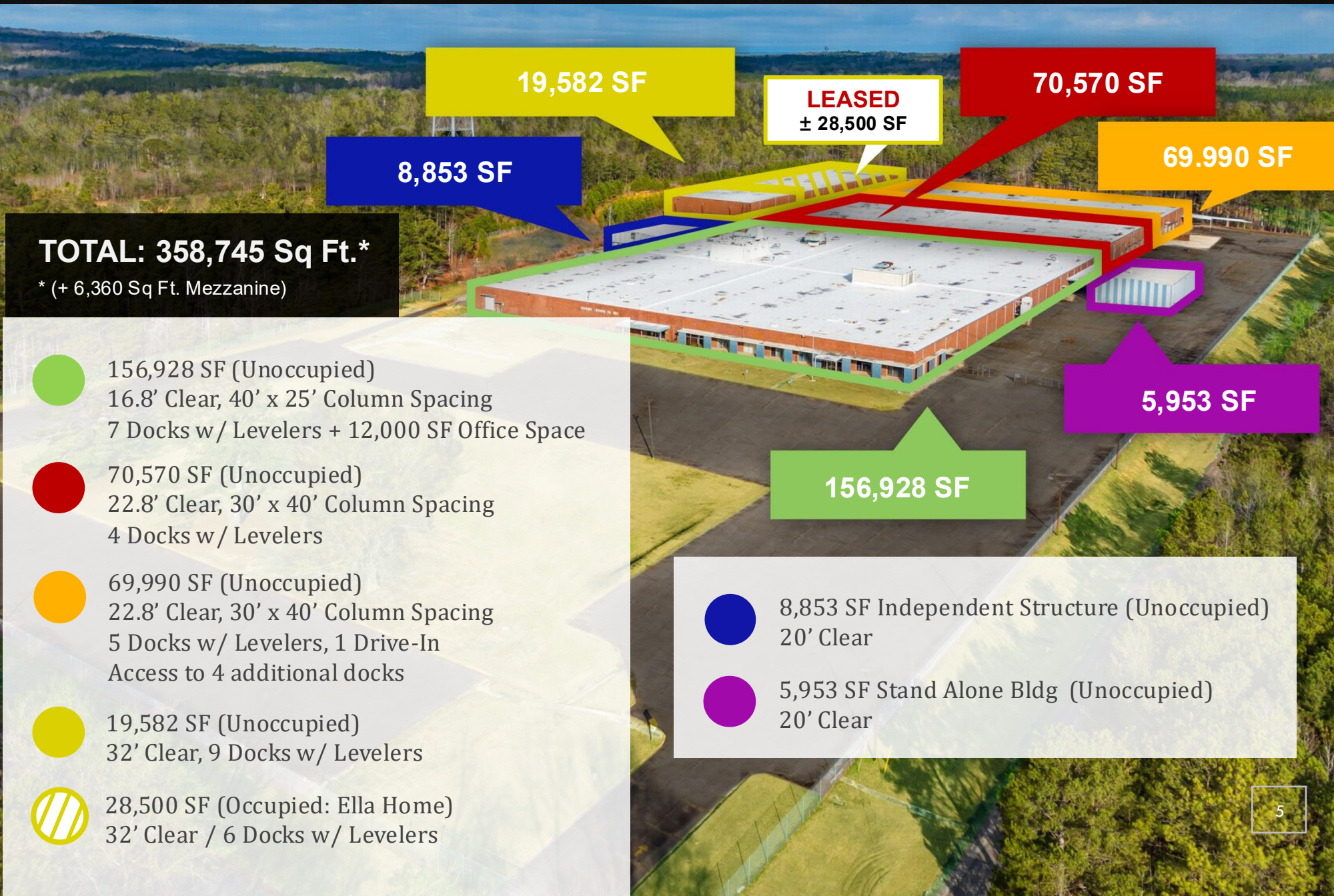
Contact Us Today:

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Existing Space: Plan Availabilities



Tenancy

Occupied	28,500 SF
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Unoccupied	330,245 SF
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Ella Home

Square Feet	28,500 SF
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Lease Expiration	12/31/2029
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Floor Plan



Demographics



ACCESS & LABOR FORCE

10 MILES

Total Population 15,520

Total Labor Force 5,658

Unemployment Rate 2.99%

Median Household Income \$44,070

Warehouse Employees 1,425

High School Education or Higher 83%

Manchester, GA

The property, in Manchester, GA is located in Atlanta MSA, less than 20 miles to I-85.

Manchester is a town in Meriwether and Talbot counties in the state of Georgia, although primarily in Meriwether. It is the most populous community in Meriwether County.

Call Us

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