

$995,000

- Commercial
- 20000 sq ft

20,000 SQ FT INDUSTRIAL BUILDING ON 14 ACRES 368 NIKE RD

https://wscottwilsonproperties.com

Price lowered to $995,000 Seller ready for an offer! Located next door to Academy Sports Distribution Center at the SE quadrant of I-16 and Hwy 96. This 20,000 sq ft clear span warehouse sits on 14 acres of land. Building has 18 ft eve height with 21 ft centerline. Complete with two roll up doors and two truck wells. 1200 sq ft of heated and cooled office space. 14 acres of land is included with the sale that provides plenty of room for expansion, truck parking and or inventory storage. This property is located just 143 miles from the Georgia Savannah port. Also available for lease for $5/foot NNN

Description

INVESTMENT HIGHLIGHTS:

Easy access to I-16

Room for expansion and plenty of truck parking and or inventory storage

DESCRIPTION: MAJOR PRICE REDUCTION | 20,000 SF Warehouse + 14 Acres | $995,000 Investment Highlights: • NEW PRICE – $995,000 / $49.75 SF • 20,000 SF industrial building on 14 acres • Built in 2021 • Priced well below appraised value • 18' clear height / 21' centerline • Dock-high and drive-in loading • Approx. 1,200 SF heated & cooled office • 14 acres provides plenty of room for expansion, truck parking or outdoor storage • Easy access to I-16 • Next door to Academy Sports Distribution Center • Motivated seller – targeting a year-end sale Executive Summary: MAJOR PRICE REDUCTION – NOW $995,000. 20,000 SF industrial facility situated on approximately 14 acres in Jeffersonville, GA. Built in 2021 and now aggressively priced at just $49.75/SF, this is a unique opportunity for an owner-user, distributor, manufacturer or investor looking for a modern facility with substantial additional land. The building features 18' clear height, 21' centerline height, dock-high and drive-in loading, and approximately 1,200 SF of heated and cooled office space. The 14-acre site offers significant room for future expansion, truck parking, outdoor storage or additional development. Located next to the Academy Sports Distribution Center with easy access to I-16 and convenient access toward Savannah and Atlanta. Priced well below appraised value. Seller is motivated and targeting a sale by year-end. Serious offers encouraged.