



COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE



Former Cives Steel Company

102 Airport Road
Thomasville, GA 31757

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

FORMER CIVES STEEL COMPANY

102 AIRPORT ROAD, THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$2,020,025.00
Price / SF:	\$25.00
Lot Size:	23.5 Acres
Year Built:	2004
Building Size:	80,801 SF
Zoning:	I (Industrial)
APN:	034 021

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This large industrial/manufacturing facility would make a nice regional or corporate headquarters in Thomasville, GA. Over 80,800 sf, consisting of five buildings and two crane yards, one for shipping and one for receiving. The property is 23.5 acres, so there is additional land that would allow for expansion needs if necessary. Located within close proximity to both I-10 and I-75.

PROPERTY HIGHLIGHTS

- 8,400 sf of office space
- 59,040 sf of fabrication/warehouse space
- 3,500 sf of shop space
- 175+ parking spaces
- Rail spur
- Located less than a mile from Thomasville Regional Airport
- Chain link fencing throughout property site
- 3 Phase/480V/1200 Amps

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23.504 ACRES



1.) Office: 70' x 120' = **8,400 SF**

2.) Shop Office: 50' x 70' = **3,500 SF**

3.) Fab Bays: A. 62' x 360' = 22,320 SF, B. 62' x 360' = 22,320 SF, C. 60' x 240' = 14,400 sf

A, B & C = **59,040 SF**

4.) Paint Storage: 26' x 60' = **1,560 SF**

5.) Drawing Storage: 50' x 30' = **1,500 SF**

Receiving Cranes:

60' x 400' = **24,000 FT**

60' x 500' = **30,000 FT**

Shipping Cranes:

(2) 60' x 450' = **54,000**



ADDITIONAL PHOTOS

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BOARD ROOM AND OFFICES

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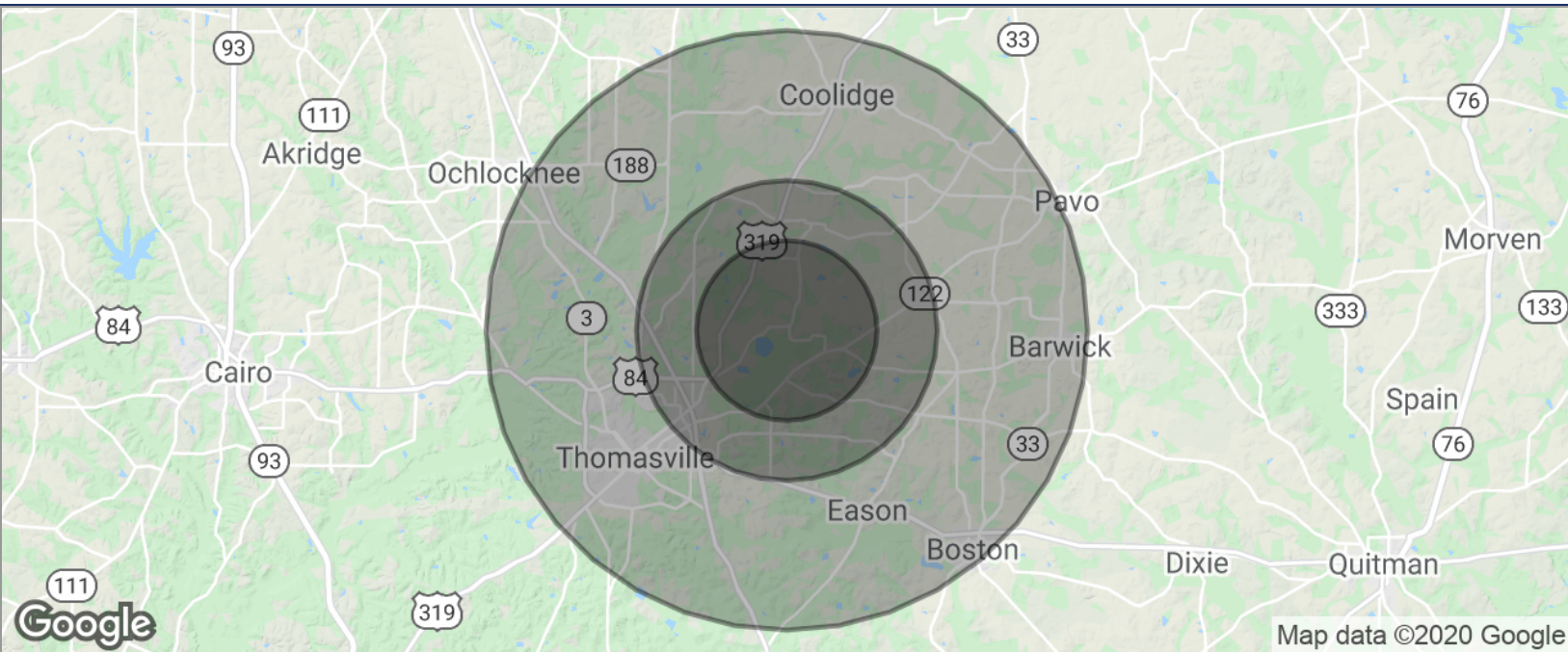




DEMOGRAPHICS MAP

FORMER CIVES STEEL COMPANY

102 AIRPORT ROAD, THOMASVILLE, GA 31757

**POPULATION**

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,526	7,708	33,509
MEDIAN AGE	42.3	41.8	39.2
MEDIAN AGE (MALE)	39.4	39.1	37.8
MEDIAN AGE (FEMALE)	44.4	43.8	40.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,522	3,265	13,667
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$46,456	\$47,124	\$53,797
AVERAGE HOUSE VALUE		\$138,091	\$184,665

* Demographic data derived from 2010 US Census

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