

## Commercial Lease



<b>Listing #</b>	20151747	<b>Rental Rate</b>	\$20,000
<b>Property Type</b>	Commercial Lease	<b>Status</b>	Active
<b>Address</b>	71 Busch Drive	<b>Unit/Lot</b>	
<b>City</b>	LaGrange	<b>Zip</b>	30241
<b>County</b>	Troup	<b>State</b>	GA
<b>Complex Name</b>	LaFayette Pkwy Commercial Corridor		
<b>Anchor Tenant</b>			
<b>List Contract Date</b>	10/11/2023	<b>Rate Per Sq Ft</b>	\$8.00
<b>On Market Date</b>	10/11/2023	<b>DOM</b>	14
<b>Expire Date</b>	10/11/2024	<b>Date Available</b>	11/1/2023



[Schedule a Showing](#)

<b>Parcel Number</b>	0393B007002C	<b>Land Lot</b>	104	<b>Bldg Area Total</b>	30,000
<b>Property Condition</b>	Resale	<b>District</b>	6	<b>Bldg Area Source</b>	Public Record
<b>Block</b>		<b>Section</b>		<b>Lot Size Acres</b>	7.140
<b>Plat Book</b>	44	<b>Lot</b>		<b>Lot Size Source</b>	Public Records
<b>Plat Page</b>	172	<b>Unit</b>		<b>Deed Book</b>	1952
		<b>Year Built</b>	1996	<b>Deed Page</b>	505

<b>List Agent</b>	Jared T Jones	<b>List Agent 2</b>	Jared T Jones
<b>List Agent ID</b>	JAREDTJONES	<b>LA Lic</b>	360301
<b>List Agent E-mail</b>	jjones@jtjonesrealty.com	<b>LA 2 ID</b>	JONESJARED
<b>List Agent Phone</b>	Phone: 7063330600	<b>LA 2 Email</b>	sue.downs@jtjonesrealty.com
<b>List Office</b>	J.T. Jones and Associates Rlty	<b>LA 2 Phone</b>	Phone: 7063337202
<b>List Office ID</b>	JTJA01	<b>List Office EMail</b>	sue.downs@jtjonesrealty.com
	<b>List Office Lic</b>	44065	<b>List Office Phone</b>
			Office: 7068836123

<b>CAM Fee</b>		<b>Sublease</b>	No
<b>Escalation Type</b>	4.0% annual	<b>Min Rental</b>	12
<b>Commission</b>	3.00	<b>Max Rental</b>	
<b>Commission Type</b>	%	<b>Gross Rental</b>	30000
<b>Variable Rate Comm</b>	No	<b>Showing Contact Name</b>	Jared T. Jones Jr.
<b>Showing Requirements</b>	Appointment Only, Call Listing Agent, Key In Office	<b>Showing Contact Phone</b>	706-333-0600

<b>Ceiling Height</b>	21
<b>Total Floors</b>	1.0
<b>Gross Space</b>	30,000

<b>Total Road Frontage Length</b>	1,240
<b>Number Of Buildings</b>	1
<b>Parking Total</b>	
<b>Total Spaces</b>	1

<b>Business Types</b>	Building Supplies, Industrial, Manufacturing, Warehouse
<b>Cooling</b>	Other
<b>Construction Materials</b>	Block, Concrete, Steel Siding
<b>Water Body Name</b>	
<b>Heating</b>	Other
<b>Lease Conditions</b>	Triple Net Lease
<b>Road Surface Type</b>	Paved

<b>Structure Type</b>	Industrial, Warehouse
<b>Utilities</b>	Other

**Address** 71 Busch Drive

**Listing #** 20151747

**Compensation Comments**

**Remarks**

30,000 sqft industrial warehouse for lease, great location, great condition. NNN terms. Call agent for details. Jared T Jones Jr. 706-333-0600  
Jared T Jones Sr. 706-333-7202

**Private Remarks**

**Office Remarks**

**Directions**

From I-85, take exit 18 for Lagrange, turn West on 109 LaFayette Pkwy. Turn left at Davis RD/LaFayette pkwy Intersection to turn onto Davis Bypass RD (South Davis RD). Continue on Davis rd for approximately 1/4 mile until Busch Drive appears on the Right. Turn onto Busch DR, property is 71 Busch DR, 2nd building on Right.

**Rental/OMD**  
**Rental Price**  
**Selling Office**

**Contribution/Concession**  
**Lease Terms**  
**Selling Office License**

**Fee Paid**  
**Close Date**  
**Selling Agent**