

NEWLY CONSTRUCTED INDUSTRIAL WAREHOUSE

104 INDUSTRIAL PARK BOULEVARD, WARNER ROBINS, GA 31088

±40,000 SF LEASE RATE: \$9.95/SF



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PROPERTY INFORMATION

Warehouse Specifications

- Two (2) ±20,000 SF Warehouses Situated on ±7 Acres
- 26 Foot Wall Height
- Four-bay Shared Recessed Truck Court, Providing Dock-High Loading Access to Both Building
- Three-Phase Power

Property Information

- Built in 2025
- Zoned: M2 (General Industrial District)
- Water And Sewer Available



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ADDITIONAL
PHOTOS



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DEMOGRAPHICS

104 Industrial Park Boulevard - Warner Robins, GA

	15 Minutes	30 Minutes	45 Minutes
POPULATION	95,756	252,858	432,844
LABOR FORCE	75,865	202,272	350,317
	15 Minutes	30 Minutes	45 Minutes
TOTAL BUSINESSES	2,666	7,848	13,705
TOTAL EMPLOYEES	56,822	124,789	188,925
	15 Minutes	30 Minutes	45 Minutes
UNEMPLOYMENT RATE	4.3%	4.3%	4.3%
BLUE COLLAR WORKFORCE	10,497	25,312	43,804

POPULATION



252,858

LABOR FORCE



202,272

BUSINESSES



7,848

EMPLOYEES



124,789

UNEMPLOYMENT

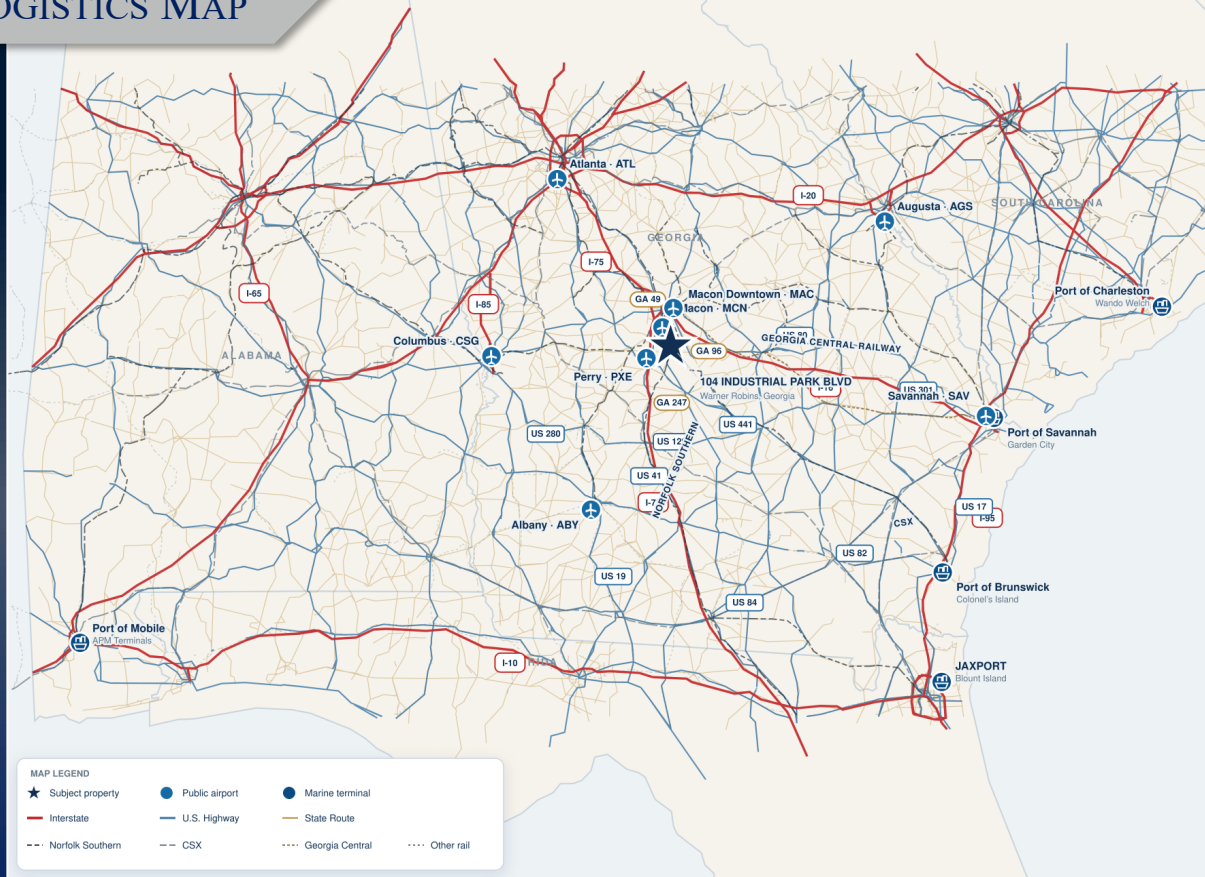


4.3%

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REGIONAL LOGISTICS MAP



REGIONAL LOGISTICS

104 Industrial Park Boulevard

Warner Robins, Georgia 31088

KEY SOUTHEAST SEAPORTS

MARINE TERMINAL	MILES	TIME
Savannah - Garden City	164	2 hr 40
Brunswick - Colonel's Island	178	3 hr 05
JAXPORT - Blount Island	232	3 hr 50
Charleston - Wando Welch	274	4 hr 25
Mobile - APM Terminals	350	5 hr 35

AIRPORT ACCESS

AIRPORT	MILES	TIME
Middle Georgia Regional - MCN	10	15 min
Perry-Houston County - PXE	18	25 min
Macon Downtown - MAC	39	40 min
Columbus - CSG	89	1 hr 35
Southwest Georgia Regional - ABY	99	1 hr 40
Atlanta International - ATL	100	1 hr 45
Augusta Regional - AGS	143	2 hr 35
Savannah/Hilton Head - SAV	161	2 hr 45

IMMEDIATE CONNECTIONS

I-75 / GA-96 interchange	12	15 min
I-16 / I-75 interchange	21	25 min
Robins Air Force Base*	2	10 min

DATA NOTES

Truck-route estimates use a heavy-vehicle routing profile and are rounded to the nearest mile and five minutes. Times exclude traffic, stops, permits and hours-of-service limits. Terminal routing uses official terminal gate addresses. *Robins AFB is not a public cargo airport. Road classes: U.S. Census TIGER/Line 2024. Rail geometry and PROWLER1 attribution: FRA North American Rail Network, updated July 21, 2026. Direct rail service to the subject has not been independently verified. Other sources: official port/airport addresses and OpenStreetMap heavy-vehicle routing. Prepared August 20, 2026.

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MAP



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