

## PRIME OFFICE AND WAREHOUSE SPACES



### 705 McCollum Lane, Albany, Georgia

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Own all or a portion of 705 McCollum Lane, Albany, Georgia, with each building being sold separately. 705A McCollum Lane features 5,191 SQFT, including 1,256 SQFT of office space and 3,934 SQFT of warehouse space on 1.5 acres with McCollum Lane frontage. The warehouse includes 14 roll-up bay doors, while the office space offers reception, offices, restrooms, and storage. 705B McCollum Lane includes 4,049 SQFT of renovated office space on 3.5 acres, with private and shared offices, IT closets, storage rooms, a fire room, kitchen/break room, ADA restrooms, and an additional 1,920 SQFT covered concrete port. Extensive renovations at 705B provide IT and phone integrations, energy-efficient upgrades, and neutral finishes, making it a premier office space. Both properties have dedicated septic systems and access to McCollum Lane. Bid on one or both properties to meet your needs.

Online Only  
Auction

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January 28, 2025,  
at 2 pm

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Final Contract to  
Include a 10%  
Buyer's Premium

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# INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public online Auction of 705 McCollum Lane – Prime Office and Warehouse Space located in Albany, Georgia.

Own all or a portion of 705 McCollum Lane, Albany, Georgia. Selling each building separately. 705A McCollum Lane – 5191 SQFT in total, 1256 SQFT of Office Space, 3934 SQFT of Warehouse Space situated on 1.5 Acres with McCollum Lane Road frontage. Dispatch Warehouse includes 14 Roll-Up Bay Doors. Office Space includes Reception Space, Offices, Restrooms, and Storage. 705B McCollum Lane – 4049 SQFT of renovated office space on 3.5 Acres, Private Offices, Shared Office Spaces, IT Closets, Storage Rooms, Fire Room, Kitchen/ Break Room, ADA Restrooms, and an additional 1920 SQFT Covered Concrete Port. 705B McCollum Lane has had extensive renovations recently, making it a top-tier office space with IT and phone integration, energy-efficient upgrades, and neutral finishes. 705B with egress to McCollum Lane. Bid on one or both properties. Each building with dedicated septic.

Bidding for this property will open on January 14, 2025, at 10:00 am and continue to January 28, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com). Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property or the auction process or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

*Spencer D. Young*

Spencer D. Young  
Auction Coordinator

# AUCTION INFORMATION



- 🌿 Auction Date and Time: Tuesday, January 28, 2025 at 2 pm
- 🌿 Open House Dates and Times: Friday, January 10, 2025, Noon - 3 pm  
Monday, January 27, 2025, 3pm - 6pm
- 🌿 For More Information Contact: Spencer D. Young  
Wiregrass Auction Group, INC.  
(229) 890-2437 - Office  
(229) 225-8625 - Cell  
Spencer@Bidwiregrass.com

# PROPERTY INFORMATION



Property Address: 705 McCollum Lane, Albany, Georgia 31701

Auction Date: Tuesday, January 28, 2025, at 2 pm

Property Size:

- Tract One: 1.50 +/- Acres
- Tract Two: 3.50 +/- Acres

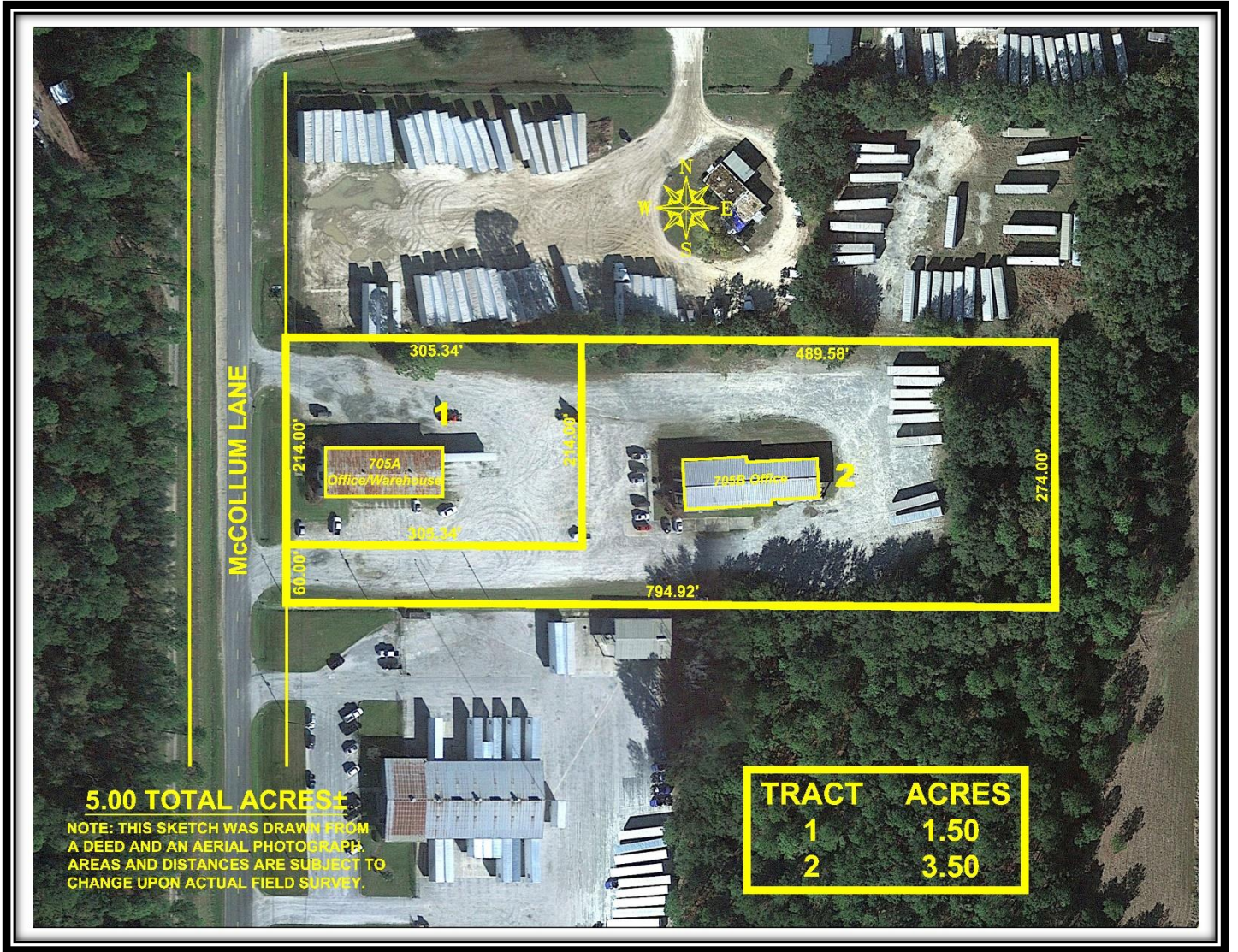
Assessor's Parcel Numbers: Dougherty County - 00136/00001/27C

Property Taxes: Dougherty County 2024 - \$5,137.63

Important Selling Features:

- 2 Commercial Buildings
- Offices / Warehouse
- 9,240 Square Footage Total
- 5 Acres +/- Zoned C3 Commercial
- Proximity to major Highways

# AERIAL MAP





### Permits

Permit Date	Permit Number	Type	Description
04/11/2011	111116	42-DEMO.COM	
10/13/1992	92/12/28	66-APPEAL.COM	
	111627	33-REMDL.COM	LRA CONTRACTOR 6000 SQ FT

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2011	3799 209		\$199,500	Fair Market - Improved	MCKINNEY TERMINAL PROPERTIES LP	ADDTRAN LOGISTICS INC
6/30/2008	3542 209		\$0	02 SAME	MCKINNEY TERMINAL PROPERTIES L	MCKINNEY FRANKLIN C
12/16/1999	2047 32		\$0	02 SAME	MCKINNEY JOHN ALLEN	MCKINNEY TERMINAL PROPERTIES LP
7/29/1969	409 211		\$0	Unqualified	MCCOLLUM THOMAS	MCKINNEY JOHN ALLEN

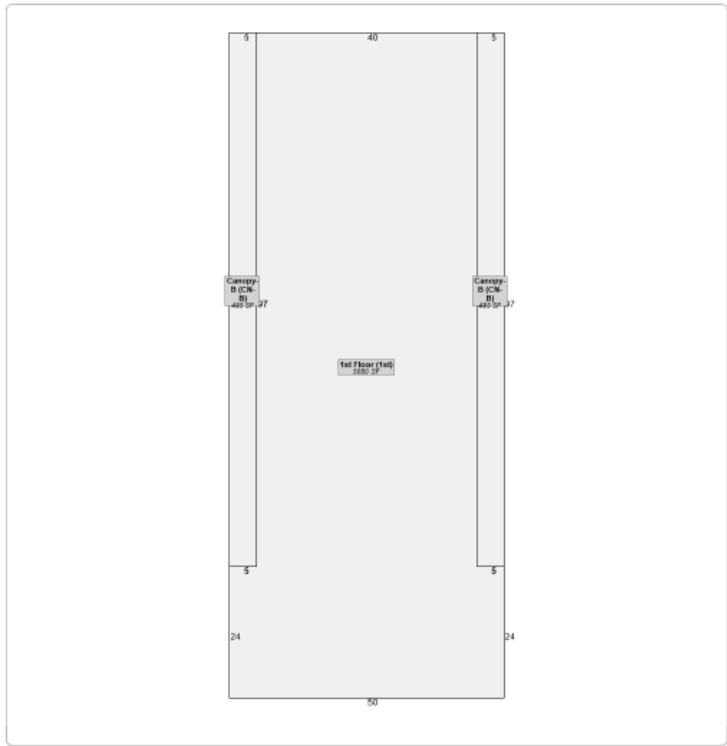
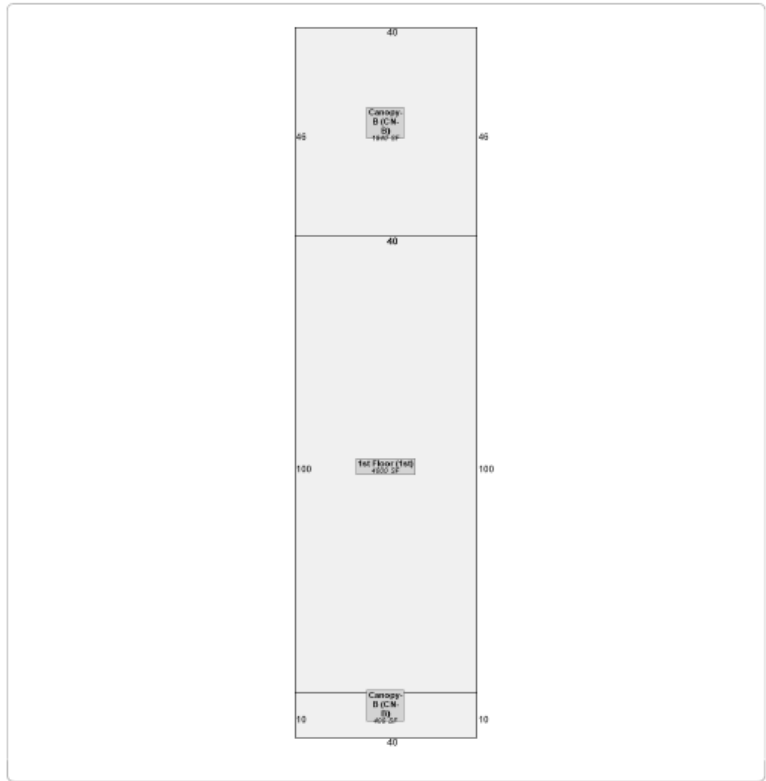
### Valuation

	2024	2023	2022	2021	2020
Previous Value	\$277,800	\$277,800	\$277,800	\$277,800	\$277,800
Fair Market Land Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
+ Fair Market Improvement Value	\$227,800	\$227,800	\$227,800	\$227,800	\$227,800
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0	\$0
<b>- Fair Market Value</b>	<b>\$277,800</b>	<b>\$277,800</b>	<b>\$277,800</b>	<b>\$277,800</b>	<b>\$277,800</b>
Assessed Land Value	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
+ Assessed Improvement Value	\$91,120	\$91,120	\$91,120	\$91,120	\$91,120
+ Assessed Accessory Value	\$0	\$0	\$0	\$0	\$0
<b>- Assessed Value (40% FMV)</b>	<b>\$111,120</b>	<b>\$111,120</b>	<b>\$111,120</b>	<b>\$111,120</b>	<b>\$111,120</b>


### Photos

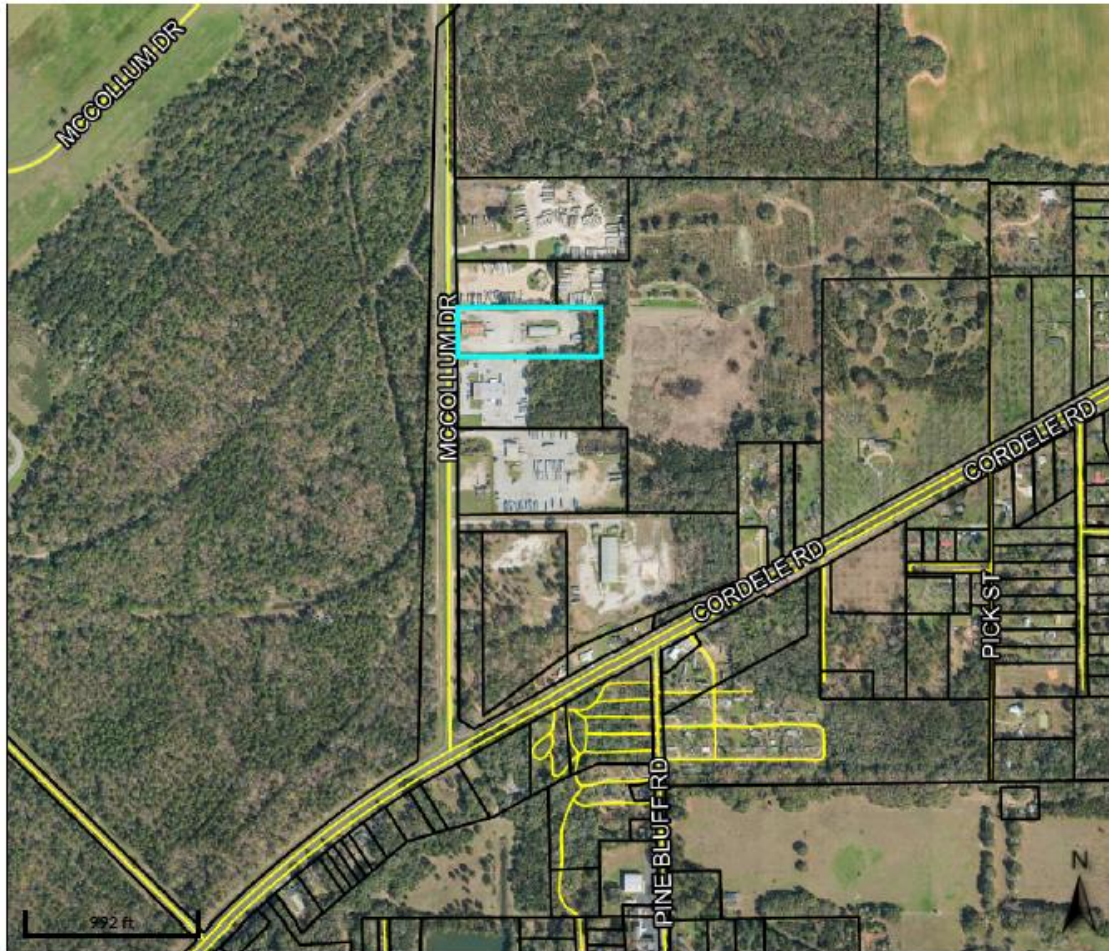






# TAX MAP

 **qPublic.net**™ Dougherty County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID 00136/00001/27C  
 Class Code Commercial  
 Taxing District 02 DOUGHERTY COUNTY  
 Acres 5.0

Owner ADDTRAN LOGISTICS INC  
 PO BOX 50396  
 ALBANY, GA 31703  
 Physical Address 705 MCCOLLUM DR  
 Fair Market Value Value \$277800  
 Land Value  
 Improvement Value  
 Accessory Value

Last 2 Sales	Price	Reason	Qual
Date 4/1/2011	\$199500	FM	Q
6/30/2008		02	U

(Note: Not to be used on legal documents)

Date created: 11/3/2024  
 Last Data Uploaded: 11/1/2024 3:06:36 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

# TAX BILL

PT-306 (revised May 2018)

ALBANY-DOUGHERTY COUNTY TAX DEPARTMENT  
PO BOX 1827  
ALBANY GA 31702-1827

\*\*\*\*\*AUTO\*\*5-DIGIT 31721  
15388468 8058-RNA 3503 1 1 1



ADDTRAN LOGISTICS INC  
PO BOX 50396  
ALBANY GA 31703-0396



**Official Tax Matter - 2024 Tax Year**  
This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date: 4/26/2024**

**Last date to file a written appeal: 6/10/2024**

**\*\*\* This is not a tax bill - Do not send payment \*\*\***

You may file an ONLINE APPEAL or view property records at:  
<http://qpublic.net/ga/dougherty/>

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

8039PR/NA 4/26/22 199, K

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so online using the qPublic website (<http://qpublic.net/galdougherty>), or in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.ga.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 240 Pine Ave. Suite 100A, Albany, GA 31701 and which may be contacted by telephone at: (229) 431-2130. Your staff contacts are Teresa Byrd - (229) 431-2130 and Vernessa Jenkins - (229) 431-2130.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
4151	00136/00001/27C	5.00	02		NO-S0
<b>Property Description</b>	PT LL 156 1ST DIST ZONE 2				
<b>Property Address</b>	705 MCCOLLUM DR				
	<b>Taxpayer Returned Value</b>	<b>Previous Year Fair Market Value</b>	<b>Current Year Fair Market Value</b>	<b>Current Year Other Value</b>	
<b>100% Appraised Value</b>	0	277,800	277,800	0	
<b>40% Assessed Value</b>	0	111,120	111,120	0	

B

**REASONS FOR ASSESSMENT NOTICE**

C2 -Annual Notice: No change in return/previous value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
SCHOOL M&O	0	0	111,120	0.017993	1,999.38
SPECIAL SERVICES	0	0	111,120	0.009173	1,019.30
COUNTY M&O	0	0	111,120	0.019069	2,118.95
STATE	0	0	111,120	0.000000	0.00

C

**Total Estimated Tax:**

5,137.63

# WARRANTY DEED

## LEGAL DESCRIPTION

All that tract or parcel of land situate, lying, and being in the First Land District of Dougherty County, Georgia, and being part of Land Lot 156, and more particularly described as follows:

To find a point of beginning, start at the concrete monument which is located at the point where the north boundary line of said Land Lot intersects with the east margin of the 100-foot right-of-way line of the road formerly referred to as "Turner Field Road" (and now known as McCollum Lane), and from said monument go South 2 degrees 05 minutes East a distance of 710 feet along said east right-of-way line to the point of beginning of the tract or parcel being herein described; go thence North 88 degrees 23 minutes East along the south boundary of the fenced area now being used as a radio transmitter site by the U.S. Navy (which fronts 250 feet on said Road, and goes back east a distance of 550 feet) the entire depth of said transmitter site (namely, 550 feet) and continuing at said North 88 degrees 23 minutes East bearing 244.92 feet (making a total distance from said road margin or McCollum Lane right-of-way of 794.92 feet), to a point; from said point go thence South 2 degrees 05 minutes East a distance of 274.0 feet to a point; go thence 88 degrees 23 minutes West a distance of 794.92 feet to said east margin and right-of-way line of said Road and Lane to a point thereon (which is 2120.2 feet from the intersection of said east margin of said Lane with the north margin of the Cordele Highway or State Route No. 257); go thence North 2 degrees 05 minutes West a distance of 274.0 feet to the point of beginning, said tract containing five (5) acres of land, and being shown by the annexed plat dated July 17, 1969, prepared by John H. Sperry, R.L.S.

# GO BID NOW!



For more information, please visit

[WiregrassAuctionGroup.com](http://WiregrassAuctionGroup.com)

