

# WAREHOUSE SPACE FOR LEASE

113 Milledgeville Road  
Eatonton, GA 31024



- Available Space:** 50,000 SF
- Building Size:** 122,086 SF
- Ceiling Height:** Center: 24'  
Eave: 14'
- Utilities:** All available
- Zoning:** Industrial
- Year Built:** 1995, remodeled 2017
- Traffic:** 10,800 vehicles per day
- Taxes:** \$15,963 (2021 est.)
- Parking:** Ample

- Nearby Businesses:** Cabinet Concepts, Interfor, Legacy Housing, Cosmo Cabinets, Bluestem, and other retail businesses including Dairy Queen, Arby's, Zaxby's, AutoZone, Dollar Tree, and Walmart.
- Notes:** Clean facility. Building has 3 phase 480/230 power, fire sprinklered, metal high bay lights, gas heaters, fans, air lines throughout, multi-fixture restrooms, and railroad spur at site (needs upgrading).
- Highlights:**
  - Three (3) 14' h x 18' w dock high doors
  - Three (3) 8' h x 10' w standard dock doors

## Lease Price: \$4.00 - \$6.00/sf NNN

**FOR MORE  
INFORMATION  
CONTACT**

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## PHOTOS



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& COMPANY**  
A Full Service Real Estate Company  
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## AERIAL



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