

REDUCED! Industrial Food Processing / Cold Storage
Renaissance Park – Formerly Central State Hospital Campus
133 Shop Road | Milledgeville, GA (Baldwin County)



Summary

Improvements

Area Info

Photos

Floor Plans

Aerial

Site Map



HUGE PRICE REDUCTION!
CALL AGENT FOR DETAILS

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	133 Shop Road, Milledgeville, GA
County:	Baldwin
Year Built/Renovated:	Built 1962 & 1990 Renovated 2019 & 2020
Utilities:	All utilities available
	Water: City of Milledgeville
	Sewer: City of Milledgeville
	Natural Gas: GA Natural Gas
	Electricity: Georgia Power
	Telephone: Provider of Choice
Ceiling Height:	9’ to 22’ throughout
Loading Docks:	1 Grade Level Overhead Door 16 Dock High Overhead Doors

SITE

Site Size:	9.76 Acres
Parcel ID:	072 150
Zoning:	O1 – Office Institutional
Parking:	105 Asphalt paved spaces
Rail Access:	Spur on site – Not in use



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The logo for Fickling & Company features a green square icon with three interlocking circles on the left, and the text 'FICKLING & COMPANY' in a serif font on the right. The ampersand is red.

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PROPERTY INFORMATION

Notes: Industrial facility is ideal for freezer, cold storage, and ambient dry storage. Facility was once known as the world’s largest kitchen, serving the patients and employees of Central State Hospital.

Plans and CAD files available. Building has enclosed refrigerated loading docks. USDA Certified. Cold storage includes freezers and coolers..

Location: This industrial facility is located in Milledgeville, GA at Renaissance Park (formerly Central State Hospital), in a Federal Opportunity Zone with economic development incentives. Located 28 miles to I-75/I-16, 34 miles to I-20. Highway 441 to I-20 four lane expansion under way.

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SQUARE FOOTAGE ITEMIZATION

Refrigerated Area:	14,100± SF
Freezer Storage:	14,800± SF
Ambient Warehouse Storage:	55,600 ± SF
Office Space:	3,100 ± SF
Climate Controlled Storage:	22,500± SF
TOTAL SQUARE FOOTAGE:	110,100± SF

IMPROVEMENTS

Foundation:	Reinforced Concrete
Frame:	Frame of brick, CMU, and insulated metal panels, steel roof structure
Roof:	TPO (2014)
HVAC System:	Roof and ground mounted packaged units
Interior Lighting:	LED - Motion Sensor
Exterior Lighting:	LED or Mercury vapor fixtures
Flooring:	Tile and epoxy coated floors in food related areas, concrete in warehouse areas
Sprinkler System:	Yes, building is sprinklered



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Central State Hospital (CSH) was once the state's largest facility for treatment of mental illness and development disabilities. The hospital was founded in the 1800's as the Georgia State Lunatic, Idiot, and Epileptic Asylum, and was known as the Georgia State Sanitarium and Milledgeville State Hospital. In the 1960s the facility was acknowledged as the biggest in the world, encompassing approximately 8,000 acres. Currently the CSH complex encompasses closer to 1,750 acres.

Parham Kitchen was originally built in 1962 and 1990. The property served as the kitchen to Central State until 2014 when it was shut down. It remained vacant until the renovations in 2019 and 2020. The facility had previously provided precooked/prepackaged meals for schools, retailers, and correction facilities, including private label services.

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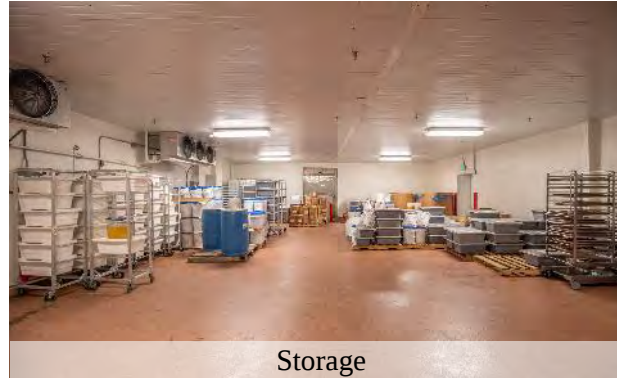
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Production Area



Storage



Cold Storage Area

The interior layout reflects the intended use. As shown on the floor plans (page 6), the interior is subdivided into a large central food production area with several areas of coolers, freezers, and dry storage; numerous smaller storage and preparation rooms; several offices; an employee cafeteria and public café/meeting area in the front of building.



Production Area



Hand washing station

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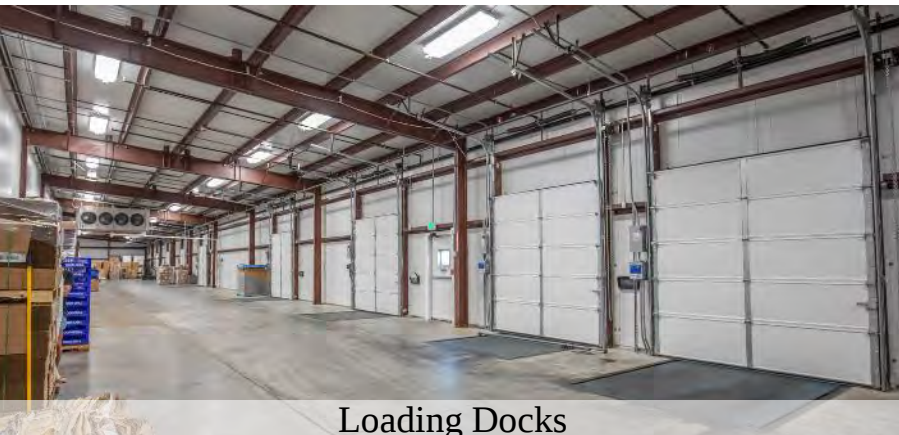
Freezer



Storage



Staff Café/Meeting Room



Loading Docks



Dry Warehouse

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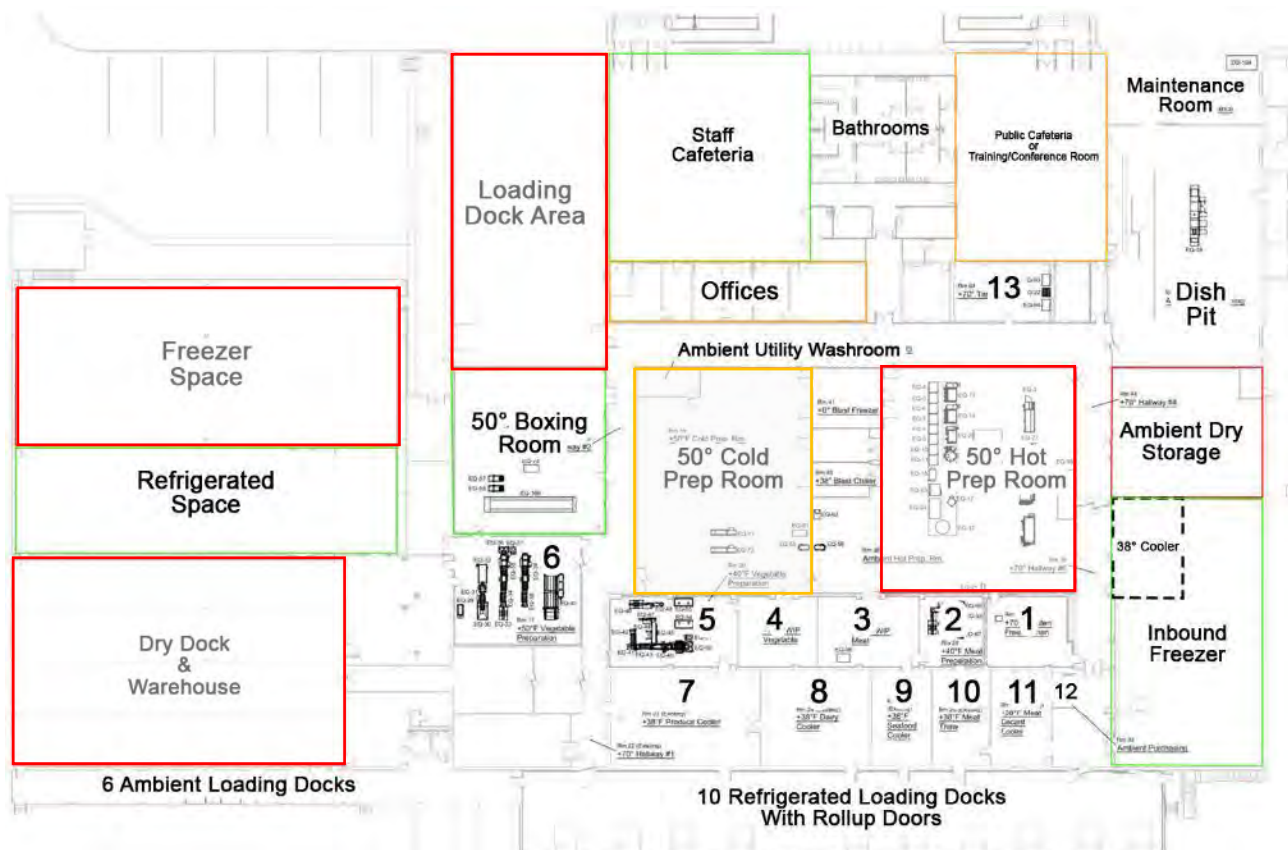
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FLOORPLAN



1. 70° Gluten Free Kitchen
2. 40° Meat Prep Area
3. 40° Meat
4. 40° Vegetable
5. 40° Vegetable Prep Area
6. 50° Vegetable Prep Area
7. 38° Produce Cooler
8. 38° Dairy Cooler
9. 38° Seafood Cooler
10. 38° Meat Thawing Cooler
11. 38° Decant Cooler
12. Office
13. 70° Test Kitchen

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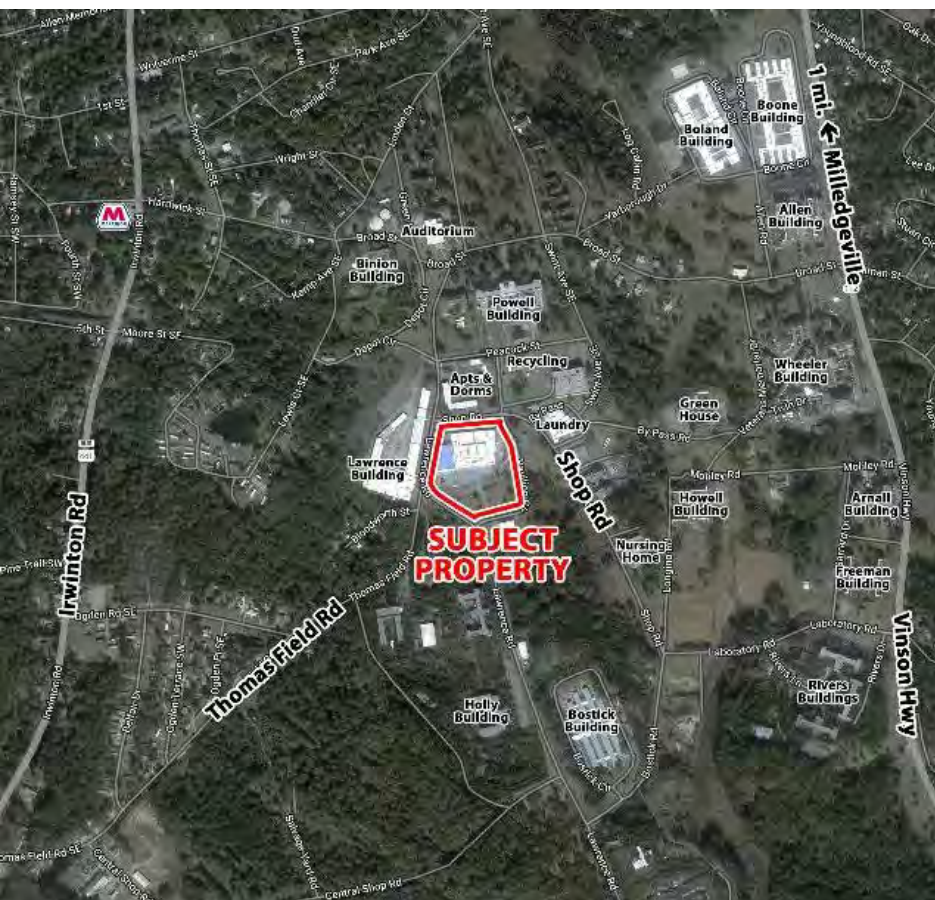
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AERIAL



PLAT



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RENAISSANCE PARK SITE MAPS



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