FOR SALE – 10,032± SF Office/Warehouse
Renaissance Park – Wilkes Building (Formerly Central State Hospital)
578 Lawrence Road
Milledgeville, GA 31061

FICKLING & COMPANY



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

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PROPERTY INFORMATION

BUILDING

Property Address:	578 Lawrence Road Milledgeville, GA 31061
County:	Baldwin
Building Size:	10,032± SF
Year Built:	1969
Utilities:	All available
Ceiling Height:	8’ Ceiling clearings 12’ Without ductwork to bar joist
Loading Docks:	1 Exterior loading dock

SITE

Site Size:	3.03 Acres
Parcel ID:	072 001L
Parking:	41 spaces

SALE PRICE:
$500,000.00

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PROPERTY INFORMATION

NOTES

Property was formerly the Occupational Therapy Building when CSH was in operation but later became the temporary home for the Georgia State Patrol.

Main entry's floor plan consist of lobby area, 6 private offices, 6 partition wall offices, 2 training/ conference rooms, breakroom/kitchen, 2 restrooms, and several storage/utility closets. The other side of the building's floorplan consist of 3 private offices, 6 partition wall offices, and 2 restrooms. Some restrooms have access to both sides of the building. One unisex restroom is handicap accessible.

Property has a warehouse that is approximately 2,350± SF. Warehouse is climate controlled with ductwork, 8' ceiling clearings and 12' without ductwork to bar joist. Warehouse has 2 partition offices, eye washing station, handwashing sink, janitorial sink, and double doors that lead to an exterior loading dock.

SQUARE FOOTAGE ITEMIZATION

Office Space:	7,682± SF
Warehouse Space:	2,350± SF
TOTAL SQUARE FOOTAGE:	**10,032± SF**

IMPROVEMENTS

Foundation:	Main structural walks are concrete blocks
	Partitions are drywall and can be removed
HVAC System:	6 Years old
Sprinkler System:	Yes, building is sprinklered

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PROPERTY INFORMATION

LOCATION

Property is located in Milledgeville, GA in the Renaissance Park (formerly Central State Hospital), in a Federal Opportunity Zone with economic development incentives. Located approximately 3.7 miles from Highway 441 , 31 miles to I-75/I-16, and 41 miles to I-20. Surrounding neighbors in the park include The Powell Building, The Lawrence Building, and the Apartments and Dorms (currently under renovation).

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.





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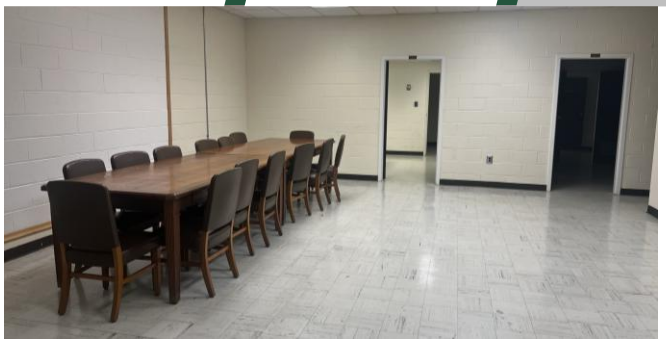
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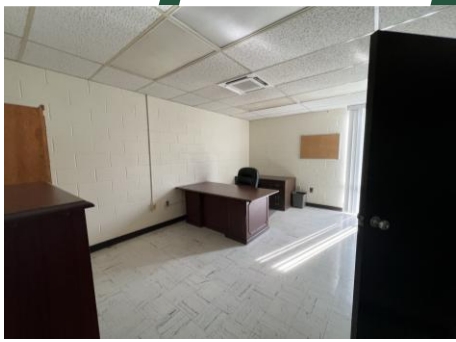
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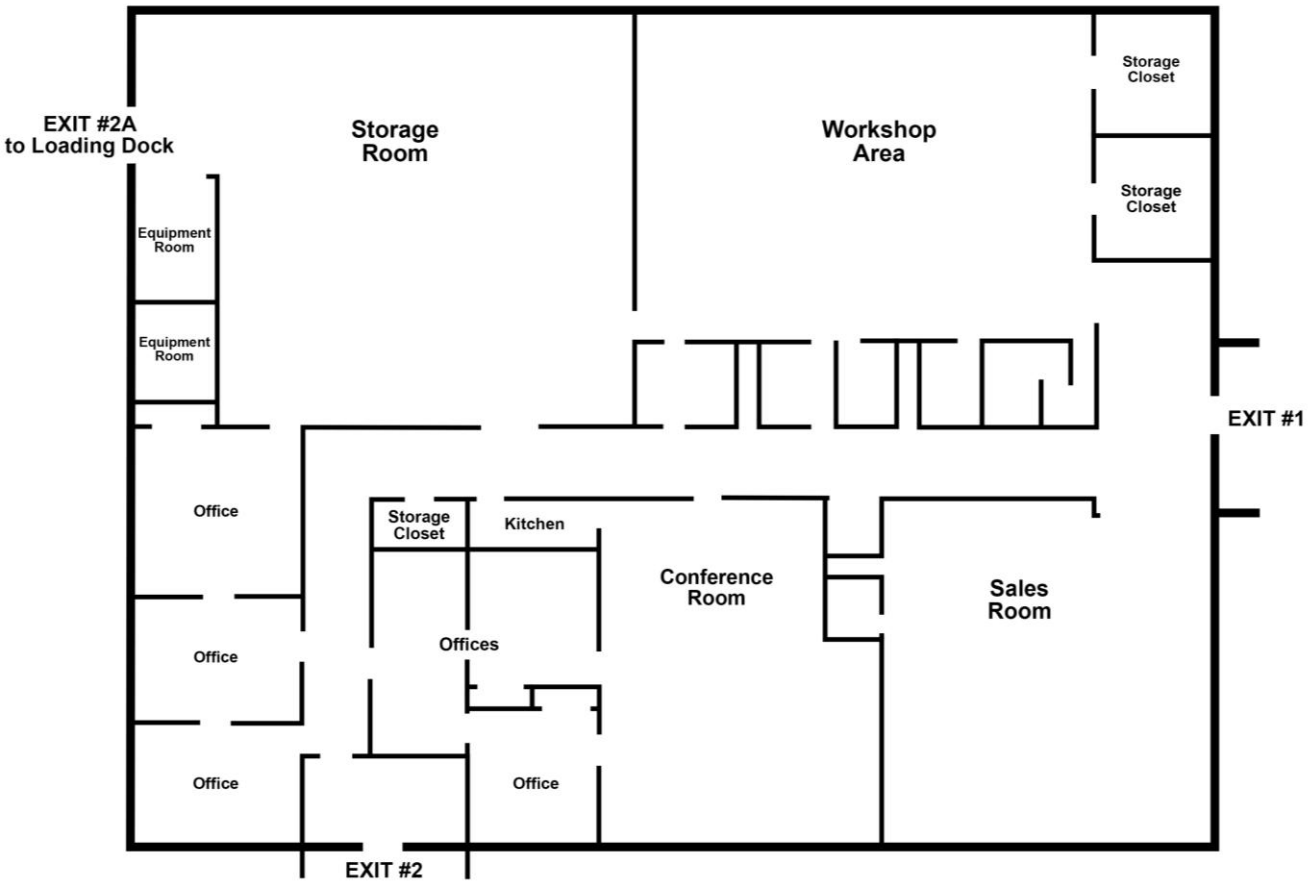
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FLOOR PLAN



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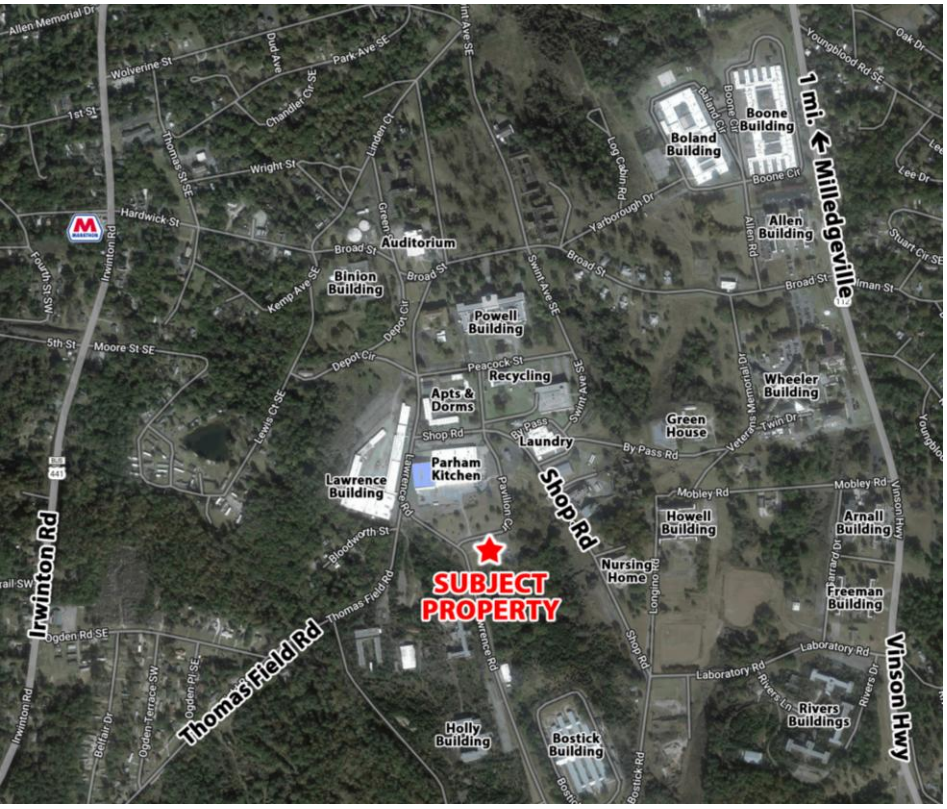
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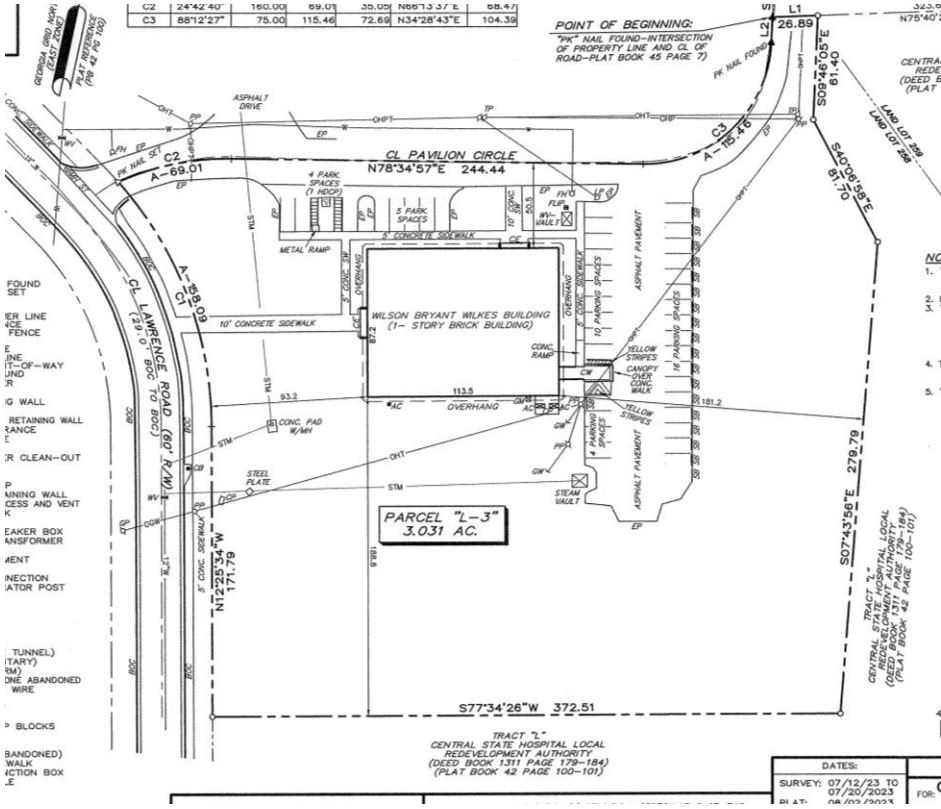
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AERIAL



PLAT



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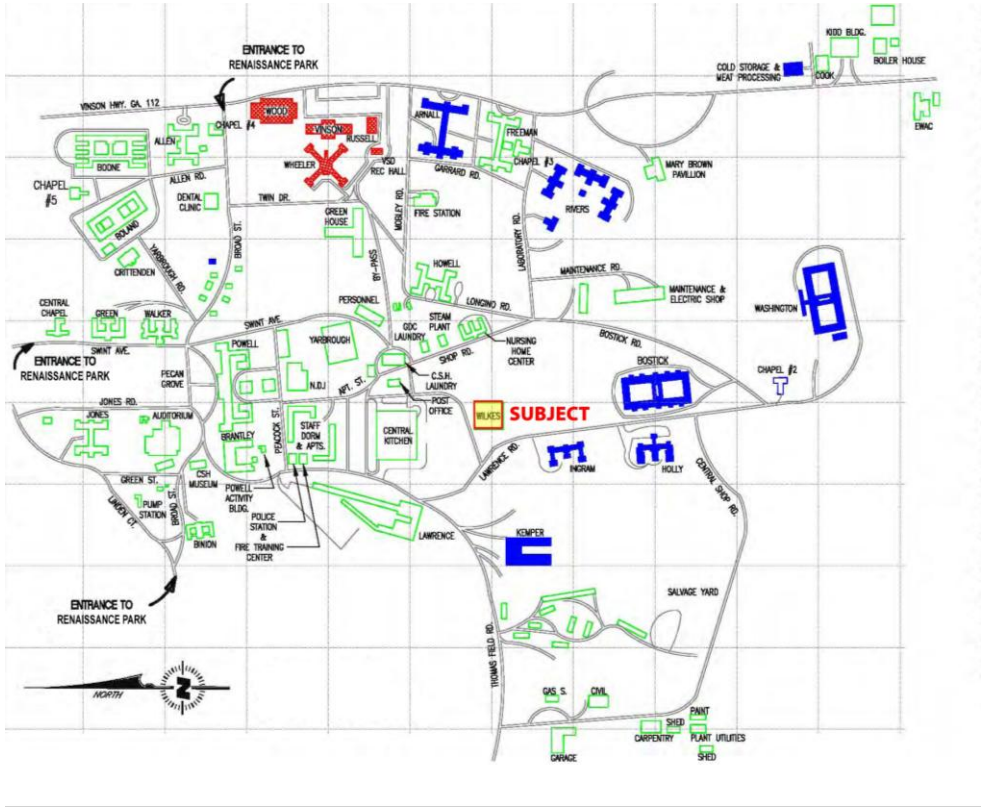
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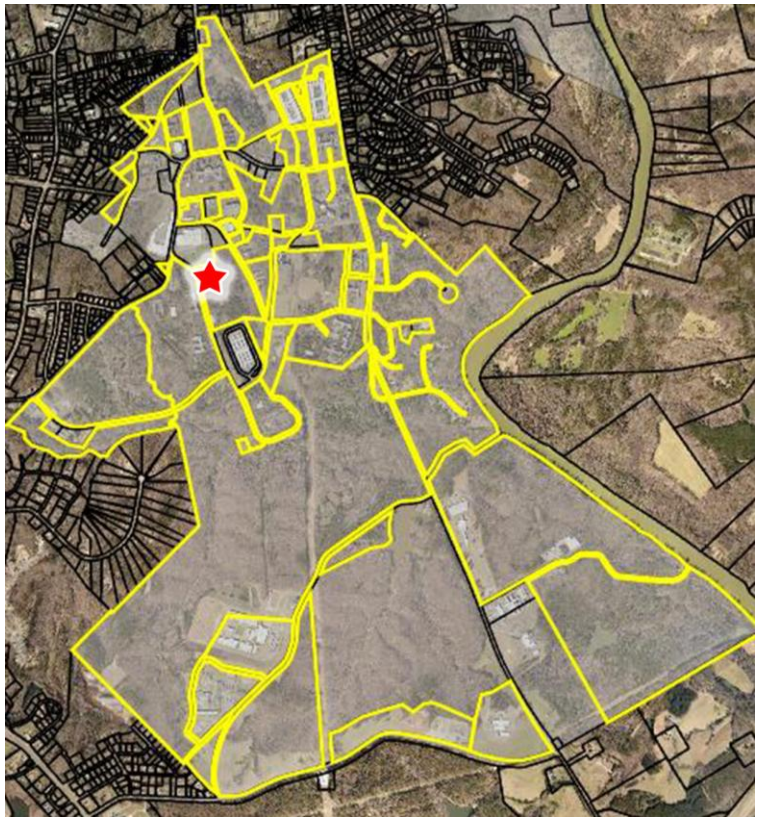
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RENAISSANCE PARK SITE MAPS





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