

WAREHOUSE SPACE FOR SALE OR LEASE

186 Industrial Boulevard
Eatonton, GA 31024



Summary

Improvements

Area Info

Photos

Floor Plans

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address: 186 Industrial Boulevard
Eatonton, GA 31024

County: Putnam

Building Size: 26,800 SF

Year Built: 1990

Utilities: All Available, 3 Phase Electric

Zoning: I-2

Ceiling Height: 14' – 17'

Loading Docks: One (1) dock high loading dock
One (1) delivery dock
Three (3) drive-in doors - one (1) 14' x 20'
two (2) 10' x 10'

Taxes: \$1,649.77 (2023 est., City)

SITE

Site Size: 5.11 Acres

Parcel ID: O62 046

Topography: Level

Frontage: ± 400'

Depth: ± 525'

2023 Demographics	3 mile	5 mile	10 mile
Population	5,604	8,657	21,764
Median Age	41.4	41.7	45.0
Avg. HHI	\$62,172	\$77,512	\$93,768

Sale Price: \$2,120,000

Lease Price: \$5.25/PSF + Utilities

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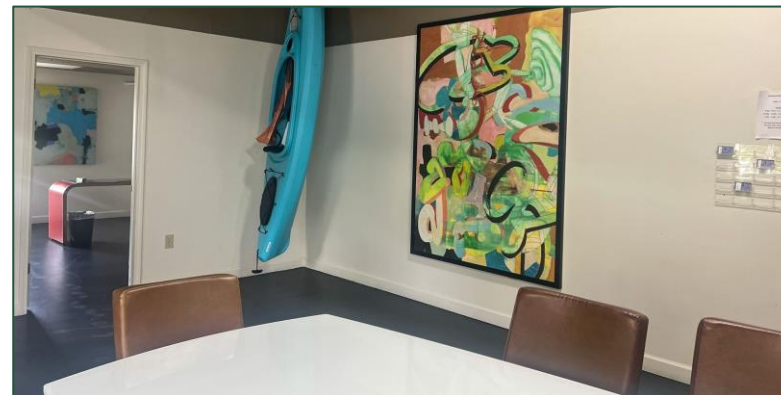
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PROPERTY INFORMATION

Notes: Front area of building is 13,200 SF, with large lobby/conference/training area with restroom, 4 offices, 2 restrooms, and a breakroom. Rear area of building is 13,600 SF and is wide open, with 17' ceilings, 2 small offices, storage, and 2 restrooms. Building has gas heaters, HVAC, and compressed air throughout, has 3 phase power, and is sprinklered. 9.6 Acre tract adjacent to site is cleared and also available.

Nearby Businesses: Cosmo Cabinets, Legacy Housing, Bluestem, Manley Metalworks, and other retail businesses including Dairy Queen, Arby's, Zaxby's, AutoZone, Dollar Tree, and Walmart.



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PROPERTY LOCATION

Property is convenient to the 441 Bypass, Highway 129, and downtown Eatonton. It is located in The South Industrial Park. Nearby businesses include Cosmo Cabinets, Legacy Housing, Bluestem, Manley Metalworks, and other retail businesses including Dairy Queen, Arby's, Zaxby's, AutoZone, Dollar Tree, and Walmart.

Sale Price: \$2,120,000

Lease Price: \$5.25/PSF + Utilities



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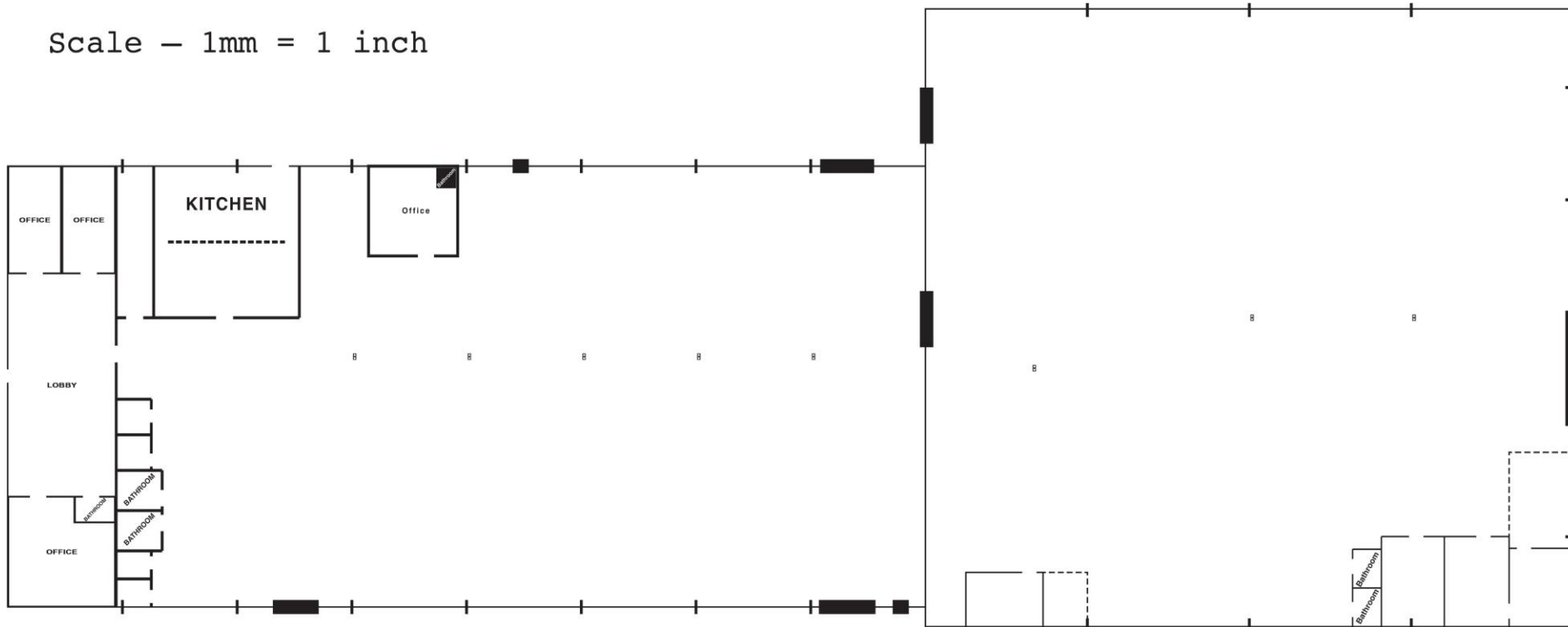
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Floor Plan

Scale - 1mm = 1 inch



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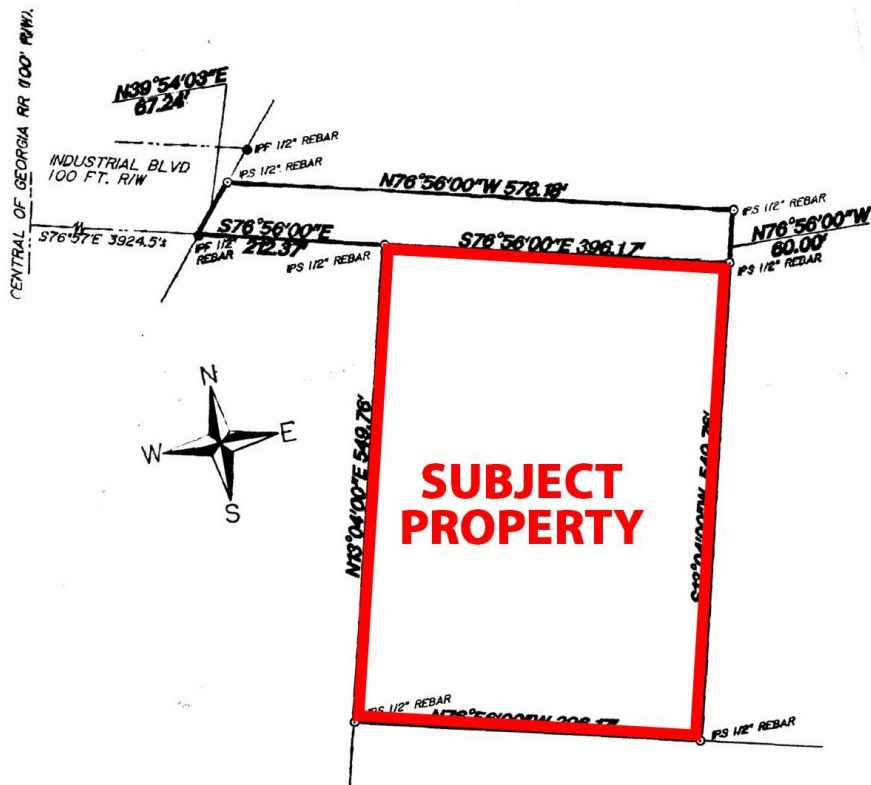
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PLAT



PARCEL ID



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