

FOR SALE OR LEASE – 21,714 SF Flex Building
165 Garrett Way
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$1,700,000
LEASE RATE: TBD

Patty Burns, CCIM, ALC
Fickling & Company
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PROPERTY INFORMATION

BUILDING

Address: 165 Garrett Way
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County: Baldwin

Total Size: 21,714 SF Total
Office: 3,000 SF
Warehouse: 18,714 SF

Taxes: \$6,299.55 (Est. 2024)

Federal Opportunity Zone: Yes, Zone 13009970400

Year Built: 1991

Construction: Masonry

Clear Height: 16'

Dock Doors: 2

Utilities: All available

SITE

Site Size: 5.5 Acres

Parcel ID: 069 009

Frontage: 390' on Garrett Way

Traffic Count: Roberson Mill Road: 18,119 VPD

Parking: 20 Surface Spaces

SALE PRICE: \$1,700,000
LEASE RATE: TBD

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	15,904	27,500	48,859
Avg HH Income	\$75,372	\$93,834	\$94,768
Median Age	29.5	34.3	38.9

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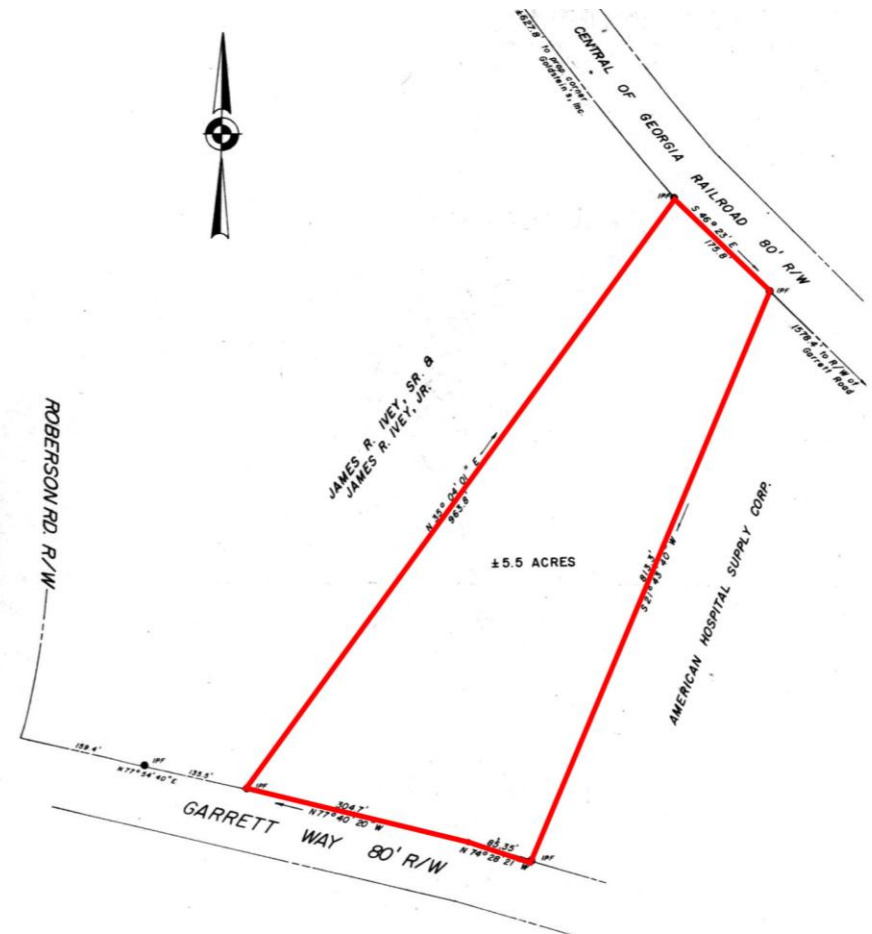
BUILDING

21,714 SF Flex building available for sale. Property has approximately 3,000 SF of office space and 18,714 SF of warehouse space with 2 dock high doors. Situated on 5.50 acres and offers 20 surface parking spaces.

Owner will consider a long-term lease. Lease rate to be determined.

LOCATION

Located in a prime location just off of Highway 441 (N Columbia St), the main retail corridor in Milledgeville. Surrounding neighbors include US Post Office Annex, Complete Auto Care, U-Haul, Smyrna Truck, Fouts Bros, BASF Chemical Warehouse, Chambers Oil Co, Baker Disturbing, Central Georgia Tech College, Lowe's, Zaxby's and many more retailers, restaurants, and professional, industrial, and medical businesses.



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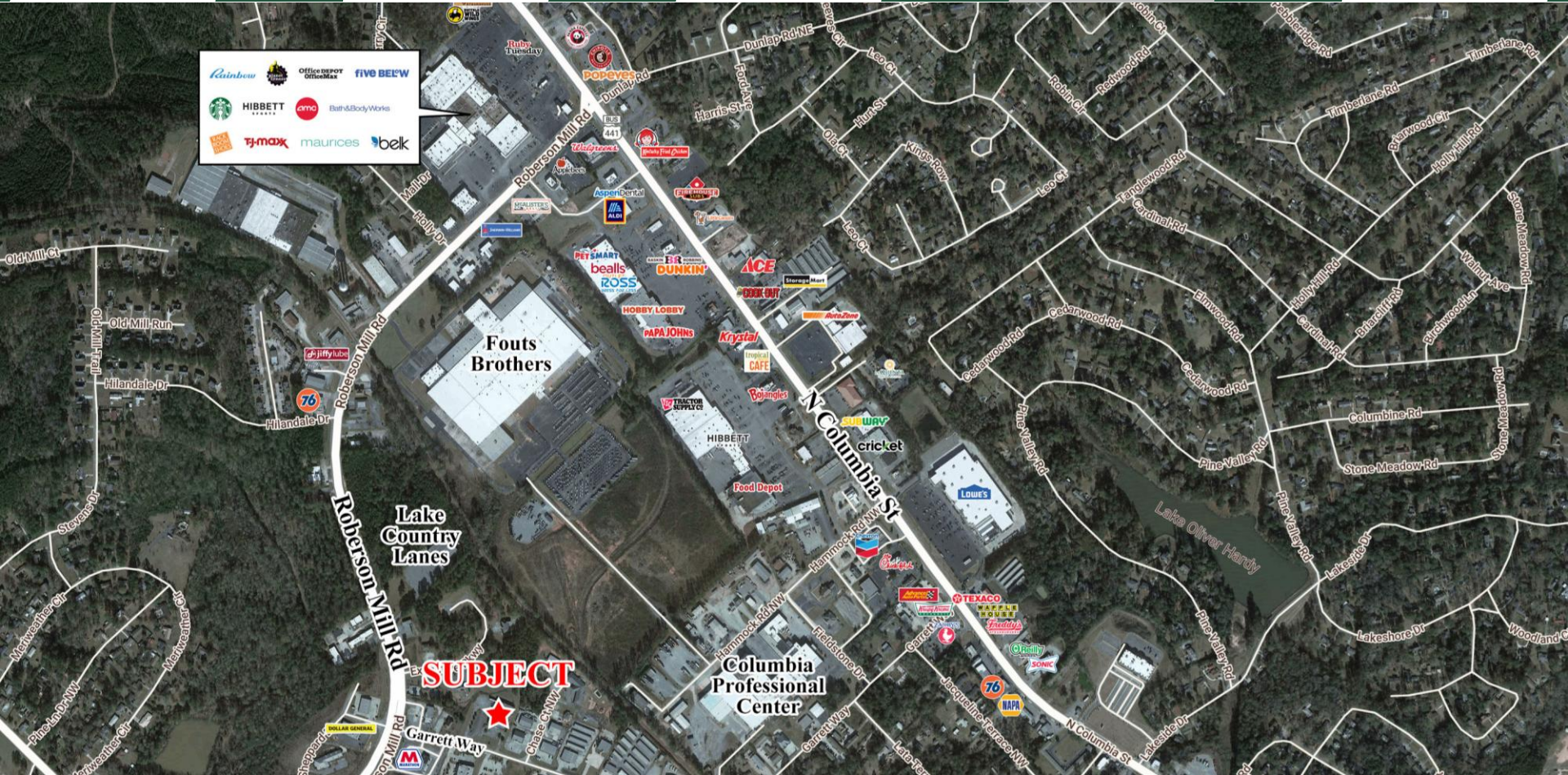
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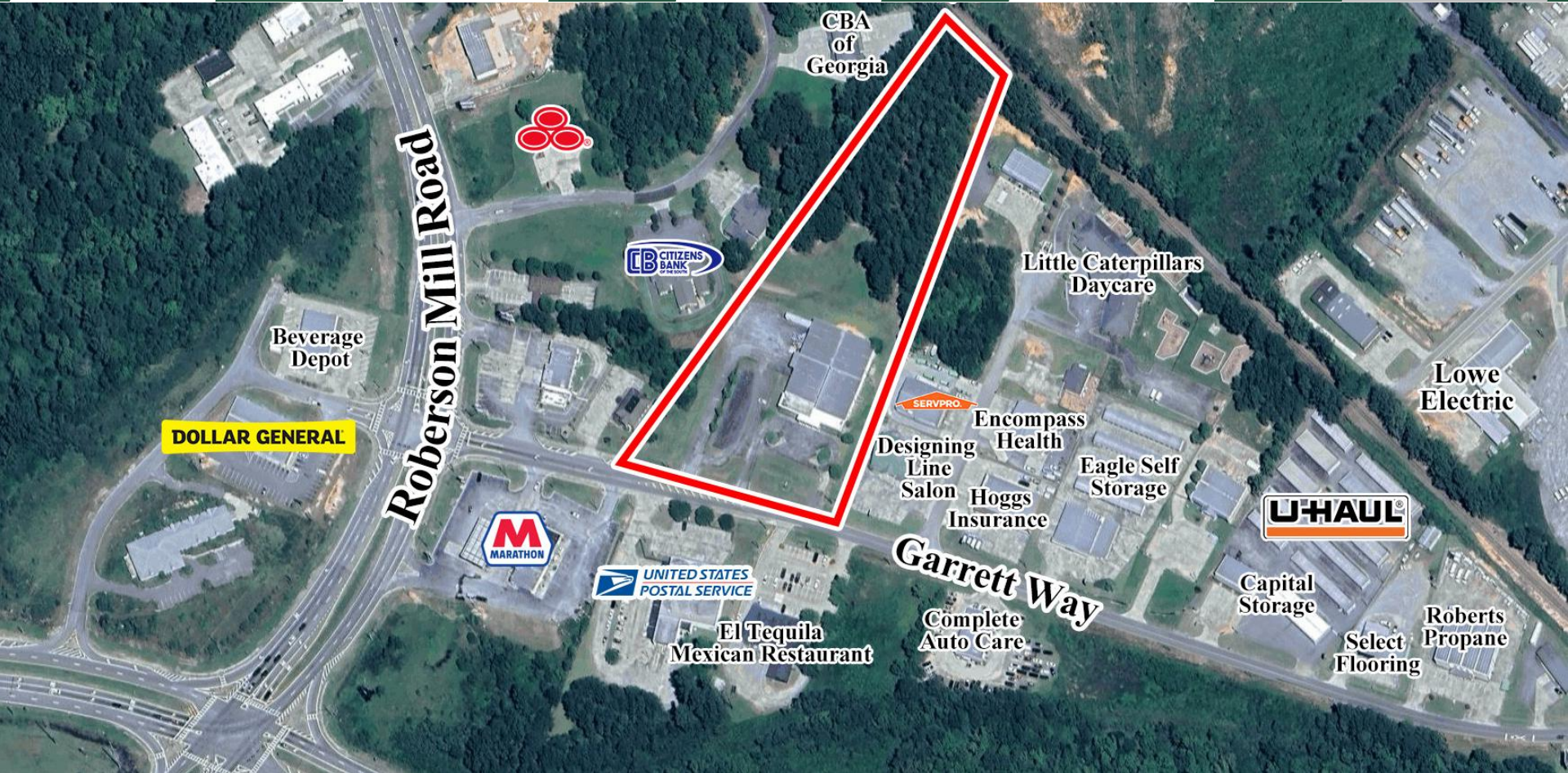
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