

WAREHOUSE FOR LEASE

109 Epps Street
Gordon, GA 31031



Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: \$4.00/SF + Utilities

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	109 Epps Street Gordon, GA 31031
County:	Wilkinson
Taxes:	\$5,632 (City of Gordon)
Year Built:	1975
Available:	10,000 - 15,000 SF
Utilities:	All available, 3 phase power
Parking:	Paved and ample
Topography:	Level
Ceiling Height:	24' Center, 20' Eave
Loading Docks:	2 Drive-in Docks

SITE

Site Size:	8.7 Acres
Parcel ID:	G12 228
Zoning:	Commercial
Frontage:	375'
Depth:	660'

LEASE PRICE: \$4.00/SF + Utilities

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	3,159	4,205	13,068
Avg HH Income	\$60,647	\$64,204	\$74,030
Median Age	39.5	40.1	41.8

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Property is a 15,000 SF warehouse space situated on 8.7 Acres, built in 1975. All utilities are available to the space, including 3 phase power. Ceiling height is 24' at the center, and 20' at the eaves. Site has level topography.

Building has new roof, two (2) double doors at front entry, and two (2) drive-in dock doors. Ideal for indoor pickleball or other sports use, as well as warehouse storage. Paved and ample parking on site.

Convenient to the Fall Line Freeway (Highway 243), and downtown Gordon. Neighbors in the area include the City of Gordon Recreation Department, KaMin, Active Minerals, and Sellers Construction.



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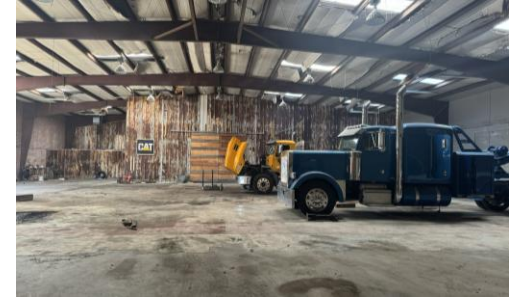
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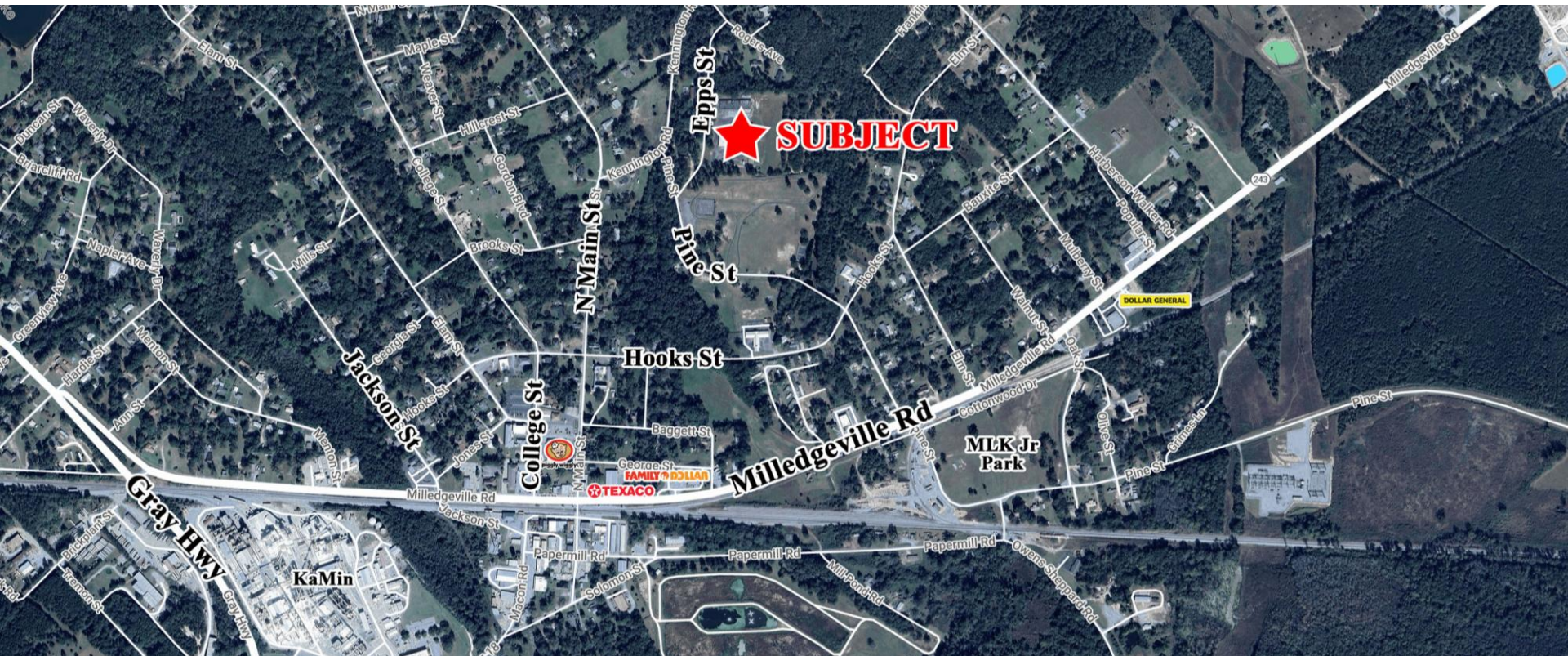
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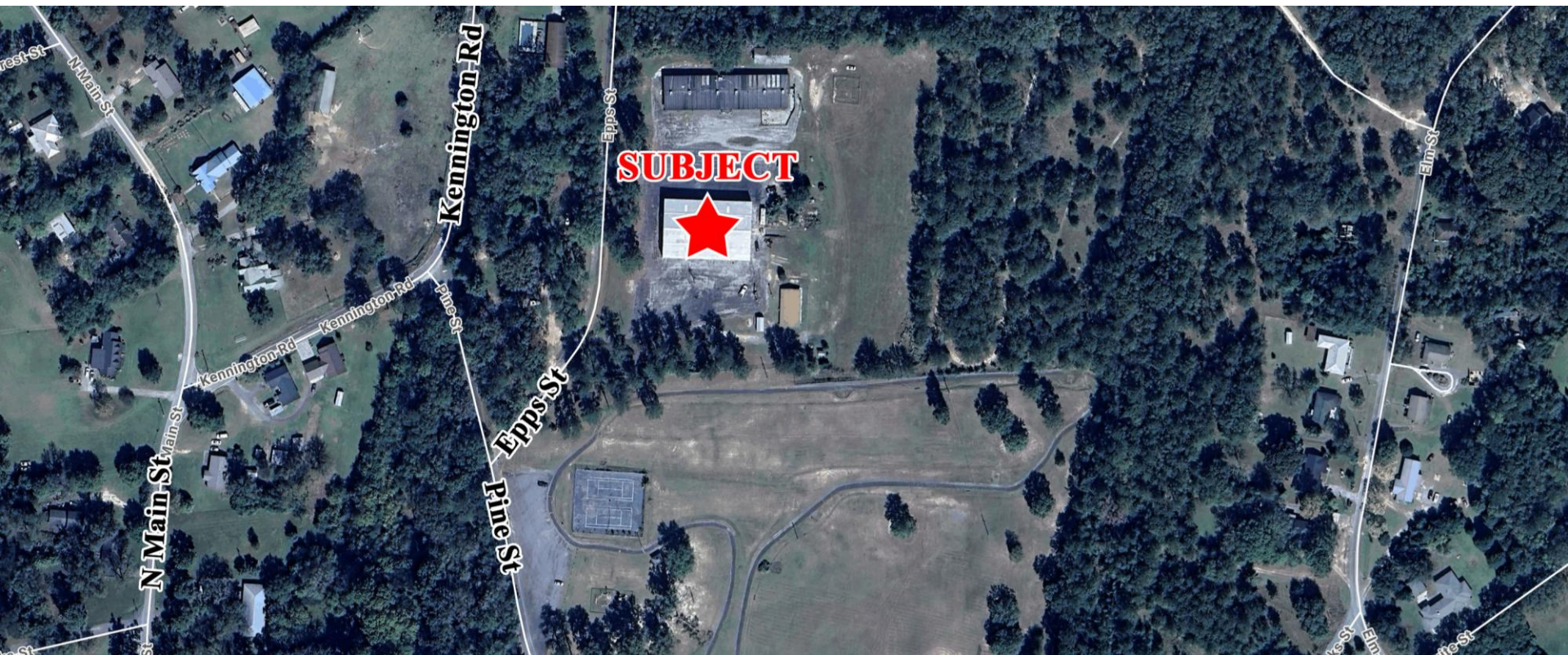
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