

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$7,500,000 | LEASE PRICE: \$4.25/PSF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 747 Kaolin Road
Sandersville, GA 31082

Total Size: 150,000± SF

Year Built: 1988

Taxes: \$15,240 (2024 est.)

Utilities: All available

Dock High Doors: 10' x 10' – 14
12' x 12' – 1

Ceiling Heights: Main Warehouse – 34'
Secondary Warehouse – 24'

Parking: Ample, Paved

SITE

Site Size: 20.95 AC

Frontage: 740' ±

Depth: 695' ±

Parcel IDs: 078 012G, 078 012A

Zoning: I-2 (Heavy Industrial)

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	6,510	10,607	14,454
Avg HH Income	\$61,793	\$65,351	\$68,387
Median Age	37.7	37.9	39.1

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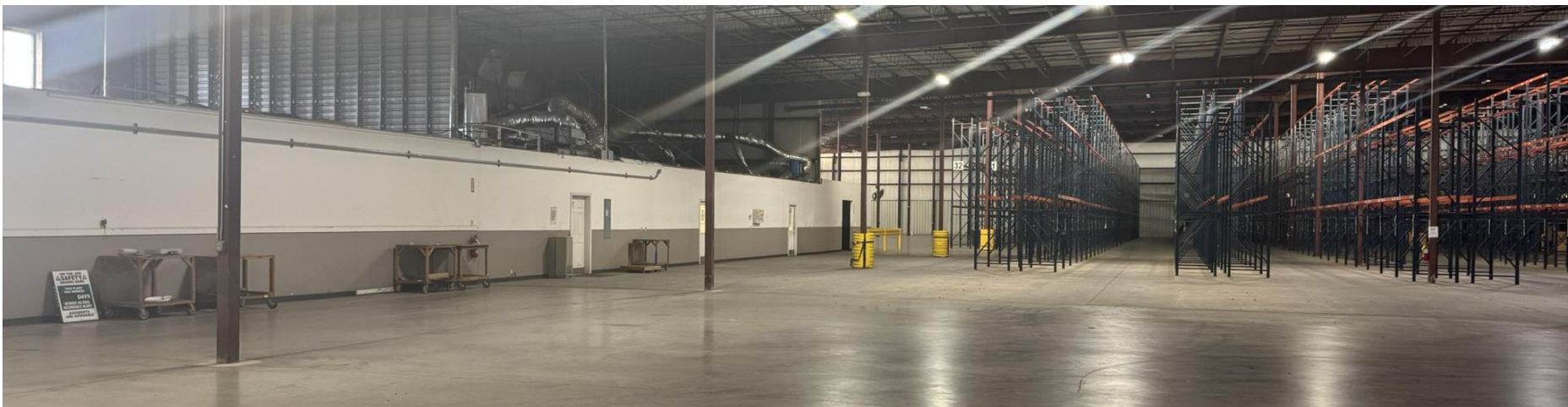
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Large warehouse with offices is available for lease or for sale! Building is 150,000± SF situated on 20.95 Acres (two parcels) zoned I-2 (Heavy Industrial) with all utilities available to site and ample paved parking. Approximately 4,500 SF of the building space is offices. Office portion includes four (4) offices, kitchen, shipping/receiving area, lobby, breakroom, and plenty of storage. Warehouse portion has fourteen (14) 10' x 10' dock high doors, and one (1) 12' x 12' dock high door.

Nearby businesses in the area include the Oconee Fall Line Technical College Instructional Center, CKD Aerospace, Imerys Pigments & Additives, Thiele Kaolin Company, Trust Worthy Hardware, Howard Sheppard, Southern Chips LLC, Fulghum Fibres, Beasley, Bulk Chemical Services, as well as local and national restaurant and retail locations.



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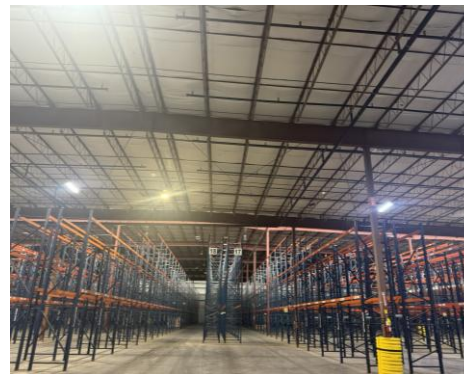
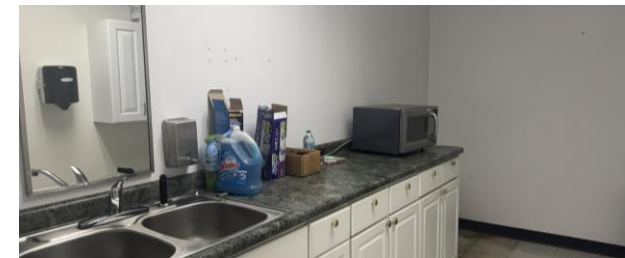
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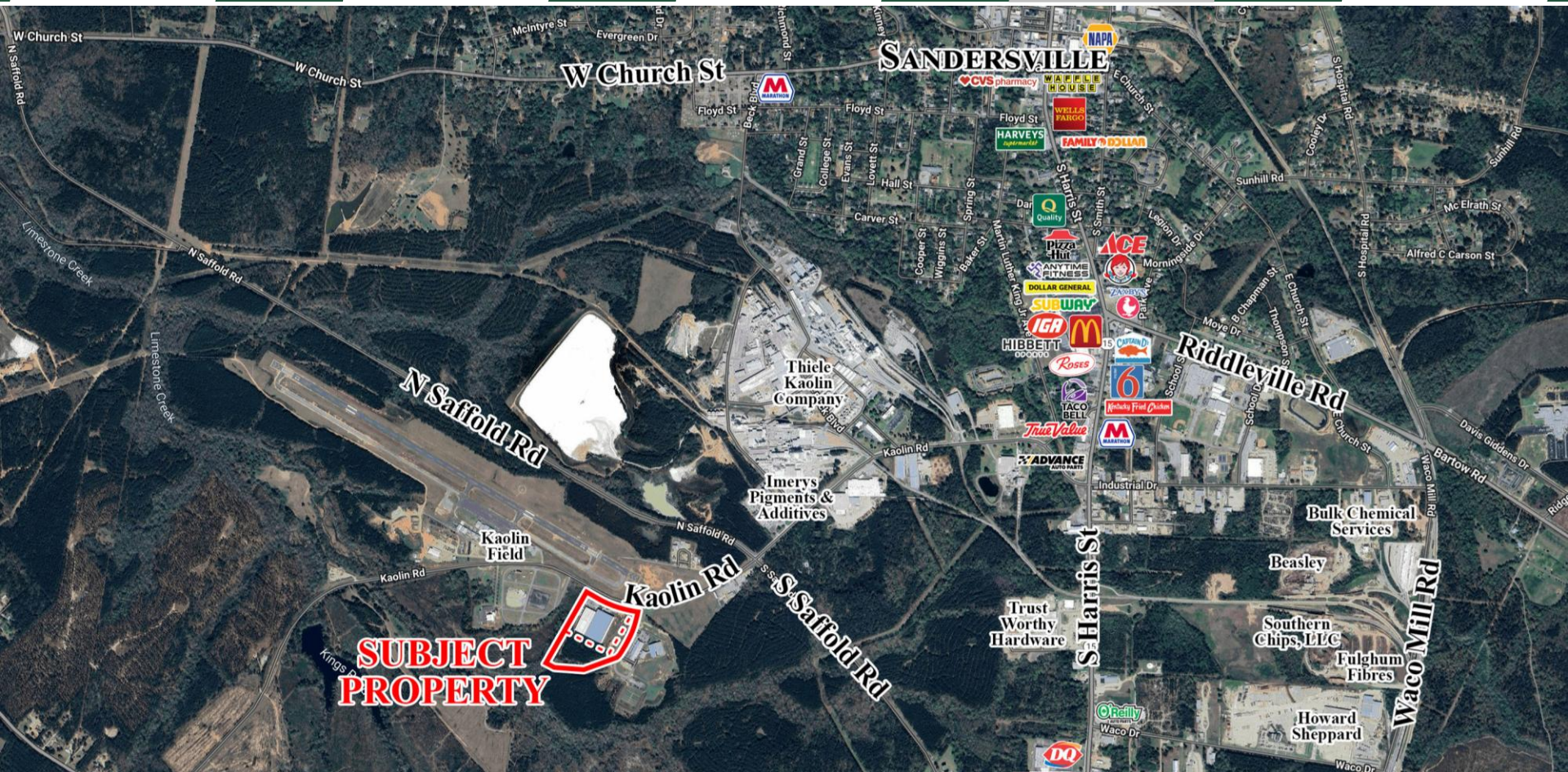
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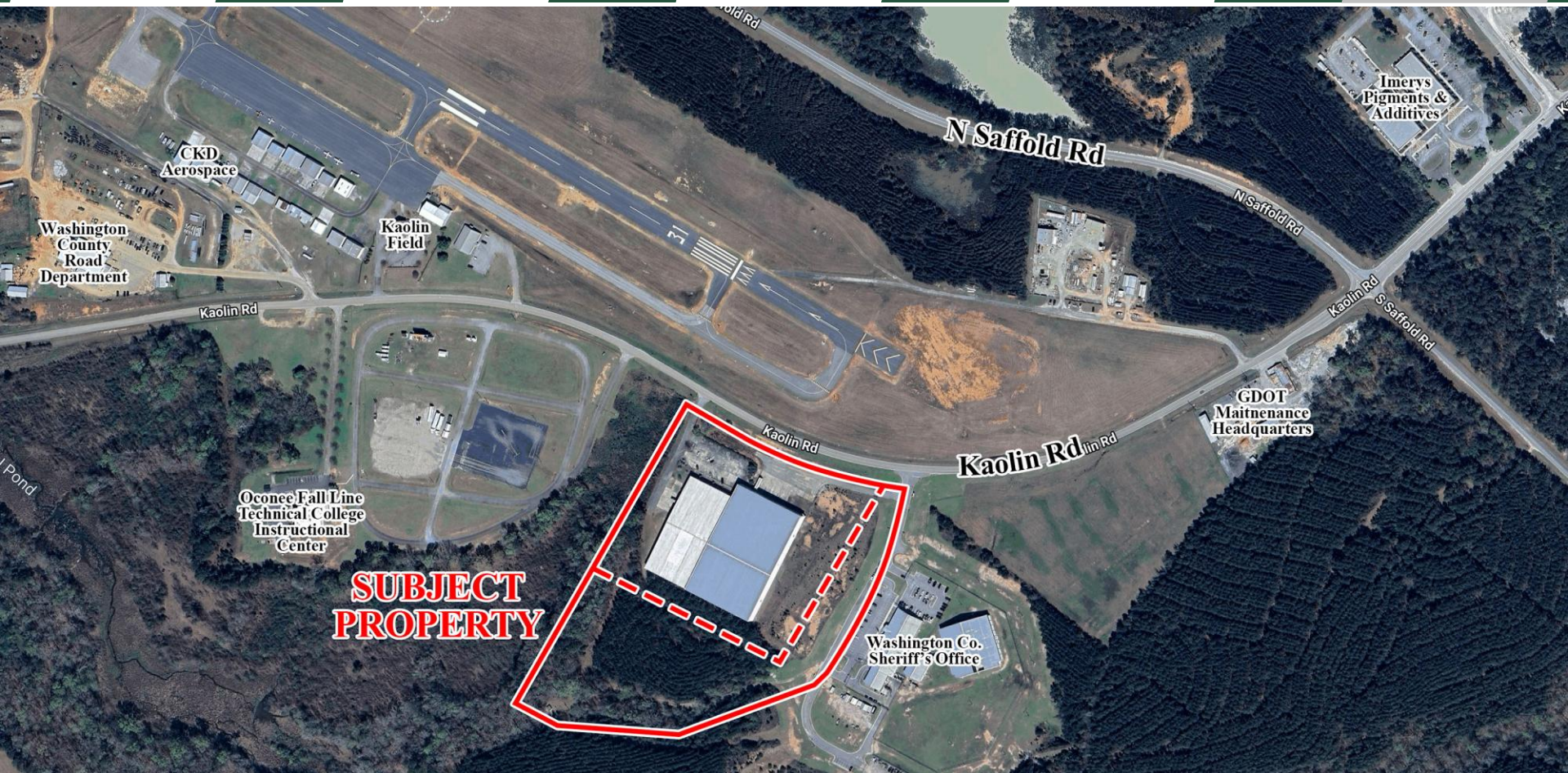
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**SUBJECT
PROPERTY**

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