

Turnkey 320,000 SF Fulfillment & Distribution Center

148 Industrial Boulevard
Eatonton, GA 31024



Summary

Improvements

Area Info

Photos

Floor Plans

Aerial

Site Map



LEASE RATE: \$4.00/SF NNN

Building can be Divided

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 148 Industrial Boulevard
Eatonton, GA 31024

County: Putnam

Year Built: Original: 1977
Addition: 1999

Total Size: Warehouse - 320,000 SF
Office - 7,280 SF

Utilities: All Available

Loading Docks: Dock High – 31
Grade Level – 2

Traffic Count: US Hwy 441 – 12,600 VPD
US Hwy 129 – 9,970 VPD

SITE

Site Size: 27.5± AC

Parcel ID: 062 055, 062 055001

Zoning: I2 – City

LEASE RATE: \$4.00/SF NNN

Building can be Divided

Demographics 2026	3 Mile	5 Miles	10 Miles
Population	4,944	6,974	21,281
Avg HH Income	\$110,252	\$104,994	\$107,870
Median Age	36.9	38.1	45.0

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INFO

**SECOND-GENERATION DISTRIBUTION FACILITY
FULLY EQUIPPED & READY FOR IMMEDIATE
OCCUPANCY!**

Be operational in weeks, not months. Available immediately, this property presents an unparalleled opportunity to secure a position in a fulfillment/distribution center without wasting time or capital on purchasing and installing all new equipment and infrastructure.

DRIVE TIME

Atlanta: ~82 minutes

Hartsfield-Jackson: ~84 minutes

Macon: ~49 minutes

Savannah: ~180 minutes

TURNKEY INFRASTRUCTURE

- Existing Pallet Racking
- Conveyor & Sortation System
- Shipping Lanes, Pick/Pack Stations, and Receiving Configuration
- Forklifts and Battery Charging Area
- Heavy Power, including Backup Generators
- 31 Dock High Doors with 2 Grade-Level Doors
- Warehouse Management infrastructure and Warehouse Wi-Fi/Network infrastructure

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SITE

320,000 SF warehouse with 7,280 SF office. Property has thirty-one (31) dock high doors, two (2) grade level doors, sixteen (16) restrooms, and is equipped with 480 – 3 phase electricity with 600 amps in the front, 2,000 amps in the back, a sprinkler system, security system, cameras, keypad, and door switch interlock. 120,000 SF of the building is air conditioned.

LOCATION

Property located in industrial corridor in Eatonton, GA. Convenient access to Downtown Eatonton, US Highway 441, and US Highway 129. Prominent neighbors include Manley Metalworks, LLC, HAC Supply, GA Factory Legacy Corp, Tractor Supply Co, Walmart, Murphy USA, Ace Hardware, Zaxby's, Waffle House, Whataburger, and many other national brands and retailers.

HIGHLIGHTS

- 320,000 SF warehouse with 7,280 SF office
- Turnkey opportunity with prominent existing warehouse infrastructure
- Sprinkler system, security system, cameras, and keypad
- 280kW and 450kW back-up generators
- Warehouse equipped with gas heaters. 120,000 SF of building is air conditioned
- 480 – 3 phase electricity with 600 amps in front and 2,000 amps in the back
- 31 dock high doors and 2 grade level doors
- 100% vacant. Building can be divided
- Room for expansion on the 27+ acres

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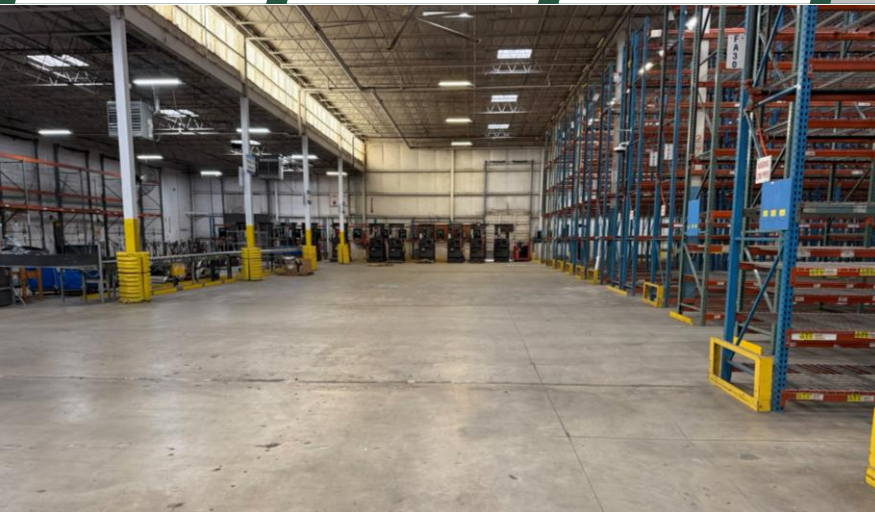
Area Info

Photos

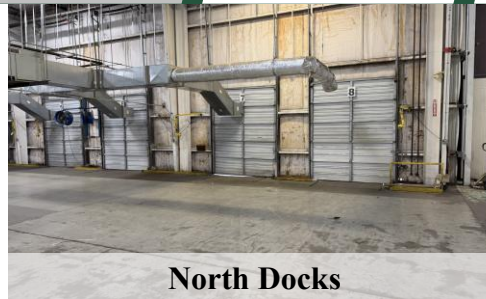
Floor Plans

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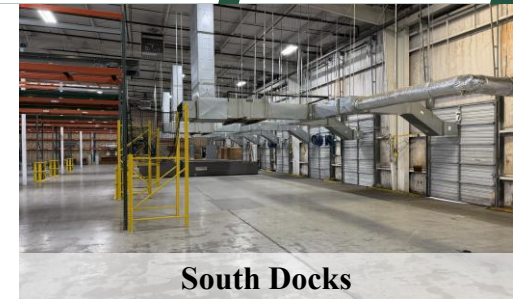
Site Map



Front Warehouse



North Docks



South Docks



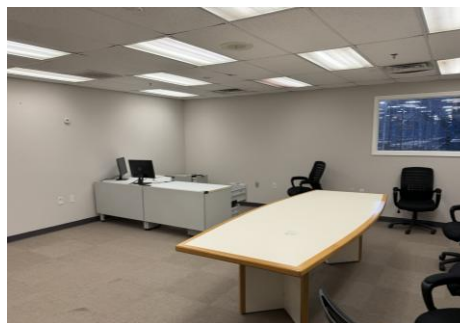
Rear Warehouse



Charging Station



Front Breakroom



Office



Front Loading Docks

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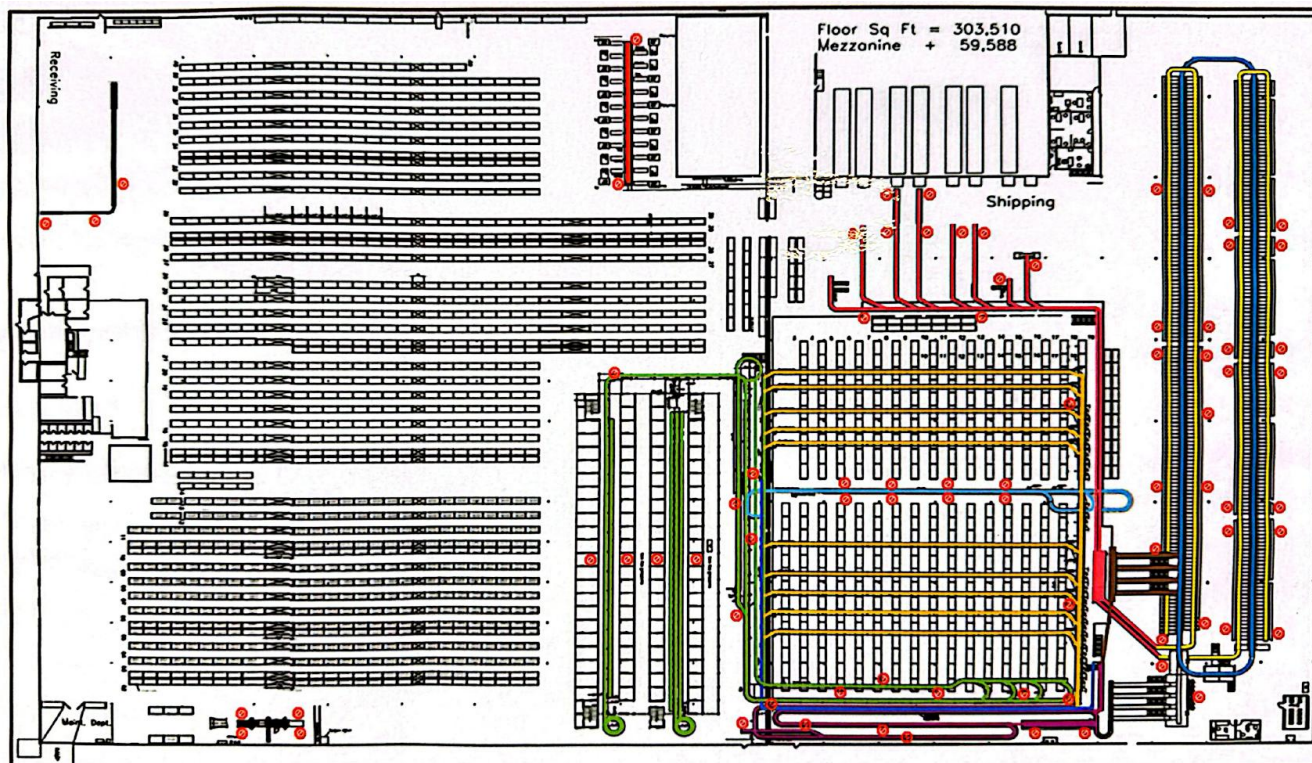
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Floor Plans:



*All measurements and all calculations of area are approximate and not guaranteed

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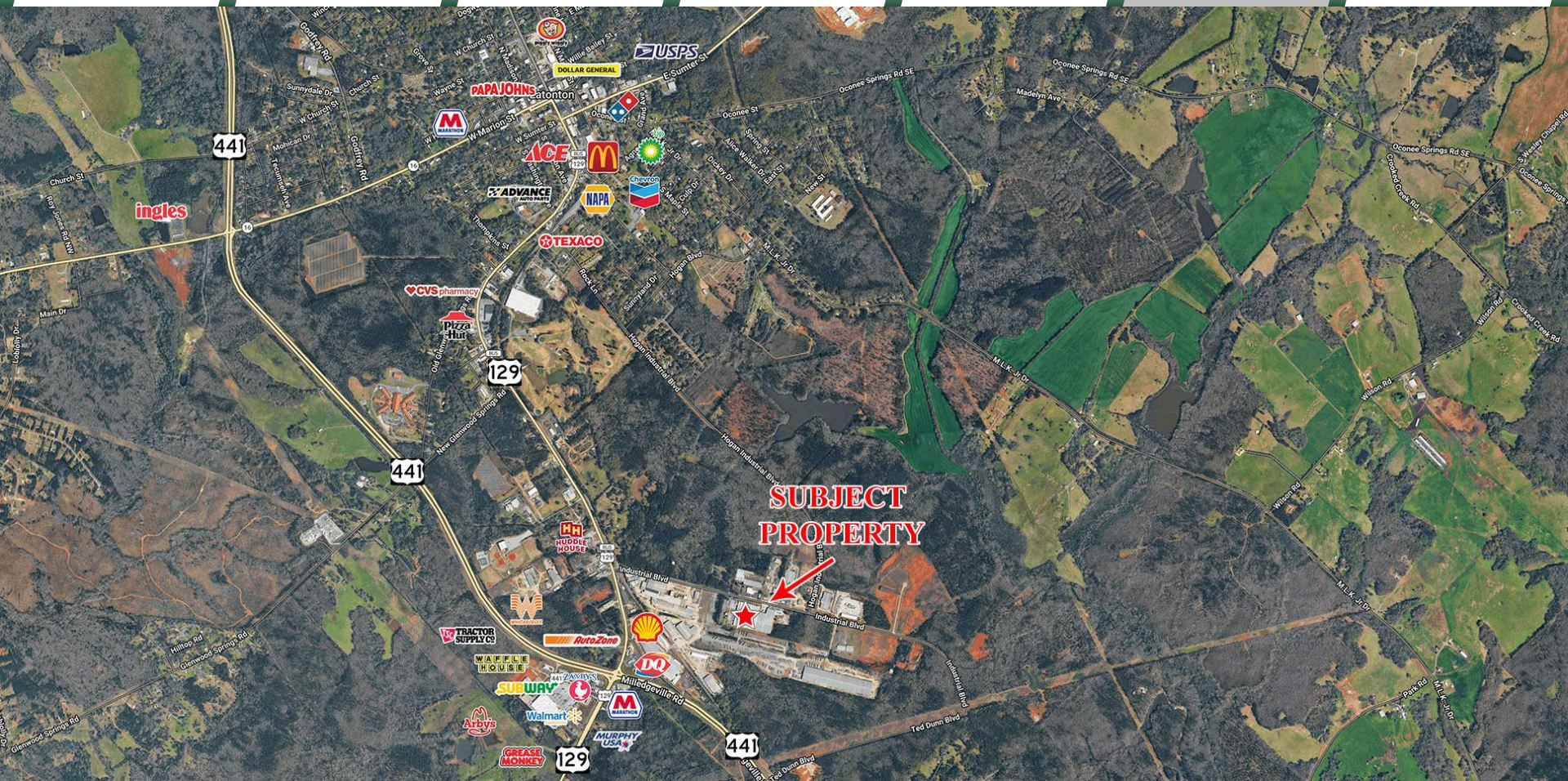
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