Warehouse For Lease
2813 Highway 441
Milledgeville, GA 31061

FICKLING & COMPANY



LEASE RATE: $6.00 – $8.00/PSF NNN

CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address:	2813 Highway 441
	Milledgeville, GA 31061
County:	Baldwin
Total Size:	Warehouse – 13,425 SF
Utilities:	All Available
Parking:	Ample
Traffic Count:	Highway 441 Bypass – 9,870 VPD

SITE

Site Size:	5.58± Acres
Parcel ID:	057 040
Zoning:	None – County Land Plan

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,285	6,692	18,001
Avg HH Income	$83,856	$69,452	$63,639
Median Age	38.3	40.6	35.1

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SITE

13,425 SF Warehouse with signage on major highway available for lease. Warehouse has three 12' x 14' drive-in doors and two 12' x 10' drive-in doors. Property includes two restrooms, kitchen, fire alarm, fans, and sky lights. Ceiling height of 17' at center of warehouse and 15' at eave. Includes fenced laydown yard.

LOCATION

Property located in Milledgeville and convenient to US Highway 441, GA Highway 540, GA Highway 22, and Downtown Milledgeville. Neighbors include Atrium Health Navicent Baldwin, Georgia Military College, CVS Pharmacy, Piggly Wiggly, Harbor Freight, Chick-fil-a, McDonald's, and many other retailers and brands.



Signage

Property is owned by a GA Licensed Real Estate Agent

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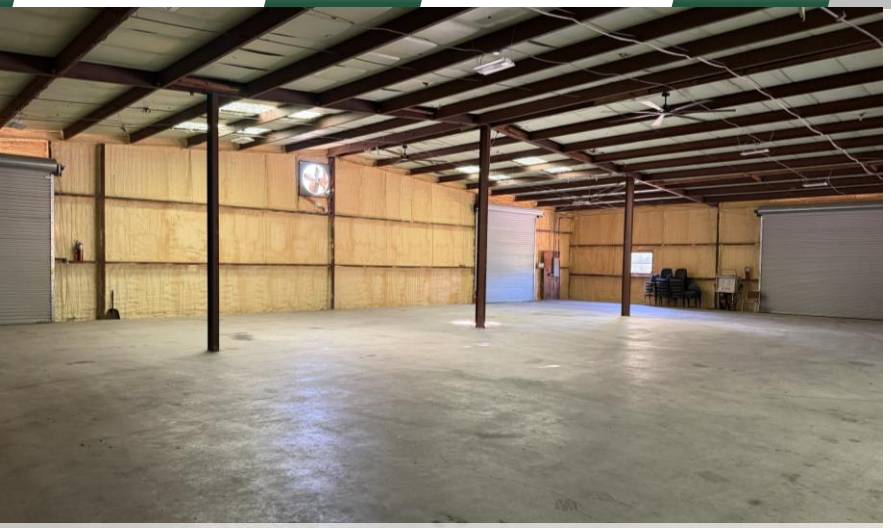
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Warehouse and Roll-up Doors



Kitchen



Front of Building



Roll-up Doors



Warehouse

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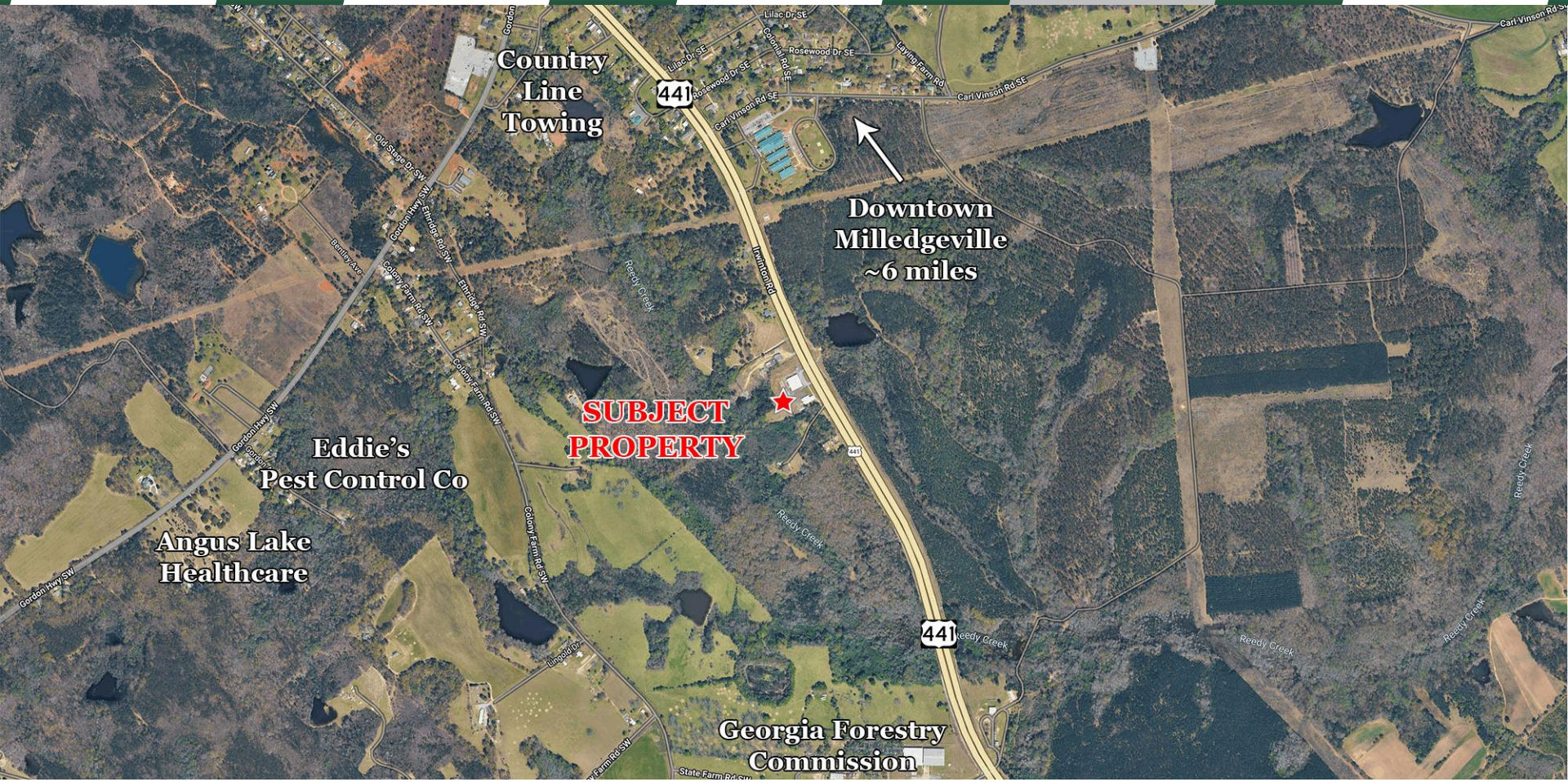
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Summary | Area Info | Photos | Aerial | Site Map



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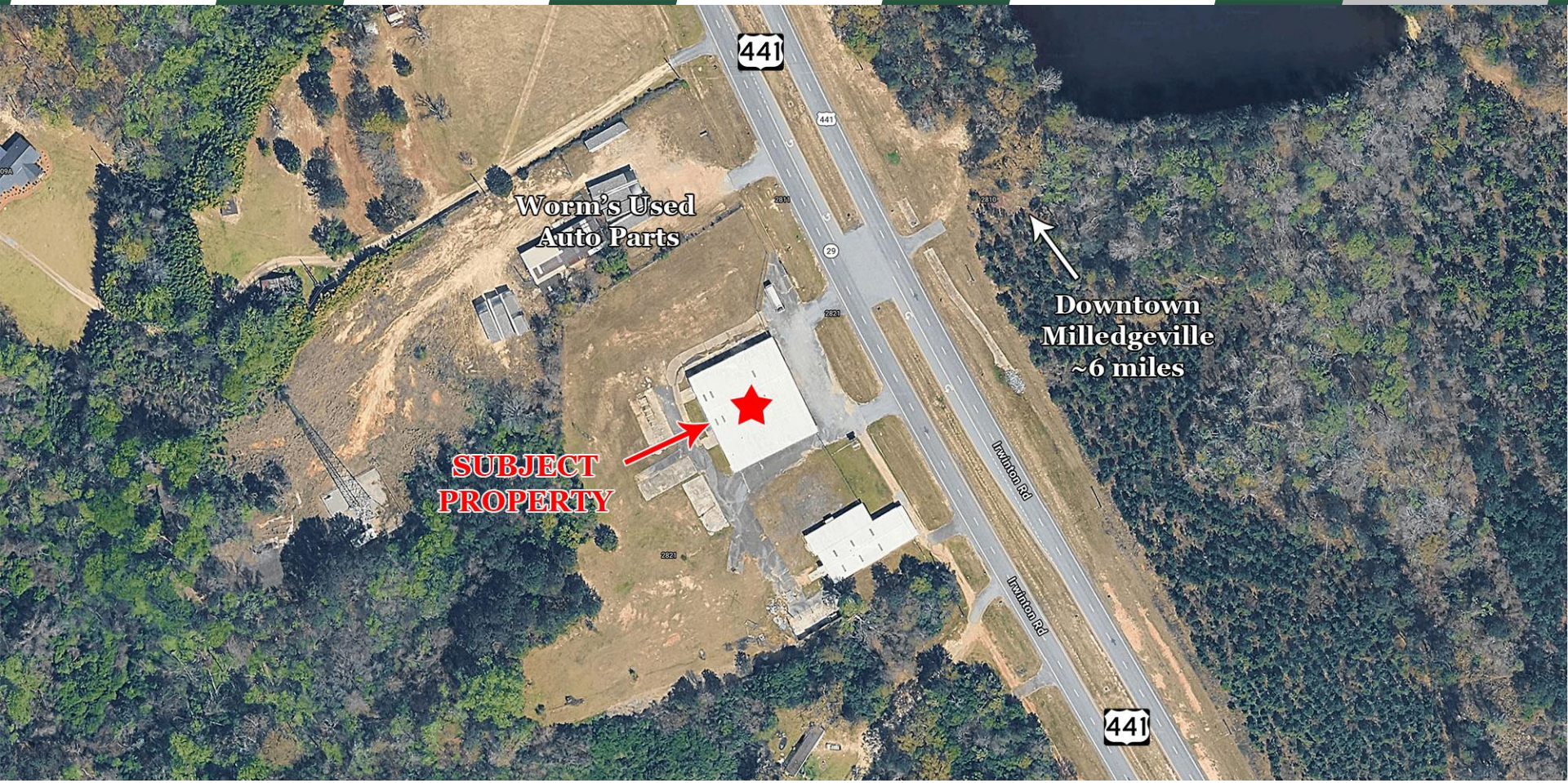
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