Warehouse/Showroom and Office For Lease
2821 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:	2821 Highway 441 Milledgeville, GA 31061
County:	Baldwin
Total Size:	Warehouse/Showroom – 4,600 SF Additional Warehouse – 2,000 SF
Utilities:	All Available
Parking:	Ample
Traffic Count:	Highway 441 Bypass – 9,870 VPD

SITE

Site Size:	10± 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

4,600 SF Warehouse/Showroom with additional 2,000 SF side Warehouse on 10-acre lot. Site has one 11' x 11' roll-up drive in door, restroom, one closet, and a covered loading area. Ceiling height ranges from 12' high in the center of the warehouse and 11' high 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.



Property is owned by a GA Licensed Real Estate Agent

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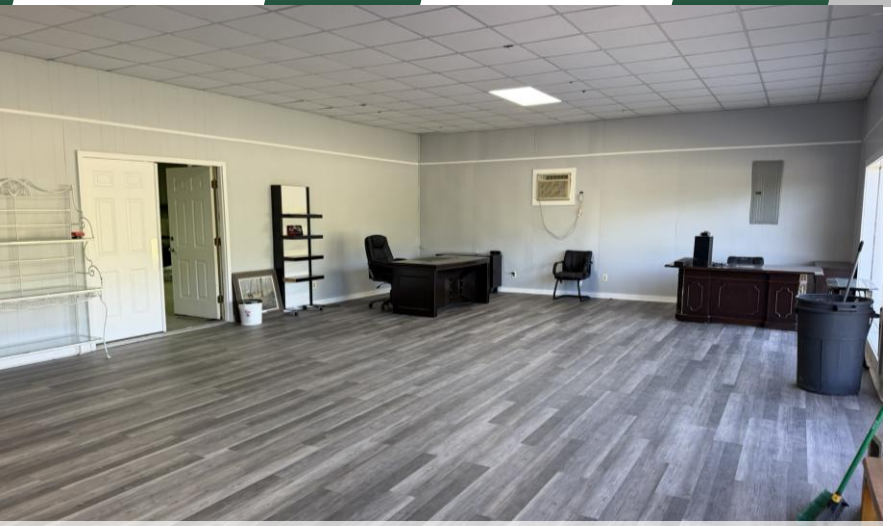
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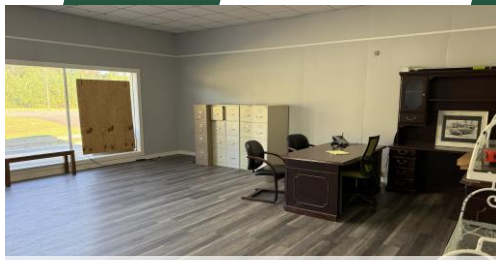
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Office Space



Office Space



Office Space



Warehouse



Warehouse and Roll-up Door

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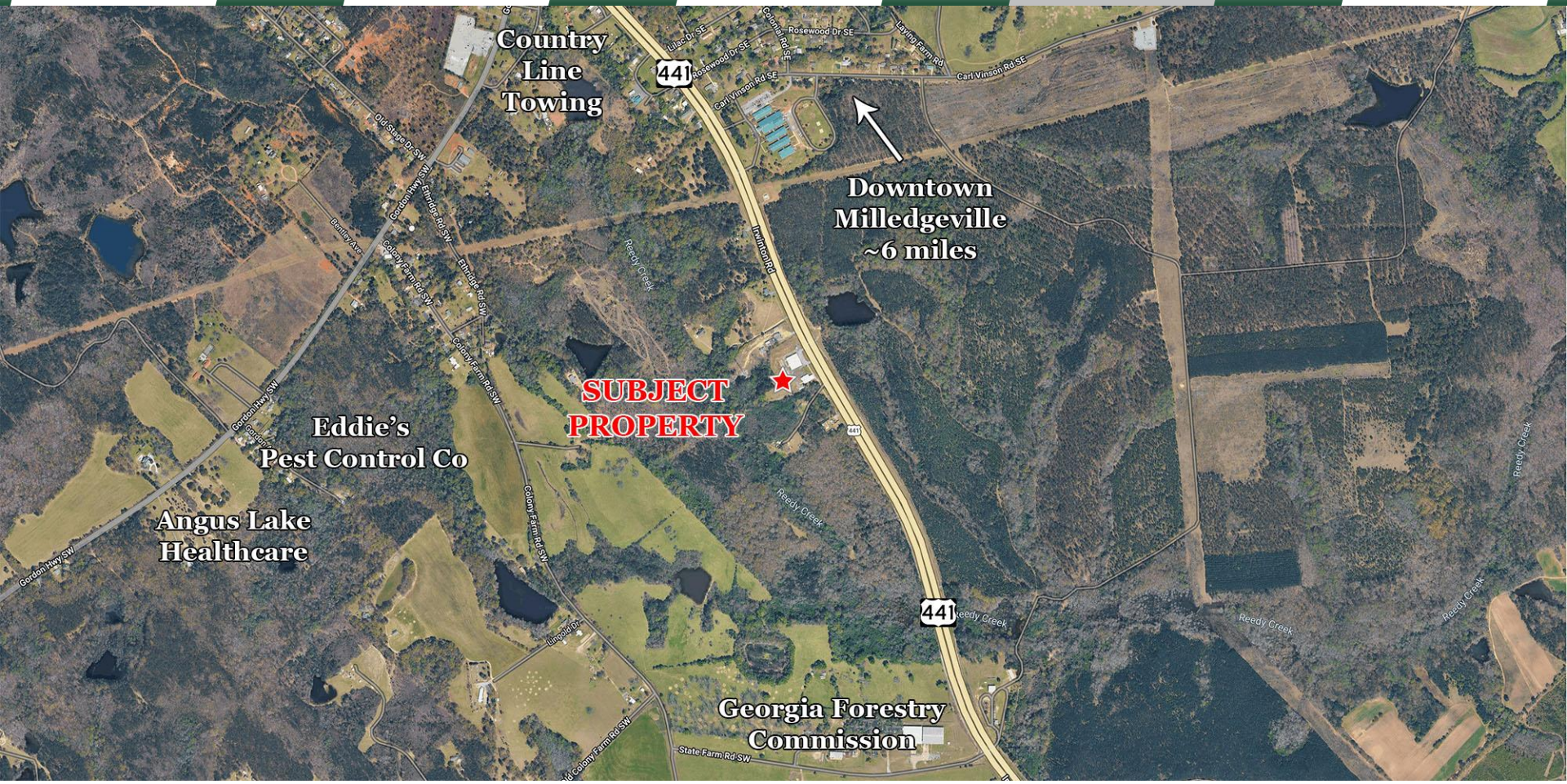
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Summary | Area Info | Photos | Aerial | Site Map



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