

Warehouse with Office For Sale or Lease

1677 Irwinton Rd
Milledgeville, GA 31061



3,600 SF Warehouse

Building Size: ± 8,400 SF

- 4,800 SF - 2,000 SF office with 2,800 SF warehouse
- 3,600 SF Warehouse

Lot Size: 1.35 acres

Loading Docks: 1 - 12' x 8'
1 - 8' x 8'

Year Built: 1975 & 1978

Utilities: All available

Zoning: None - Baldwin County land plan

Taxes: \$1,703.38 (est.)

Parking: Plenty, and a separate parking pad for equipment and trailers.

Neighbors: Lockerly Arboretum, Market Basket, Primecare Home Care Services, Central State Hospital, Scenic Mountain RV Park

Uses: Ideal location for service type business, HVAC, electrical, plumbing, pest control, or similar. Ideal for office warehouse needs, home health care office, adult day care.

Notes: Property fenced with entry gate. Office has 3 offices, conference room, open training room/work area, full kitchen break room, 2 restrooms, and storage. Warehouse connected to office has a covered loading area and a 9' ceiling height. Freestanding lower warehouse was used as a shop and has 1 drive in door (16' x 8'), 1 personnel door, two separate storage rooms, and a 10' ceiling height. Power supply updated.

*See Property Highlights

Lease Price: \$2,500/month plus NNN

Sale Price: \$209,000

**FOR MORE
INFORMATION
CONTACT**

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MAIN BUILDING PHOTOS



Work Room / Conference



Breakroom



Office



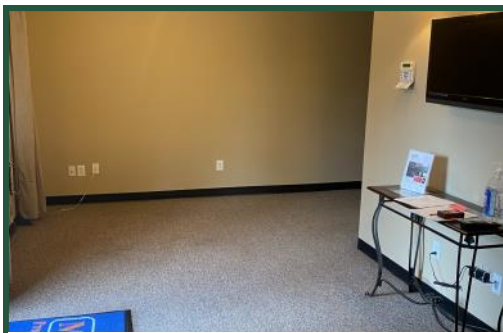
Training Room / Conference



2,800 SF Warehouse



2,800 SF Warehouse



Lobby



Entrance



Signage

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LOWER WAREHOUSE PHOTOS



Lower Warehouse



Lower Warehouse



Lower Warehouse



Lower Warehouse

PROPERTY HIGHLIGHTS

- Security system and cameras with DVR
- Training room has audio/video system (projector & surround sound)
- Phone system will convey
- Remodeled in 2006-2007
- CAT 5 running throughout office building
- Septic lines/infiltrator replaced 2017 and septic pumped
- Roof replace 2017
- Lower warehouse roof replaced 2009
- Lower warehouse has separate power meter-options for renting warehouse separately

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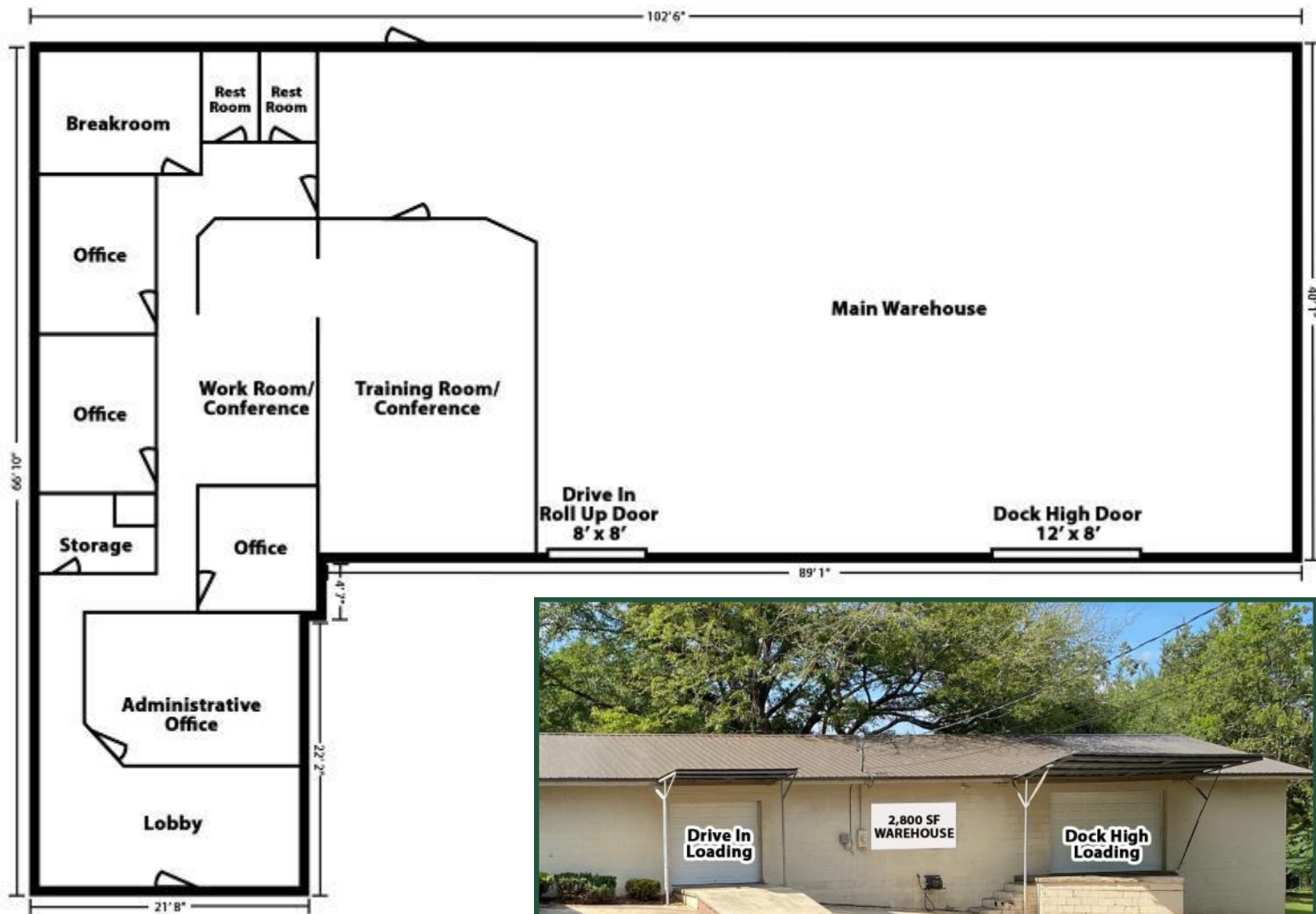
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MAIN BUILDING FLOOR PLAN



*Dimensions are approximate, may not be to scale, and are not guaranteed.

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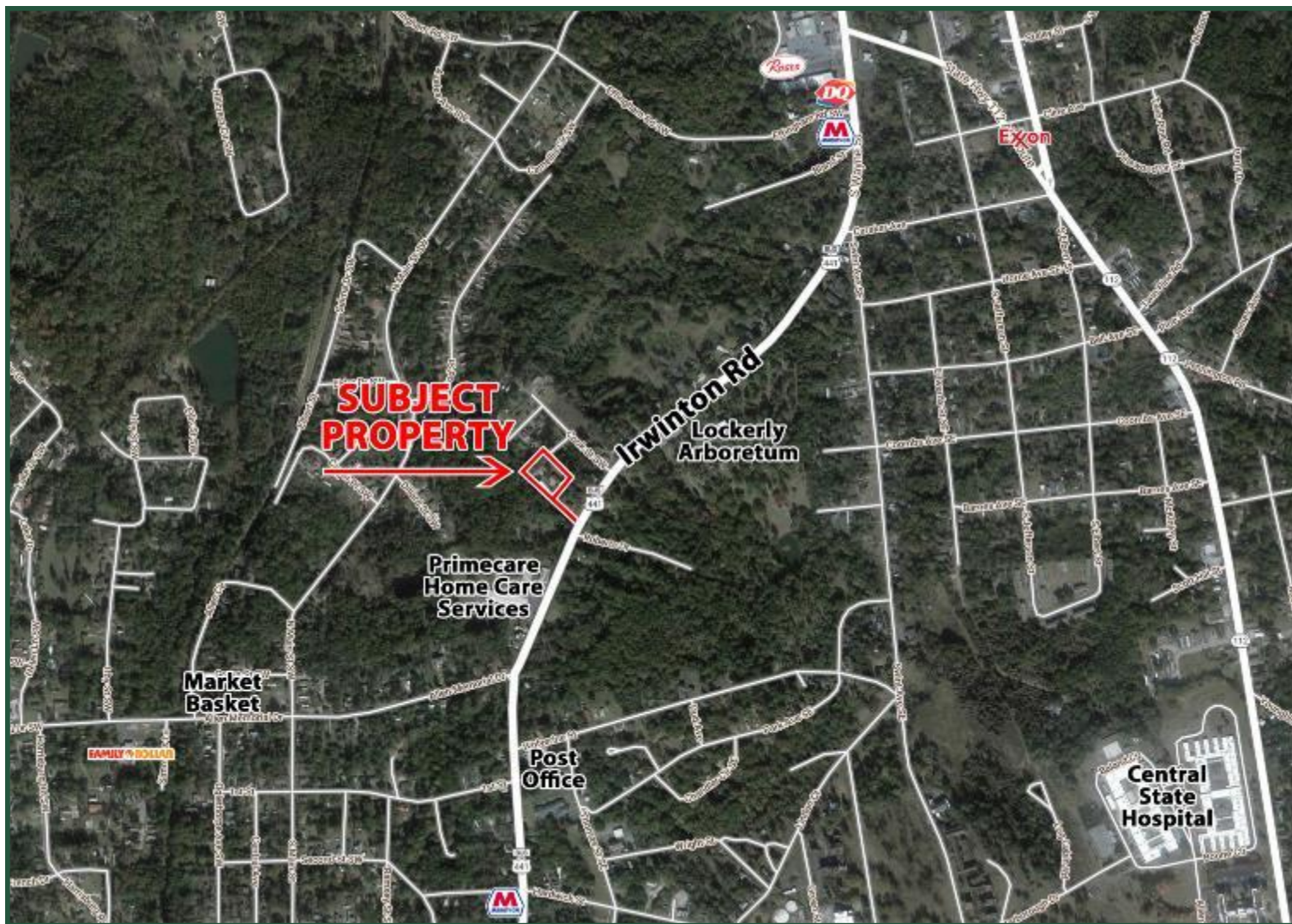
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AERIAL



2022 Demos	3 mile	5 mile	10 mile
Population	19,461	27,897	43,487
Median Age	31.8	33.4	36.4
Avg. HH Income	\$38,405	\$67,762	\$76,535

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