

Renaissance Park
Formerly Central State Hospital Campus
Warehouse Space Available
311 Lawrence Road (aka 220 Thomas Field Road SE)
Milledgeville, GA 31061 (Baldwin County)



- Available Sizes:** 32,000 SF warehouse with office
2,100 SF - 15,840 SF miscellaneous warehouse spaces; See site plan.
Some spaces can be combined.
- Utilities:** Water & sewer available
- Parking:** Shared and ample
- Zoning:** Light Industrial
- Loading Docks:** Dock high & drive in located in different areas and spaces.
- Location:** This warehouse building is located in Milledgeville, GA in Renaissance Park (formerly Central State Hospital).
- Notes:** See the list of available spaces and notes. Some spaces are for just warehousing. There are spaces with restrooms and offices.
- Tenants:** Ervin Cable, National On Demand, Disc Golf, Decoy Ducks and Tri County EMC.

LEASE RATE: CONTACT AGENT

**FOR MORE
INFORMATION
CONTACT**

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Milledgeville Commercial: 133 East Hancock Street * Milledgeville, GA 31061 | Phone (478) 743-0000 | Fax (478) 997-6400
Warner Robins Commercial: 151 Houston Lake Road * Warner Robins, GA 31088 | Phone (478) 971-8000 | Fax (478) 953-3913
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SUITE DESCRIPTIONS

- Suite A:** 3,700 SF offices w/restroom
- Suite B:** 2,100 SF warehouse - no restroom
- Suite C:** 3,400 SF warehouse w/restroom
- Suite D1:** 4,500 SF warehouse (3 sections - no restrooms)
- Suite D2:** 2,200 SF office/warehouse w/2 restrooms
- Suite E:** 12,500 SF warehouse w/3 restrooms - **LEASED: Disc Golf**
- Suite F:** 15,840 SF warehouse - no restrooms
- Suite G:** 32,000 SF warehouse & 3,500 SF of offices w/4 restrooms
- Suite H1:** 7,000 SF warehouse - no restrooms - **LEASED: Decoy Ducks**
- Suite HH:** 3,000 SF warehouse—no restrooms
- Suite H2:** 3,500 SF warehouse w/2 restrooms- **LEASED: National on Demand**
- Suite I:** 8,000 SF offices w/4 restrooms
- Suite J:** 6,500 SF offices on 2 levels w/4 restrooms
- Suite K:** 4,700 SF offices w/restroom
- Suite L:** 2,200 SF offices w/restroom

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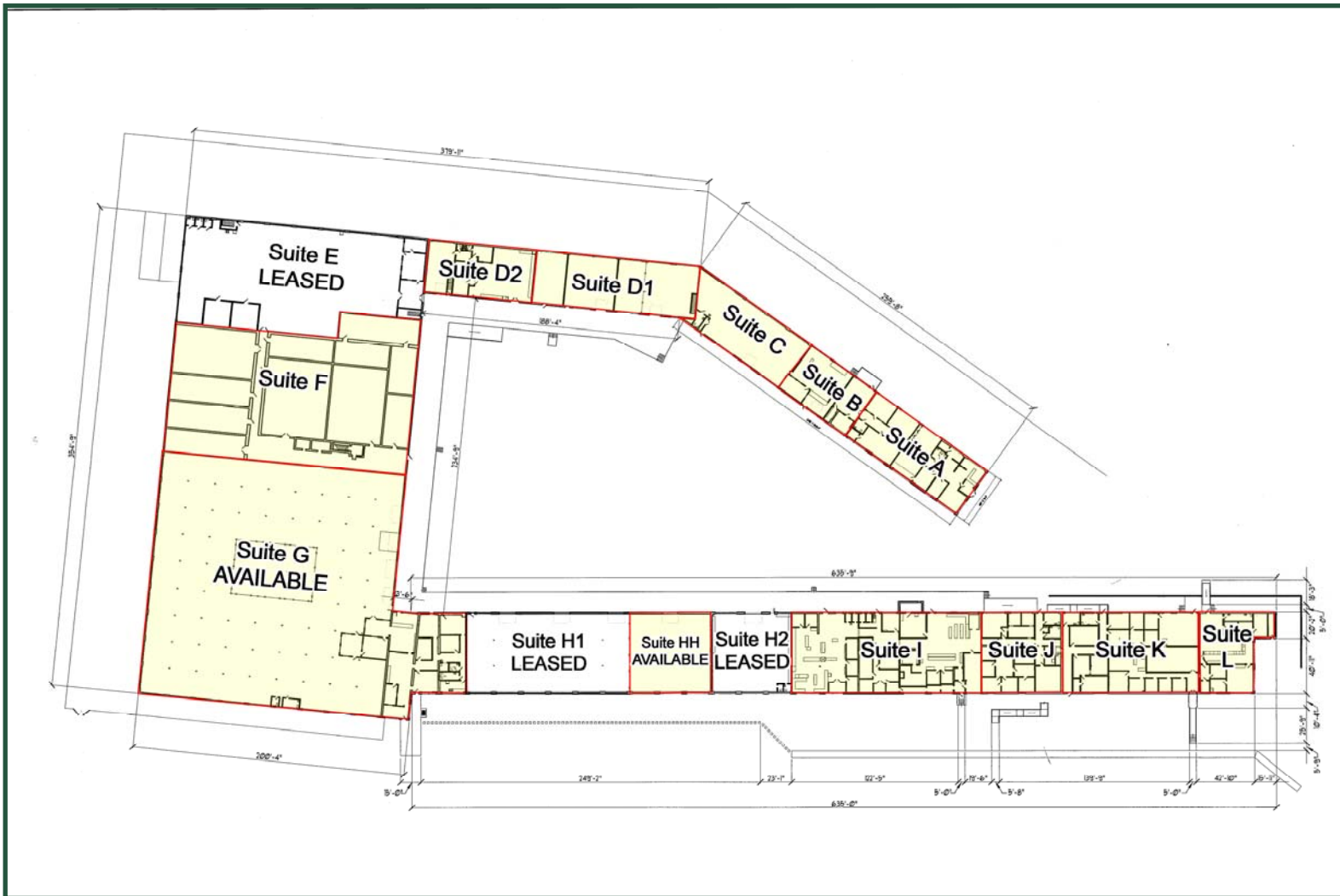
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SITE PLAN



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 **FICKLING
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A Full Service Real Estate Company
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PHOTOS



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AERIAL



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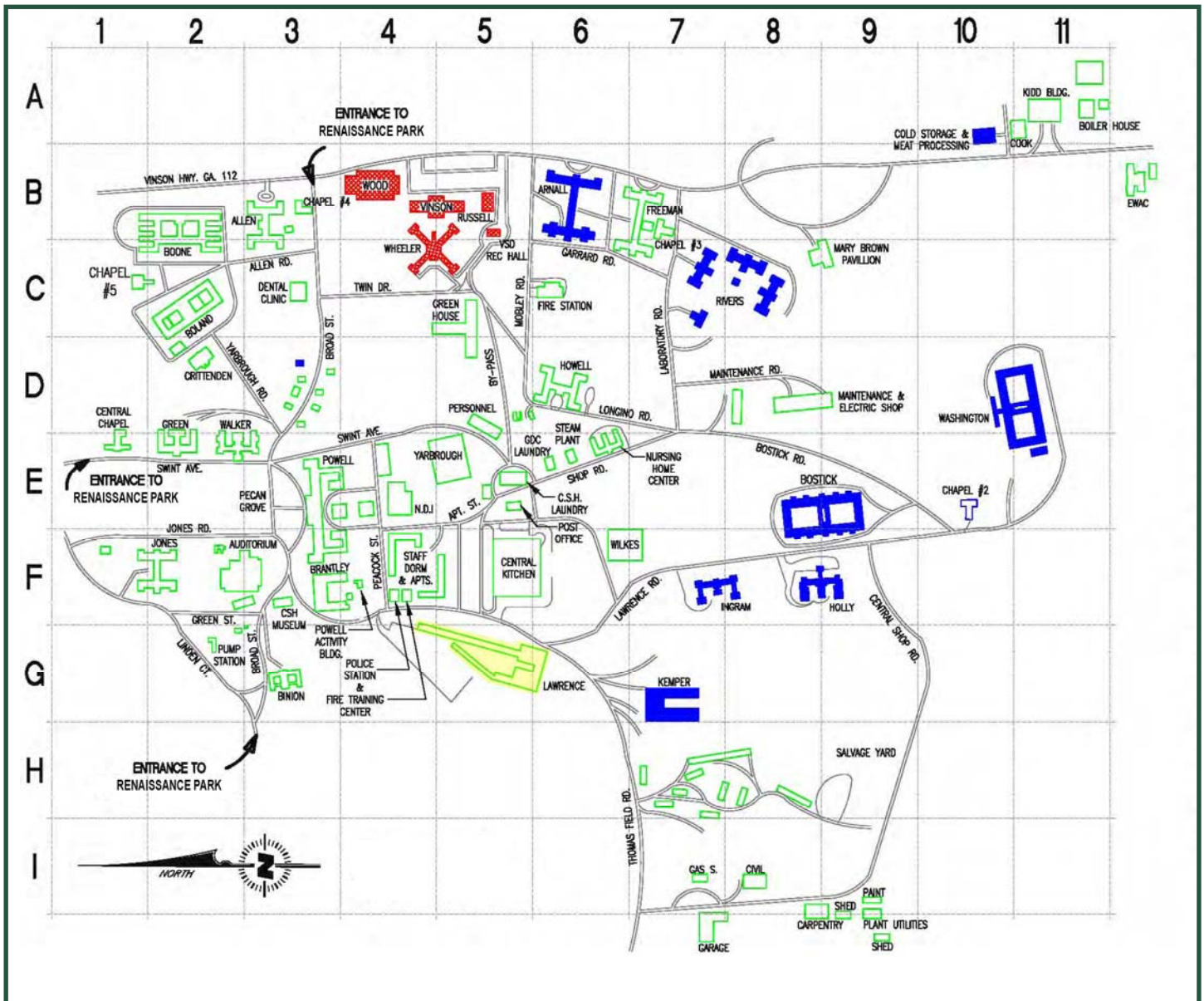
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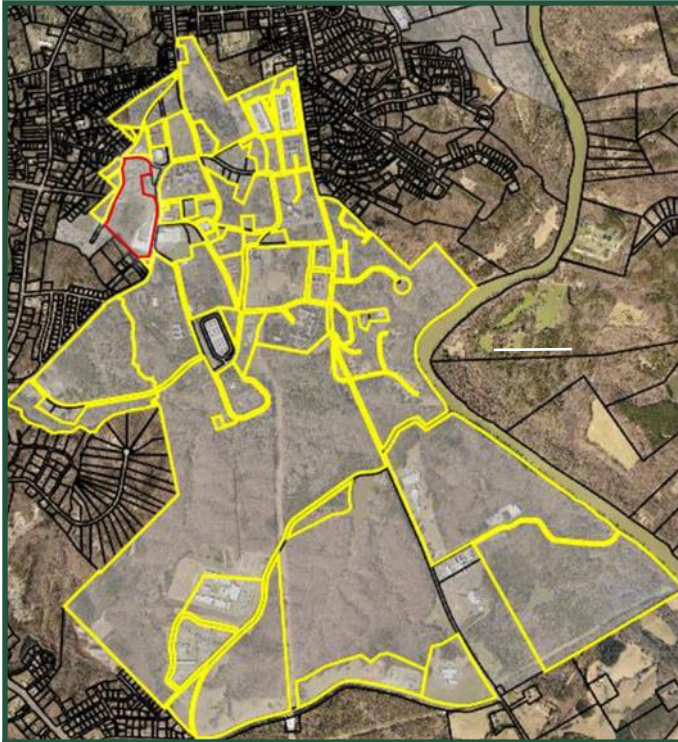
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Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



**32,000 SF Warehouse with Office
Highlighted Above**

Renaissance Park Highlights:

- 2,200 acres consisting of 800 acres of infrastructure and approximately 200 buildings
- Renaissance Park is located in the Opportunity Zone
- Ideal investment for the future growth.
- Convenient to Downtown Milledgeville, Georgia College & State University, Georgia Military College, Atrium Health Navicent Baldwin Hospital, The Industrial Park, and the North Columbia Retail Corridor.
- Located minutes from the 441 Bypass and the Fall Line Freeway.



Park Size: ±2,200 AC consisting of 200± Buildings

Utilities: All Available - (electric, water, gas, and internet) throughout the 2,200 acre development

Businesses: The Park is the home to the Bobby Parham Kitchen (123,000 SF) that processed vegetables and fruits for hospitals, schools, food service partners, and retail clients (GA Grown). Future home of the GMC South Campus which will include student and staff housing, new ballfields, tennis courts, and the new GMC Activities Center.

Additional businesses include Bostick Center (280 bed), GA War Veterans Home (375 bed and PTSD building under construction), Responsive Technology Partners, The Bright House, GA Dept. of Behavioral Health & Development Disabilities, Spire Electrical, GEO Prisons, MiningVile, Antebellum Garage Doors, ATD Auto Services, Clear Choice Exteriors, and Georgia Department of Corrections.

Call Agent for More Information

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