

**WAREHOUSE SPACE FOR SALE OR LEASE**  
**186 Industrial Boulevard**  
**Eatonton, GA 31024**



Summary

Improvements

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 186 Industrial Boulevard  
Eatonton, GA 31024

**County:** Putnam

**Building Size:** 26,800 SF

**Year Built:** 1990

**Utilities:** All Available, 3 Phase Electric

**Zoning:** I-2

**Ceiling Height:** 14' – 17'

**Loading Docks:** One (1) dock high loading dock  
One (1) delivery dock  
Three (3) drive-in doors - one (1) 14' x 20'  
two (2) 10' x 10'

**Taxes:** \$1,649.77 (2023 est., City)

### SITE

**Site Size:** 5.11 Acres

**Parcel ID:** O62 046

**Topography:** Level

**Frontage:** ± 400'

**Depth:** ± 525'

2023 Demographics	3 mile	5 mile	10 mile
Population	5,604	8,657	21,764
Median Age	41.4	41.7	45.0
Avg. HHI	\$62,172	\$77,512	\$93,768

**Sale Price: \$2,120,000**

**Lease Price: \$5.25/PSF + Utilities**

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**Notes:** Front area of building has large lobby/conference/training area, 4 offices, 2 restrooms, and a breakroom. Rear area of building is wide open, with 17' ceilings, 2 small offices, storage, and restroom. Building has gas heaters, HVAC, and compressed air throughout, has 3 phase power, and is sprinklered. 9.6 Acre tract adjacent to site is cleared and also available.

**Nearby Businesses:** Cosmo Cabinets, Legacy Housing, Bluestem, Manley Metalworks, and other retail businesses including Dairy Queen, Arby's, Zaxby's, AutoZone, Dollar Tree, and Walmart.



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## PROPERTY LOCATION

Property is convenient to the 441 Bypass, Highway 129, and downtown Eatonton. It is located in The South Industrial Park. Nearby businesses include Cosmo Cabinets, Legacy Housing, Bluestem, Manley Metalworks, and other retail businesses including Dairy Queen, Arby's, Zaxby's, AutoZone, Dollar Tree, and Walmart.

Sale Price: \$2,120,000

Lease Price: \$5.25/PSF + Utilities



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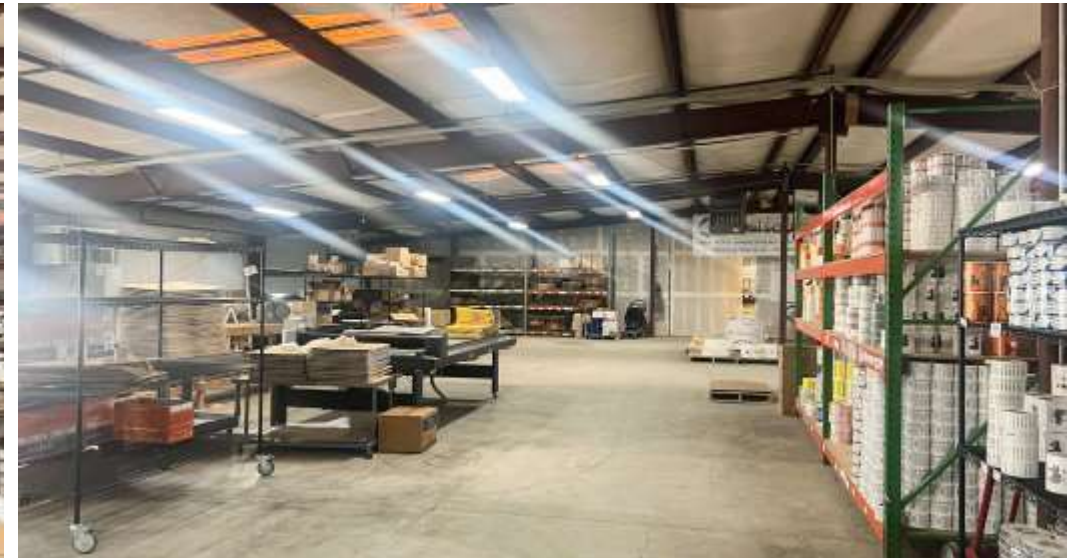
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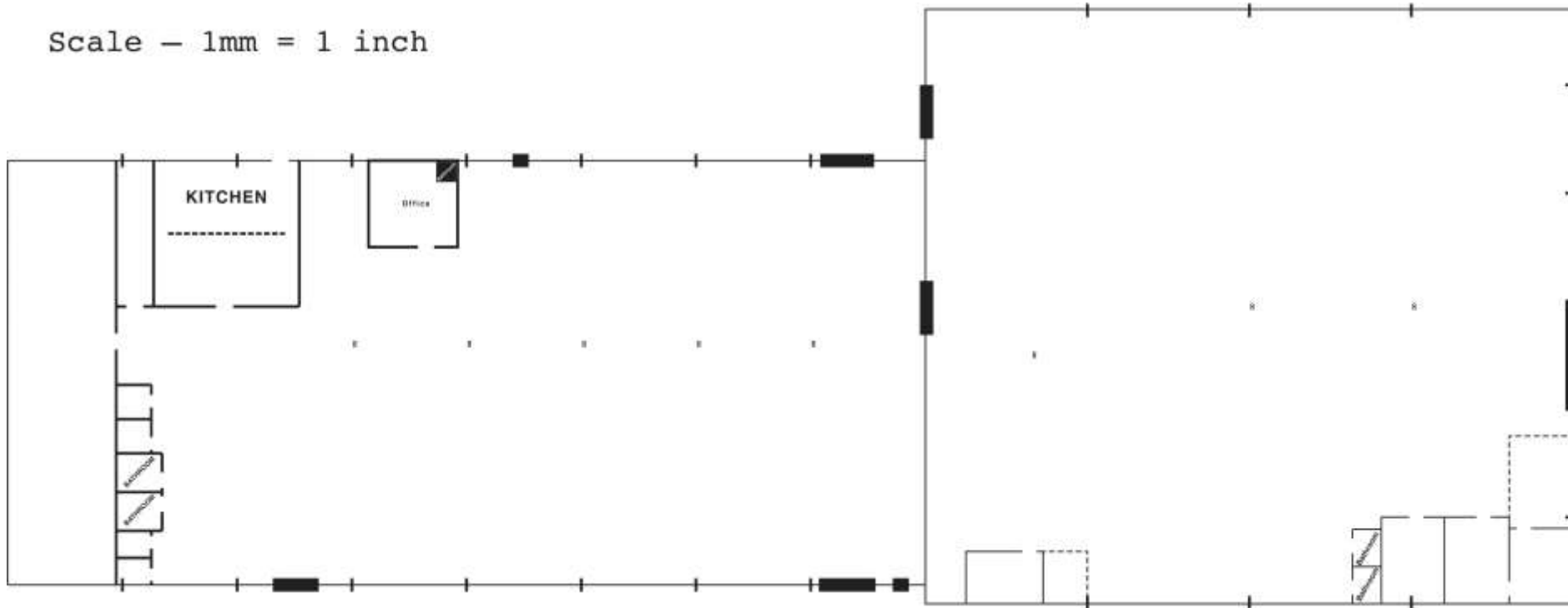
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## Floor Plan

Scale - 1mm = 1 inch



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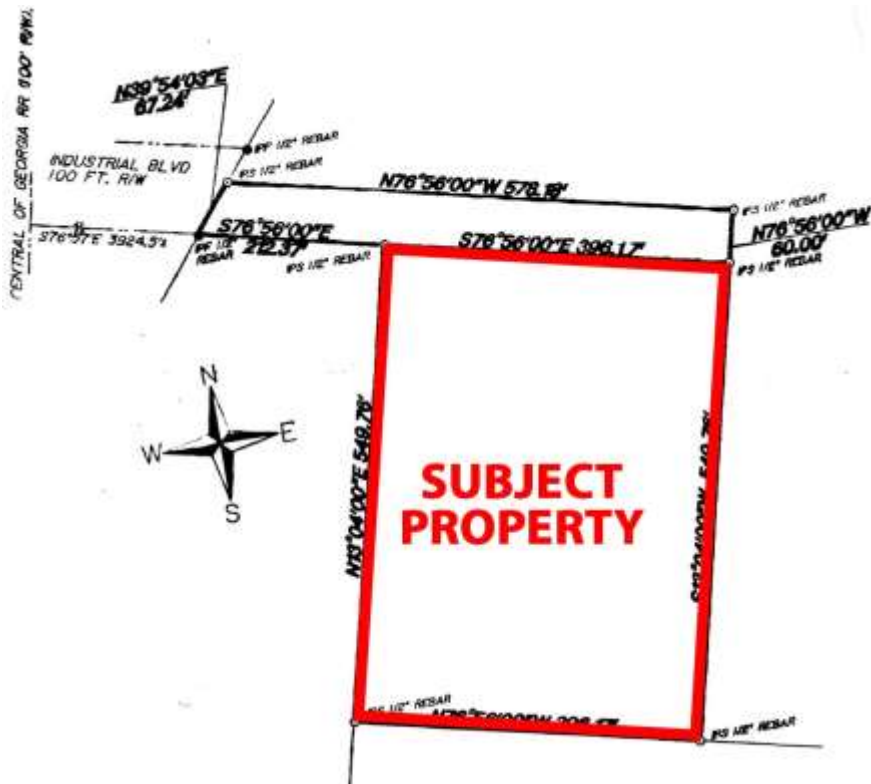
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## PLAT



## PARCEL ID



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