

# Food Processing with Industrial Kitchen For Sale

## Renaissance Park - Formerly Central State Hospital Campus

133 Shop Road | Milledgeville, GA (Baldwin County)



Summary

Improvements

Area Info

Photos

Floor Plans

Aerial

Site Map



**REDUCED PRICE: \$12,900,000 | ~~SALE PRICE: \$15,000,000~~**

### CONTACT

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	133 Shop Road, Milledgeville, GA
<b>County:</b>	Baldwin
<b>Year Built/Renovated:</b>	Built 1962 & 1990 Renovated 2019 & 2020
<b>Utilities:</b>	All utilities available
	Water: City of Milledgeville
	Sewer: City of Milledgeville
	Natural Gas: GA Natural Gas
	Electricity: Georgia Power
	Telephone: Provider of Choice
<b>Ceiling Height:</b>	9' to 22' throughout
<b>Loading Docks:</b>	1 Grade Level Overhead Door 16 Dock High Overhead Doors

### SITE

<b>Site Size:</b>	9.76 Acres
<b>Parcel ID:</b>	072 150
<b>Zoning:</b>	O1 – Office Institutional
<b>Parking:</b>	105 Asphalt paved spaces
<b>Rail Access:</b>	Spur on site – Not in use



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## PROPERTY INFORMATION

**Notes:** Turnkey production facility, ideal for any food processing and cold storage. Facility was once known as the world’s largest kitchen, serving the patients and employees of Central State Hospital.

Plans and CAD files available. Building has enclosed refrigerated loading docks. USDA Certified. Cold storage includes freezers and refrigerators. Vegetable processing equipment on site, as well as a large kettle cooking area.

**Location:** This industrial kitchen is located in Milledgeville, GA at Renaissance Park (formerly Central State Hospital), in a Federal Opportunity Zone with economic development incentives. Located 28 miles to I-75/I-16, 34 miles to I-20.

## SQUARE FOOTAGE ITEMIZATION

<b>Refrigerated Area:</b>	14,100± SF
<b>Freezer Storage:</b>	14,800± SF
<b>Dry Warehouse Storage:</b>	55,600 ± SF
<b>Office Space:</b>	3,100 ± SF
<b>Production Space:</b>	22,500± SF
<b>TOTAL SQUARE FOOTAGE:</b>	<b>110,100± SF</b>

## IMPROVEMENTS

<b>Foundation:</b>	Reinforced Concrete
<b>Frame:</b>	Frame of brick, CMU, and insulated metal panels, steel roof structure
<b>Roof:</b>	TPO (2014)
<b>HVAC System:</b>	Roof and ground mounted packaged units
<b>Interior Lighting:</b>	LED - Motion Sensor
<b>Exterior Lighting:</b>	LED or Mercury vapor fixtures
<b>Flooring:</b>	Tile and epoxy coated floors in food related areas, concrete in warehouse areas
<b>Sprinkler System:</b>	Yes, building is sprinklered

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Central State Hospital (CSH) was once the state's largest facility for treatment of mental illness and development disabilities. The hospital was founded in the 1800's as the Georgia State Lunatic, Idiot, and Epileptic Asylum, and was known as the Georgia State Sanitarium and Milledgeville State Hospital. In the 1960s the facility was acknowledged as the biggest in the world, encompassing approximately 8,000 acres. Currently the CSH complex encompasses closer to 1,750 acres.

Parham Kitchen was originally built in 1962 and 1990. The property served as the kitchen to Central State until 2014 when it was shut down. It remained vacant until the renovations in 2019 and 2020. The facility has provided precooked/prepackaged meals for schools, retailers, and correction facilities, including private label services.

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Kitchen



Storage



Ovens

The subject was originally designed and constructed for use as the commercial kitchen serving the Central State Hospital campus. The interior layout reflects the intended use. As shown on the floor plans (page 6), the interior is subdivided into a large central food processing area which houses substantial amounts of processing equipment and several vent hoods; several areas of coolers, freezers, and dry storage; numerous smaller storage and preparation rooms; several offices; an employee cafeteria and public café/meeting area in the front of building. The subject now functions as a food processing facility/commercial kitchen.



Kitchen



Hand washing station

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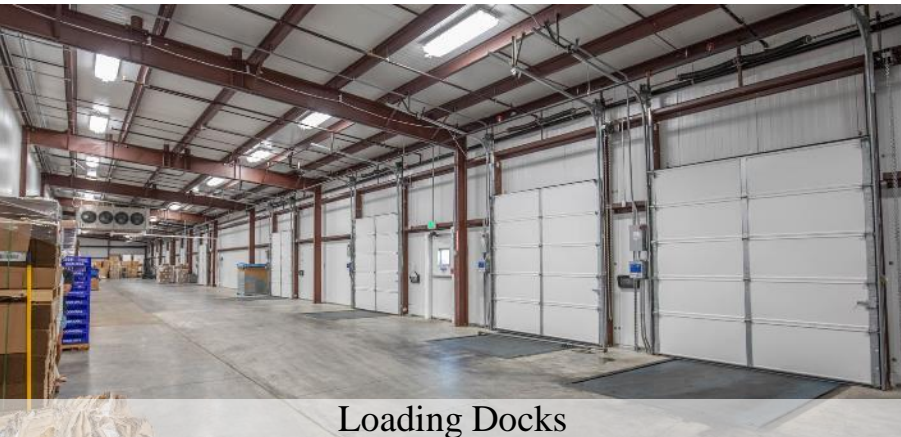
Freezer



Storage



Staff Café/Meeting Room



Loading Docks



Dry Warehouse

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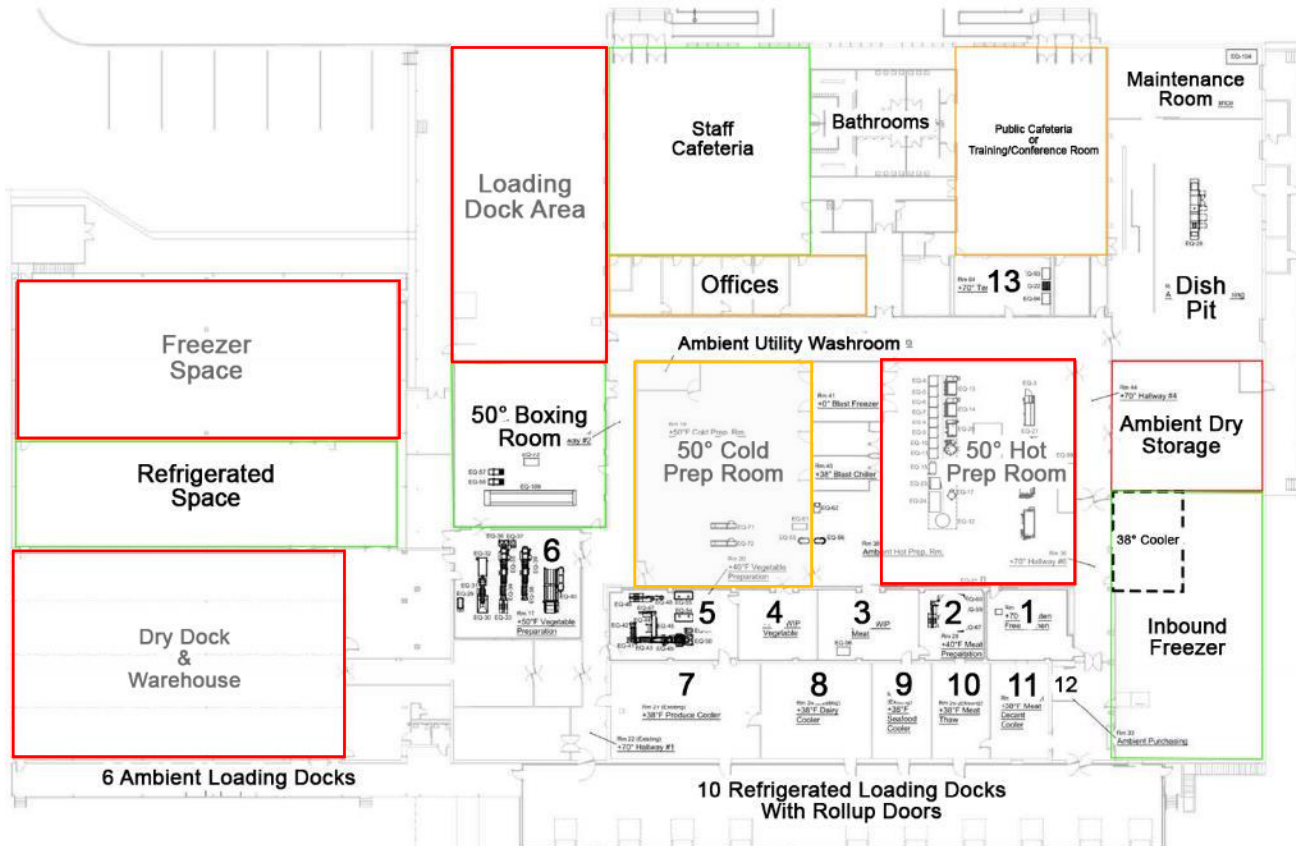
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## FLOORPLAN



1. 70° Gluten Free Kitchen
2. 40° Meat Prep Area
3. 40° Meat
4. 40° Vegetable
5. 40° Vegetable Prep Area
6. 50° Vegetable Prep Area
7. 38° Produce Cooler
8. 38° Dairy Cooler
9. 38° Seafood Cooler
10. 38° Meat Thawing Cooler
11. 38° Decant Cooler
12. Office
13. 70° Test Kitchen

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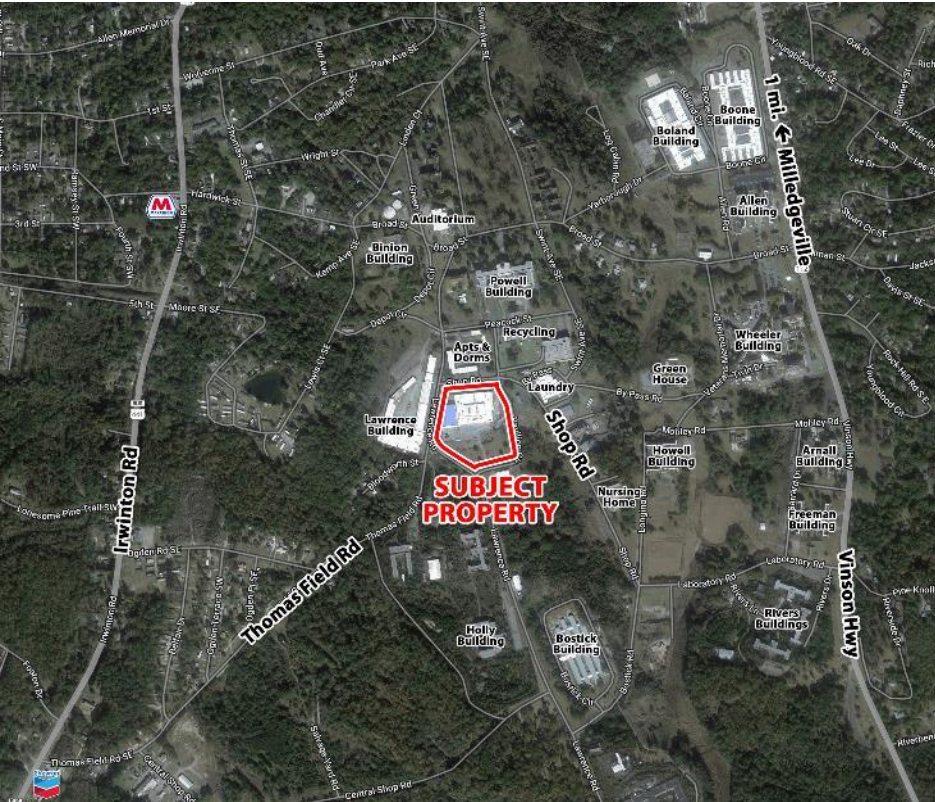
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## AERIAL



## PLAT



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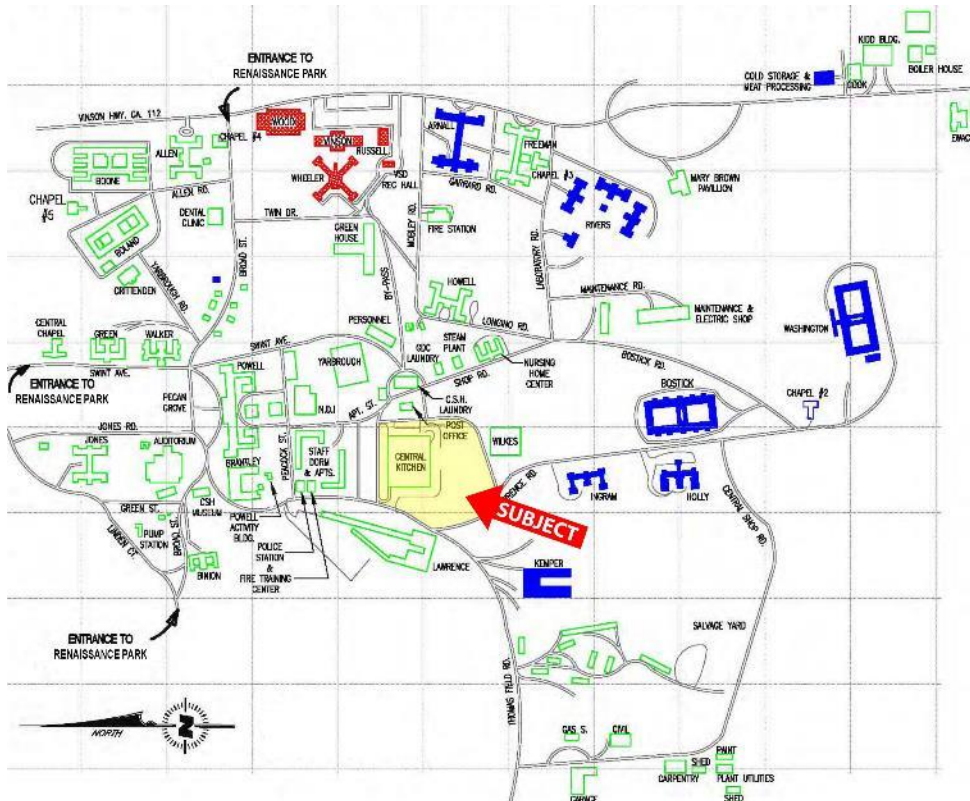
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## RENAISSANCE PARK SITE MAPS



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