

8,000 SF Warehouse and Laydown Area For Lease
Columbia Professional Center
571 Hammock Road NW
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial



LEASE PRICE: \$6.00/PSF + Utilities

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 571 Hammock Road
 Milledgeville, GA 31061

Building Size: ±8,000 SF

Available : ±8,000 SF Warehouse
 1± AC Laydown Yard

Utilities: All available

Parking: Ample for cars and trucks

Docks: One (1) dock high loading door

Ceiling Height: 10’ – 16’

SITE

Site Size: 14.61 AC
 Including ±1 AC Laydown Yard

Parcel ID: M54 001

Zoning: None – County Land Plan

LEASE PRICE: \$6.00/PSF + Utilities

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,838	16,765	27,335
Avg HH Income	\$95,721	\$86,792	\$93,862
Median Age	33.3	30.1	34.3

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NOTES

±8,000 SF conditioned space. Floorplan includes a front office, 2 large bullpen areas, 2 restrooms, and a 4,000 SF warehouse space with a small office. Adjacent to the property is a ±1 acre laydown yard that is also available for lease. Center offers a great tenant mix, other tenants include Lowe Electric, Baker Distribution, and Spill Tech.

LOCATION

Property has easy access to Highway 441 and the Fall Line Freeway. Convenient to Downtown Milledgeville, Atrium Navicent Hospital, Central Georgia Technical College, Milledgeville-Baldwin Industrial Park, and the retail corridor of Highway 441. Surrounding neighbors include Lowe's, Hobby Lobby, Harbor Freight, Zaxby's, Subway, Smyrna Truck, and Fouts Brothers.



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Office



Office



4,000 SF Warehouse



Laydown Yard

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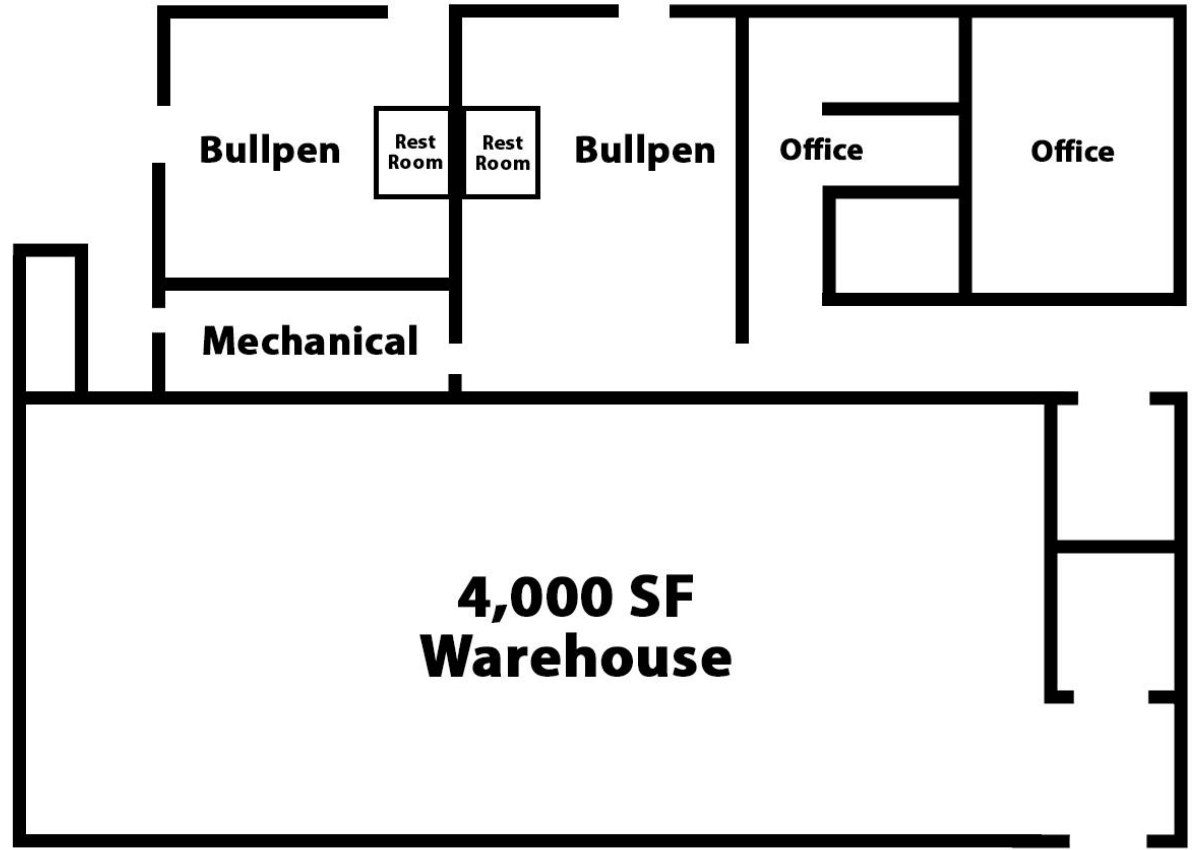
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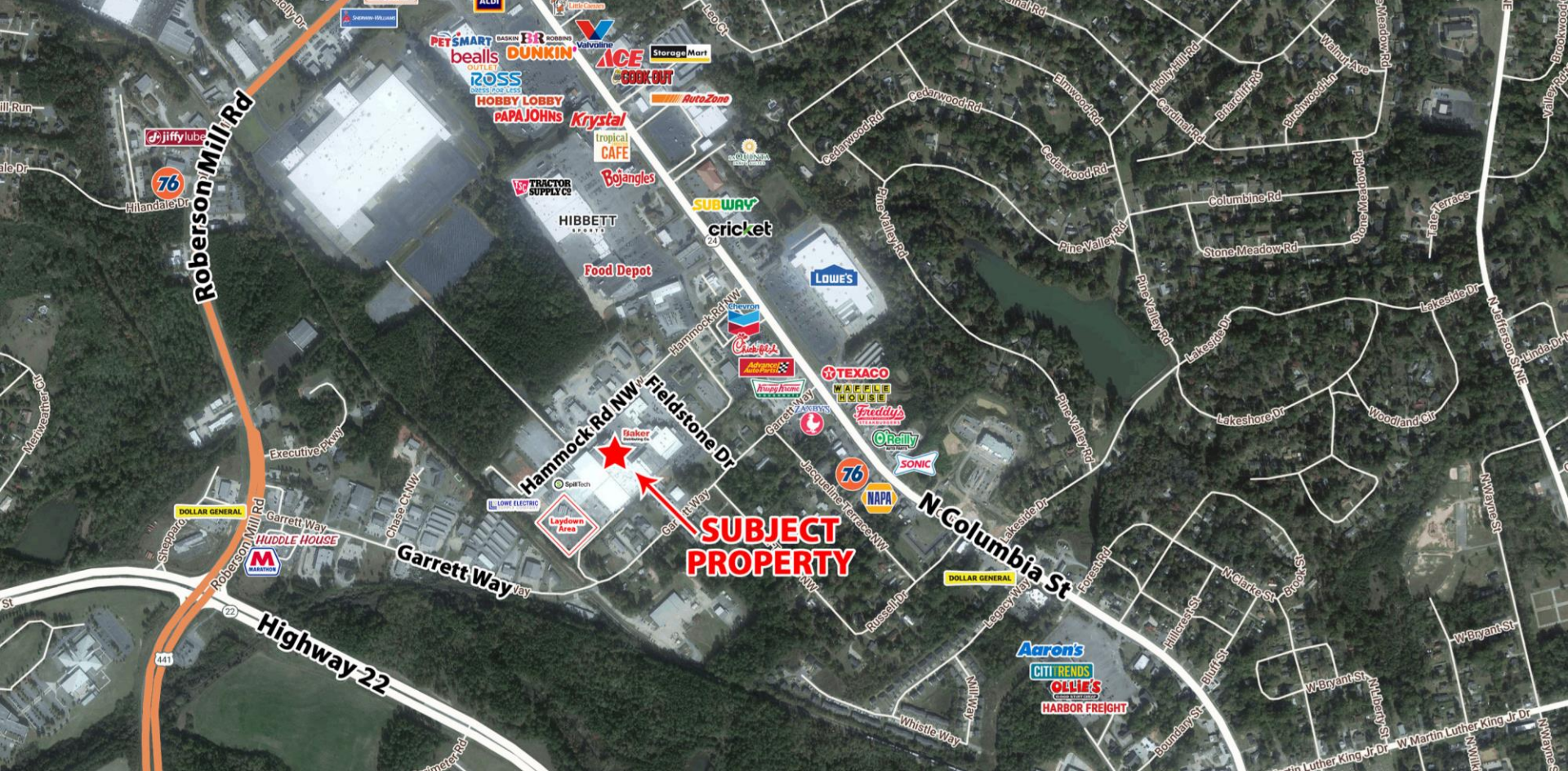
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