

WAREHOUSE FOR SALE OR LEASE (with Residential Building)  
109 Epps Street  
Gordon, GA 31031



Summary

Area Info

Photos

Aerial

Site Map



**LEASE PRICE: \$4.00/SF + Utilities**

**SALE PRICE: \$550,000**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 109 Epps Street  
Gordon, GA 31031

**County:** Wilkinson

**Taxes:** \$5,632 (City of Gordon)

**Year Built:** 1975

**Available:** **10,000 – 15,000 SF**

**Utilities:** All available, 3 phase power

**Parking:** Paved and ample

**Topography:** Level

**Ceiling Height:** 24' Center, 20' Eave

**Loading Docks:** 2 Drive-in Docks

**Residential Building:** Has 2 apartments & 2 efficiency units. Needs TLC

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### SITE

**Site Size:** 8.7 Acres

**Parcel ID:** G12 228

**Zoning:** Commercial

**Frontage:** 375'

**Depth:** 660'

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Demographics 2024	3 Mile	5 Miles	10 Miles
Population	3,159	4,205	13,068
Avg HH Income	\$60,647	\$64,204	\$74,030
Median Age	39.5	40.1	39.5



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Property is a 15,000 SF warehouse space situated on 8.7 Acres, built in 1975. All utilities are available to the space, including 3 phase power. Ceiling height is 24' at the center, and 20' at the eaves. Site has level topography.

Building has new roof, two (2) double doors at front entry, and two (2) drive-in dock doors. Ideal for indoor pickleball or other sports use, as well as warehouse storage. Paved and ample parking on site. Income producing residential building on site. Needs TLC.

Convenient to the Fall Line Freeway (Highway 243), and downtown Gordon. Neighbors in the area include the City of Gordon Recreation Department, KaMin, Active Minerals, and Sellers Construction.



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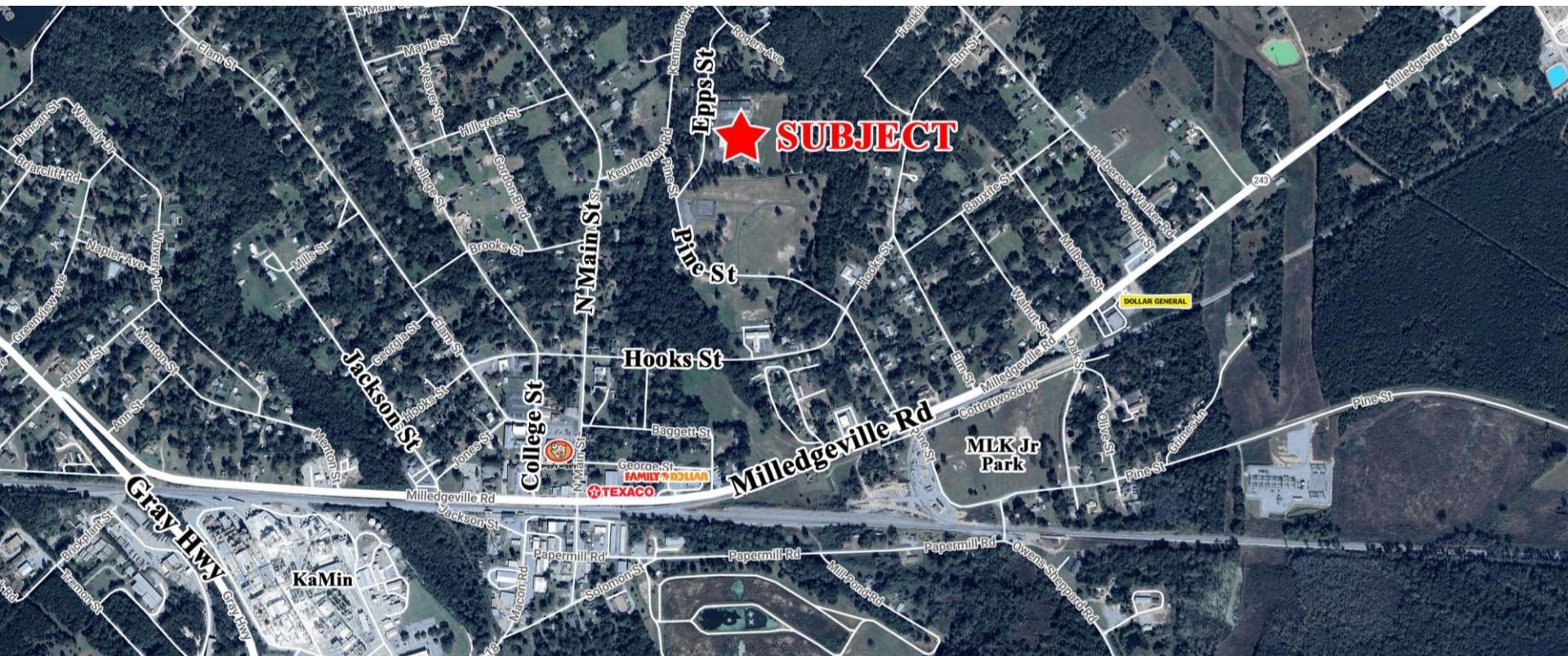
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AERIAL



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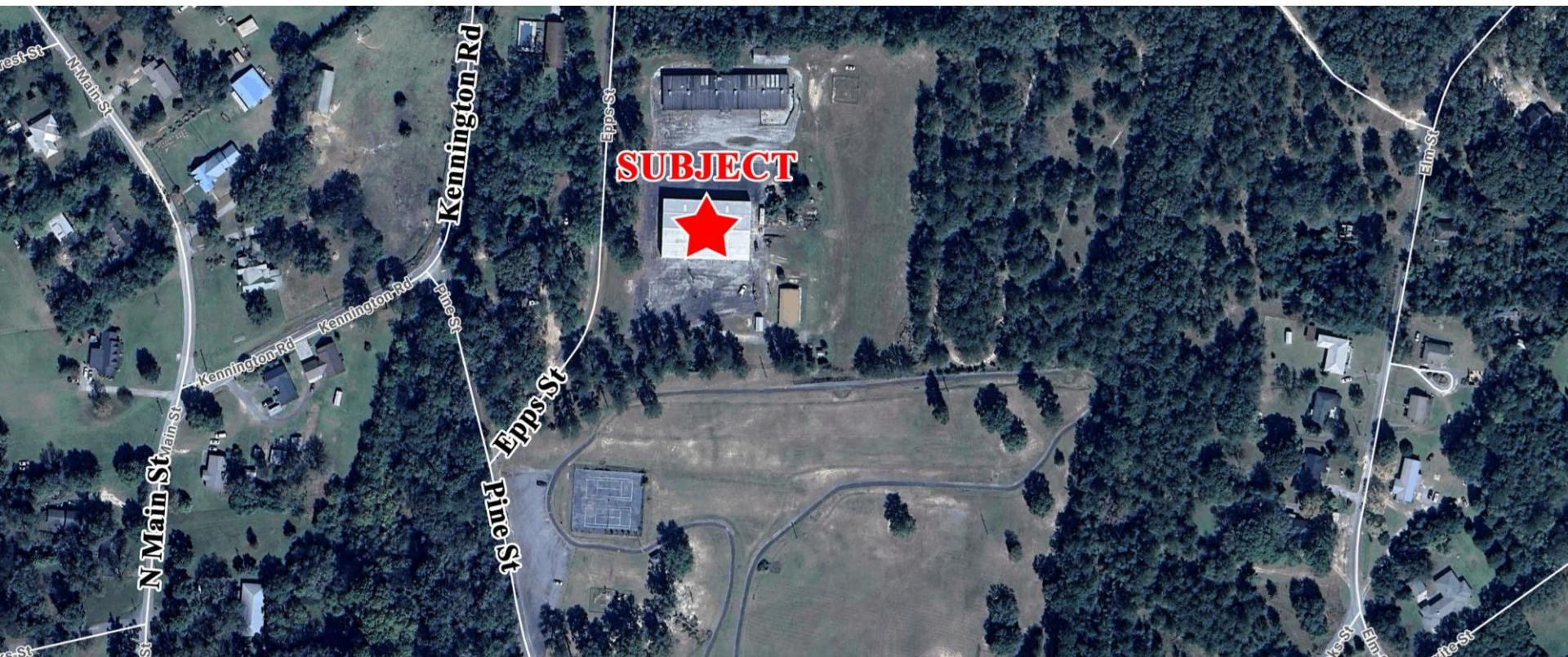
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