

# 48,000 SF Warehouse For Lease

## 1000 Barrows Ferry Road

### Milledgeville, GA 31061

[Summary](#)[Area Info](#)[Photos](#)[Aerial](#)[Site Map](#)

#### CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1000 Barrows Ferry Road  
Milledgeville, GA 31061

**Total Size:** 64,000 SF

**Available:** **48,000 SF**

**Ceiling Height:** Eave - 13'  
Center - 31'

**Dock Doors:** 14' x 14' Drive In Doors - 4  
Dock High Doors - 2

**Utilities:** All Available

**Parking:** Ample

**Traffic Count:** N Jefferson Street - 19,700 VPD

### SITE

**Site Size:** 52.81 Acres

**Parcel ID:** M95 001

**County:** Baldwin

**Zoning:** Industrial

**LEASE PRICE: \$3.75/PSF**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,578	17,725	28,728
Avg HH Income	\$68,357	\$86,596	\$91,630
Median Age	26.5	30.4	34.6

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This 48,000 SF warehouse space is now available for lease! 32,000 SF of the space is totally enclosed. 16,000 SF of the space is enclosed loading area. Sunken loading well with a leveler located at one end of the loading space, and is covered where a truck backs in. Building has four (4) 14' x 14' drive in doors, and two (2) dock high doors. Space includes two (2) small offices, and two (2) restrooms. New roof installed in 2025. Ceiling height is 31' at center, 13' at eaves. All utilities available to site, and ample parking available.

Property is situated less than a mile and a half from downtown Milledgeville, and has easy access to Highway 441 (North Columbia Street), a main travel corridor that connects the city to the Fall Line Freeway.



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#### Area Info



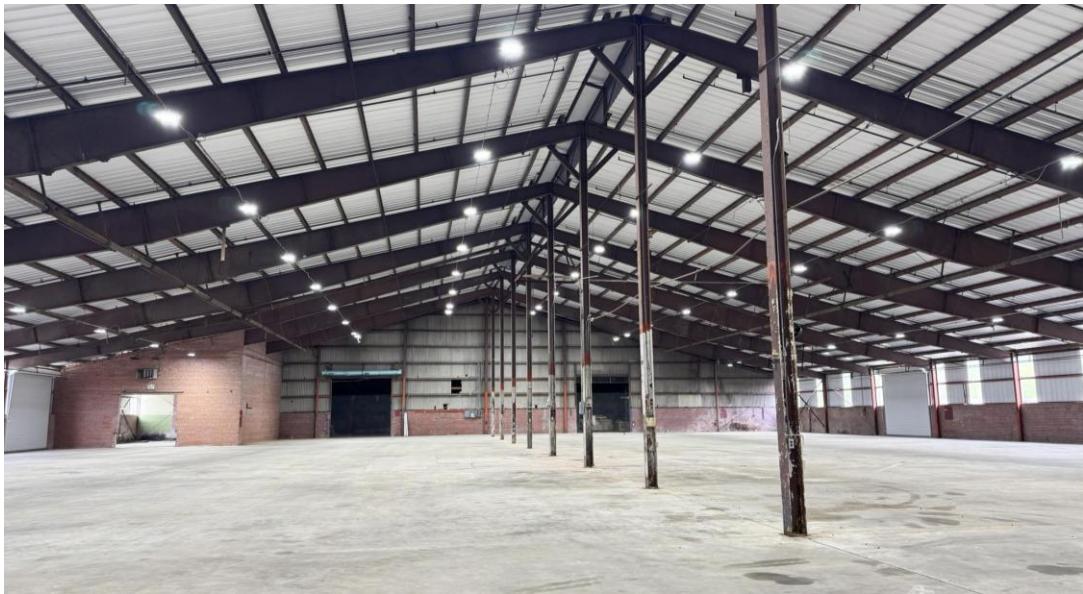
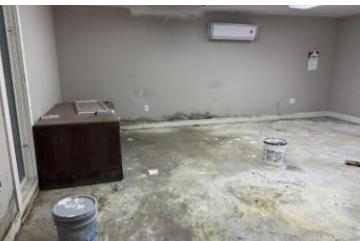
#### Photos



#### Aerial



#### Site Map



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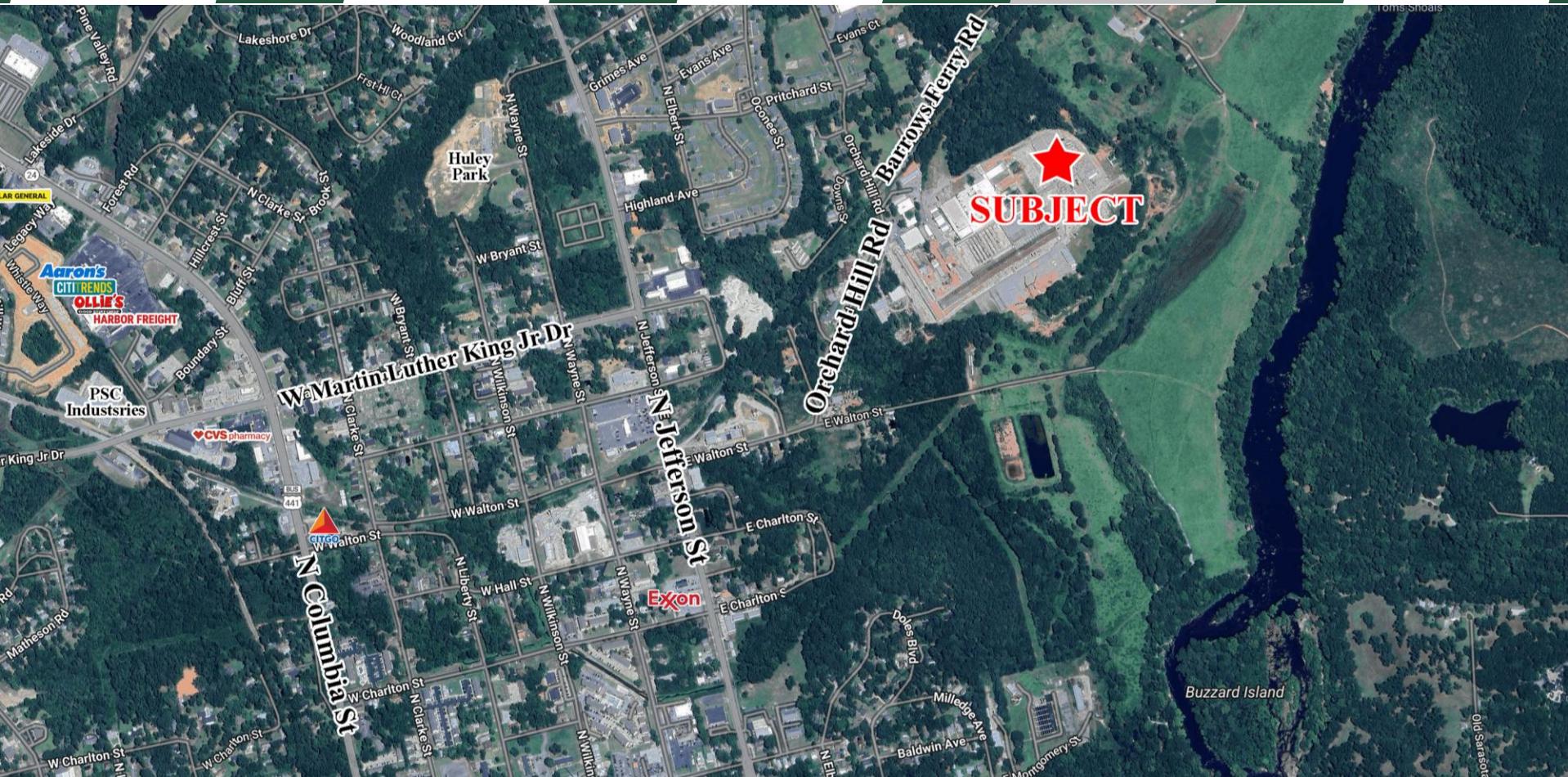


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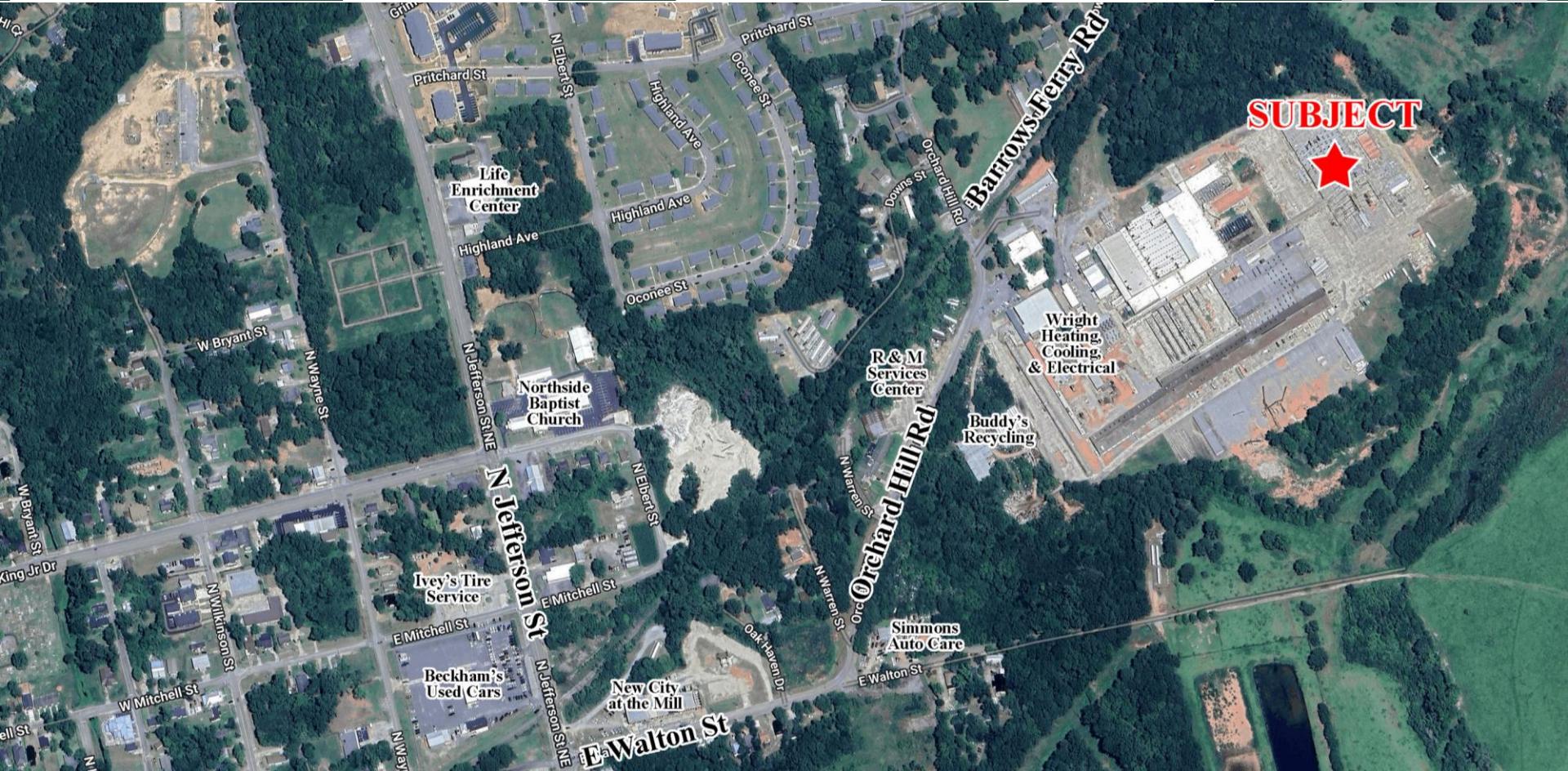


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