

WAREHOUSES FOR LEASE – 2,200 SF to 32,000 SF Available

311 Lawrence Road Milledgeville, GA 31061

Located in Renaissance Park (Formerly Central State Hospital Campus)



FICKLING
& COMPANY

Summary

Area Info

Photos

Aerial

Site Map



LEASE RATE: CONTACT AGENT

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PROPERTY INFORMATION

BUILDING

Property Address: 311 Lawrence Road
Milledgeville, GA 31061

County: Baldwin

Available: **2,200 SF to 32,000 SF**

Utilities: Water & Sewer Available

Parking: Shared & Ample

Loading Docks: Dock high & drive in located in different areas and spaces.

Tenants: Decoy Ducks, Atlas International, Brighter Days

SITE

Frontage: ±260' ft on Lawrence Road

Zoning: Light Industrial

**LEASE RATE:
CONTACT AGENT**

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,598	16,184	25,649
Avg HH Income	\$46,013	\$50,307	\$68,178
Median Age	38.5	32.6	33.6

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NOTES

See the list of available spaces and notes. Some spaces are for just warehousing. There are spaces with restrooms and offices. Warehouses are a part of an industrial park with a great tenant mix. Other tenants in the park include Decoy Ducks, Atlas International, and Brighter Days.

LOCATION

Property is located in Milledgeville, GA in Renaissance Park (formerly known as Central State Hospital Campus). Conveniently located 28 miles to I-75/I-16 and 34 miles to I-20. Convenient to Downtown Milledgeville, Georgia College & State University, Georgia Military College, and Atrium Health Navicent – Baldwin.

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AVAILABLE SUITES

- Suite A:** 3,700 SF offices w/restroom - **LEASED**
- Suite B:** 2,100 SF warehouse, no restroom - **LEASED**
- Suite C:** 3,400 SF warehouse w/restroom - **LEASED**
- Suite D1:** **4,500 SF warehouse (3 sections - no restrooms)**
- Suite D2:** **2,200 SF office/warehouse w/2 restrooms**
- Suite E:** 18,000 SF warehouse w/3 restrooms – **LEASED: Atlas Int'l.**
- Suite F:** 15,840 SF warehouse – no restrooms – **NOT AVAILABLE**
- Suite G:** **32,000 SF warehouse & 3,500 SF of offices w/4 restrooms**
- Suite H1:** 7,000 SF warehouse – no restrooms – **LEASED: Decoy Ducks**
- Suite HH:** **3,000 SF warehouse, no restrooms**
- Suite H2:** **3,500 SF warehouse w/2 restrooms**
- Suite I:** **8,000 SF offices w/4 restrooms**
- Suite J:** **6,500 SF offices on 2 levels w/4 restrooms**
- Suite K:** **4,700 SF offices w/restroom**
- Suite L:** **2,200 SF offices w/restroom**



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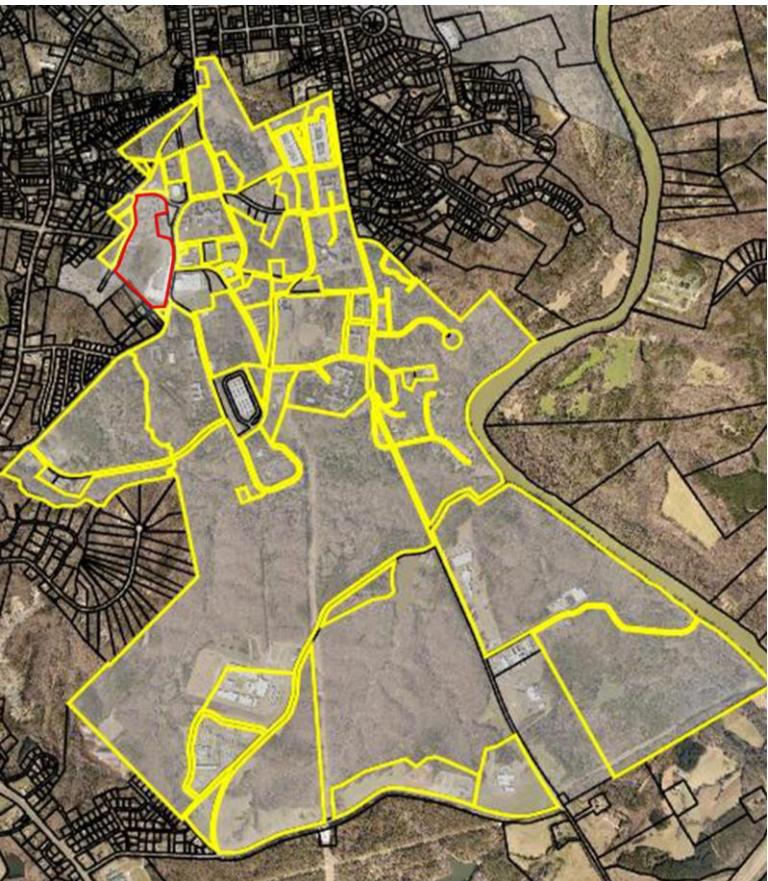
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Renaissance Park Aerial



Renaissance Park Site Map



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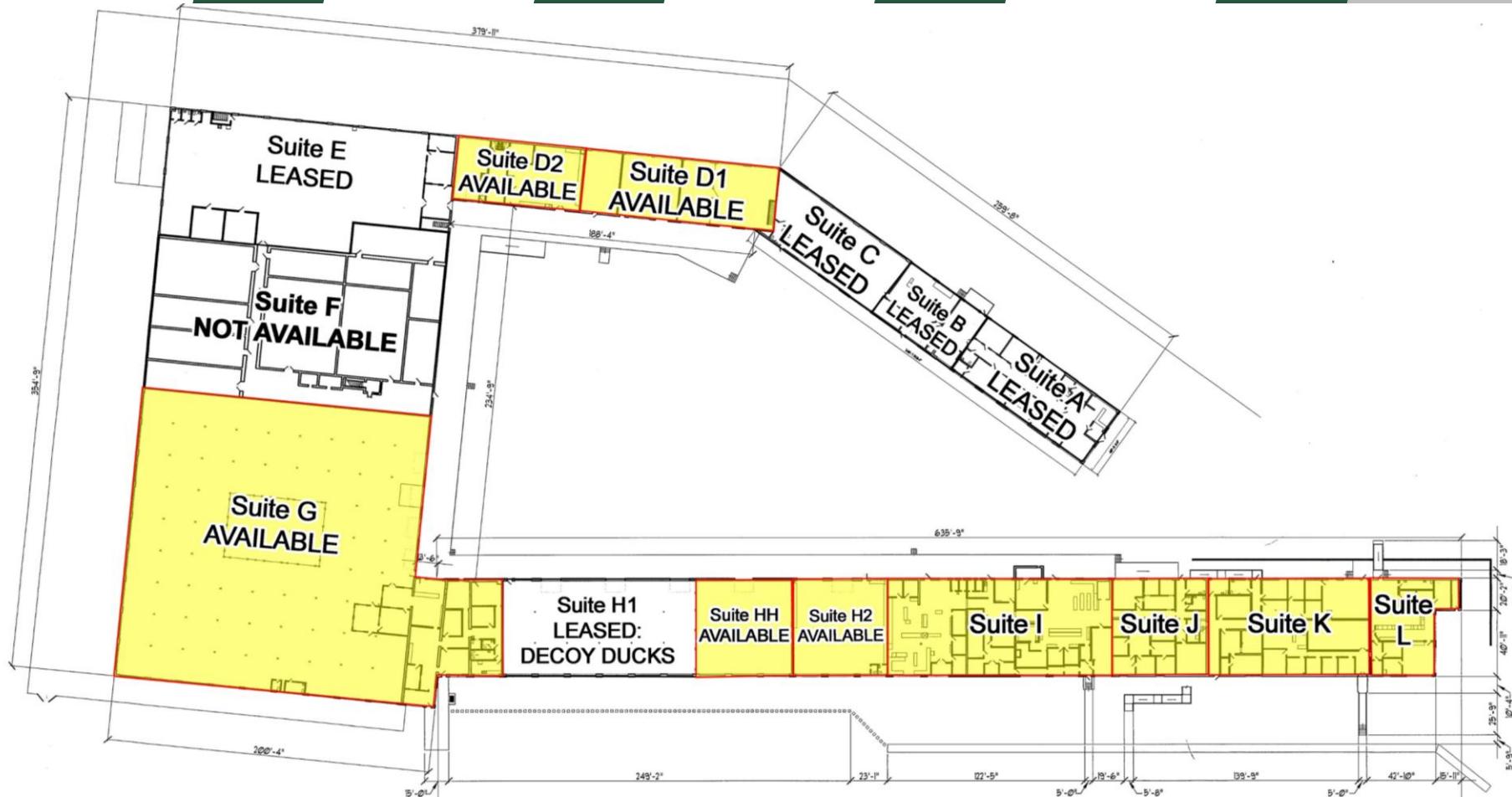
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