

**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)**



Summary

Area Info

Photos

Aerial

Site Map



**LEASE RATE: CONTACT AGENT**

**CONTACT**

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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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## PROPERTY INFORMATION

### 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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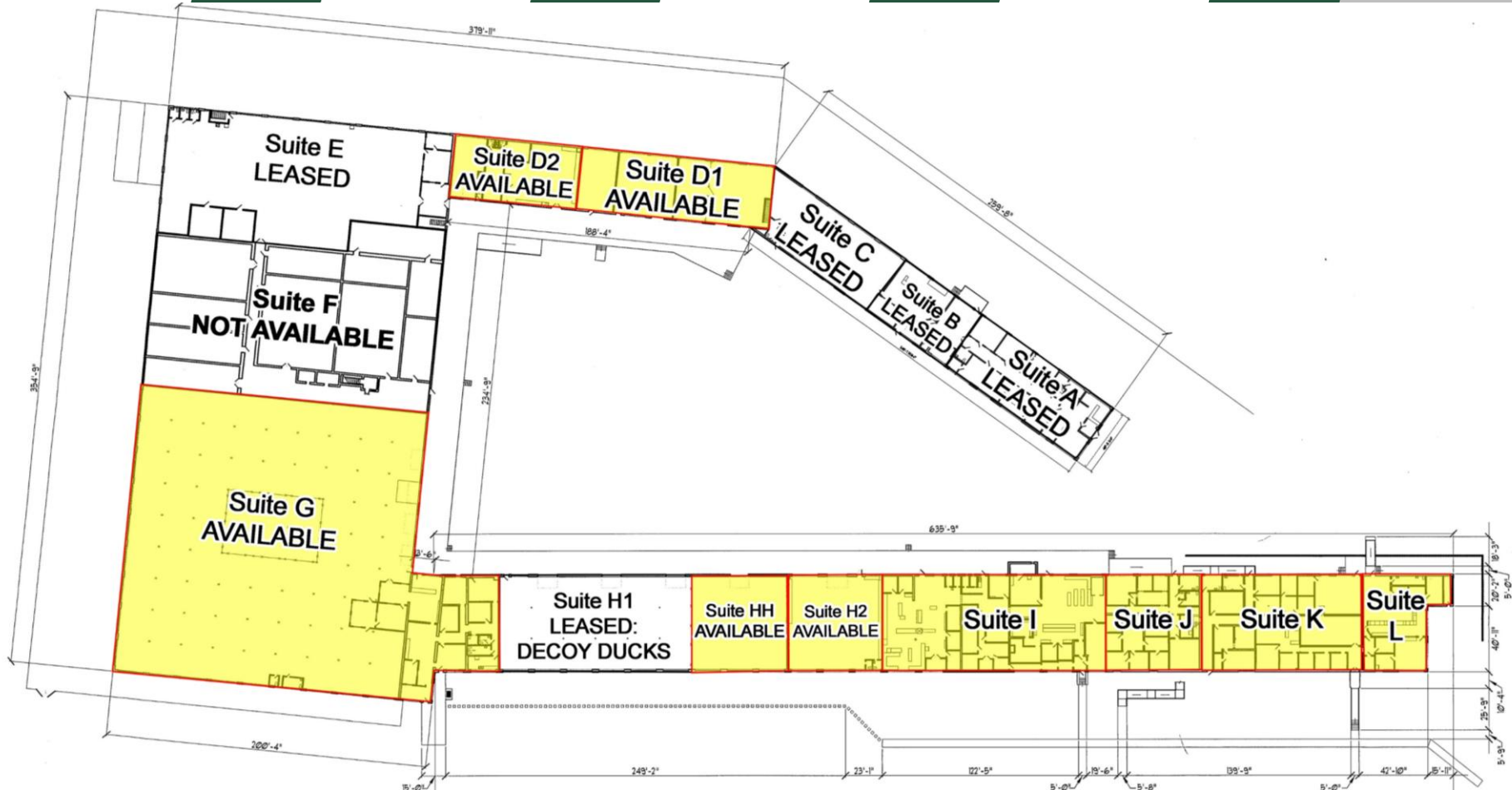
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