

FOR SALE OR LEASE – 21,714 SF Flex Building
165 Garrett Way
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT AGENT
FOR LEASE PRICE**

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 165 Garrett Way
Milledgeville, GA 31061

County: Baldwin

Total Size: **21,714 SF Total**
Office: 3,000 SF
Warehouse: 18,714 SF

Taxes: \$6,299.55 (Est. 2024)

Federal Opportunity Zone: Yes, Zone 13009970400

Year Built: 1911

Construction: Masonry

Clear Height: 16'

Dock Doors: 1

Utilities: All available

SITE

Site Size: 5.5 Acres

Parcel ID: 069 009

Frontage: 390' on Garrett Way

Traffic Count: Roberson Mill Road: 18,119 VPD

Parking: 20 Surface Spaces

Contact Agent for Lease Price

| Demographics 2024 | 3 Miles | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Population | 15,904 | 27,500 | 48,859 |
| Avg HH Income | \$75,372 | \$93,834 | \$94,768 |
| Median Age | 29.5 | 34.3 | 38.9 |

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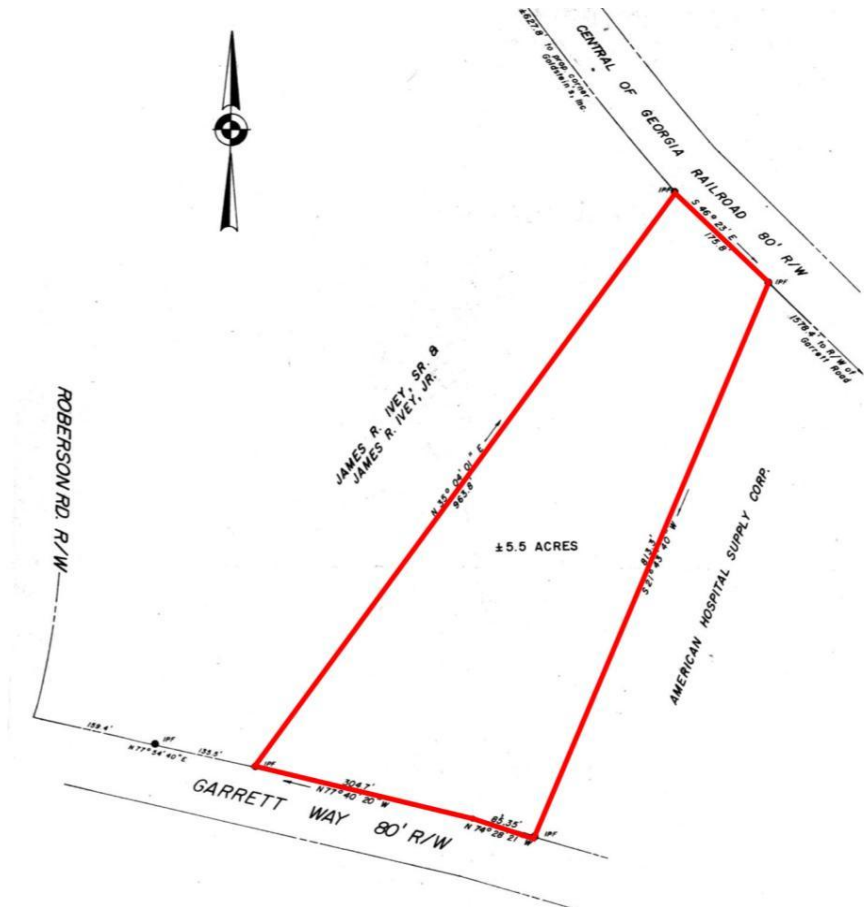
BUILDING

21,714 SF Flex building available for sale. Property has approximately 3,000 SF of office space and 18,714 SF of warehouse space with 1 dock high door. Situated on 5.50 acres and offers 20 surface parking spaces.

Owner will consider a long-term lease. Lease rate to be determined.

LOCATION

Located in a prime location just off of Highway 441 (N Columbia St), the main retail corridor in Milledgeville. Surrounding neighbors include US Post Office Annex, Complete Auto Care, U-Haul, Smyrna Truck, Fouts Bros, BASF Chemical Warehouse, Chambers Oil Co, Baker Disturbing, Central Georgia Tech College, Lowe's, Zaxby's and many more retailers, restaurants, and professional, industrial, and medical businesses.



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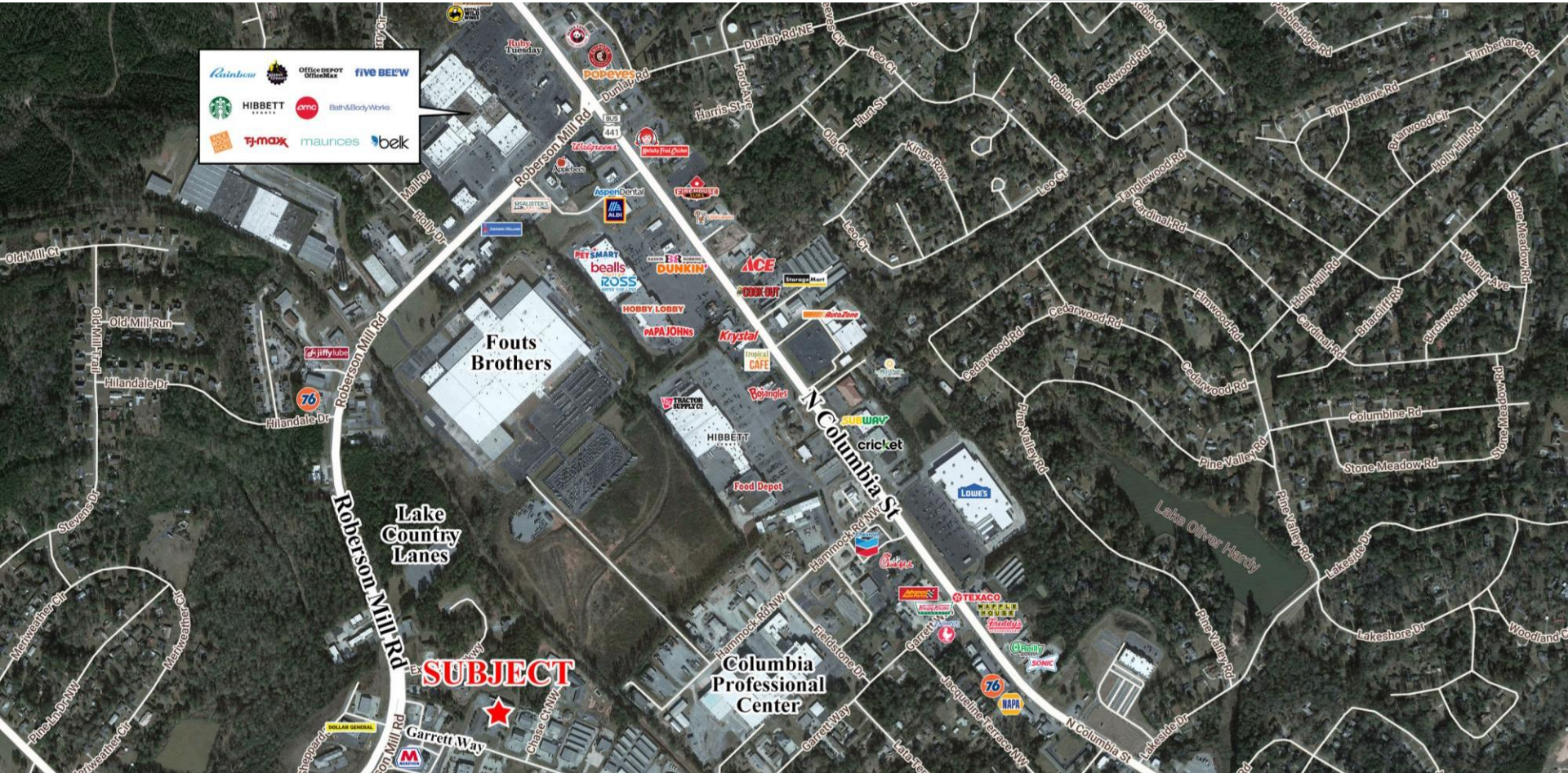
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