

150,000± SF Warehouse FOR SALE

747 Kaolin Road
Sandersville, GA 31082



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



SALE PRICE: \$7,500,000.00

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
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478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address:	747 Kaolin Road Sandersville, GA 31082
Total Size:	150,000± SF
Year Built:	1988
Taxes:	\$15,240 (2024 est.)
Utilities:	All available
Dock High Doors:	10' x 12' – 14' 12' x 12' – 1
Ceiling Heights:	Main Warehouse – 34' Secondary Warehouse – 24'
Parking:	Ample, Paved

SITE

Site Size:	20.95 AC
Frontage:	740' ±
Depth:	695' ±
Parcel IDs:	078 012G, 078 012A
Zoning:	I-2 (Heavy Industrial)

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	6,510	10,607	14,454
Avg HH Income	\$61,793	\$65,351	\$68,387
Median Age	37.7	37.9	39.1

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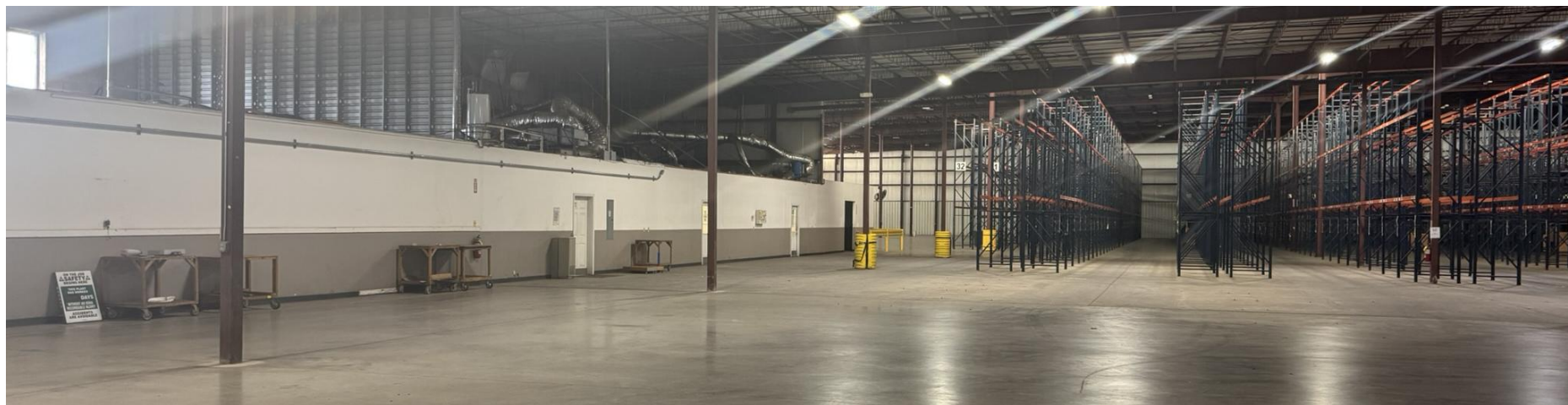
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Large warehouse with offices is available for sale! Building is 150,000± SF situated on 20.95 Acres (two parcels) zoned I-2 (Heavy Industrial) with all utilities available to site and ample paved parking. Approximately 3,000 SF of the building space is offices. Office portion includes four (4) offices, kitchen, shipping/receiving area, lobby, breakroom, and plenty of storage. Warehouse portion has fourteen (14) 10' x 12' dock high doors, and one (1) 12' x 12' dock high door.

Nearby businesses in the area include the Oconee Fall Line Technical College Instructional Center, CKD Aerospace, Imerys Pigments & Additives, Thiele Kaolin Company, Trust Worthy Hardware, Howard Sheppard, Southern Chips LLC, Fulghum Fibres, Beasley, Bulk Chemical Services, as well as local and national restaurant and retail locations.



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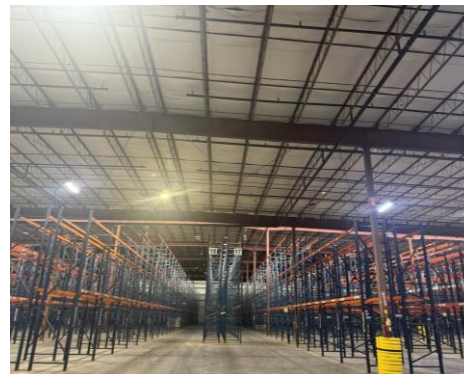
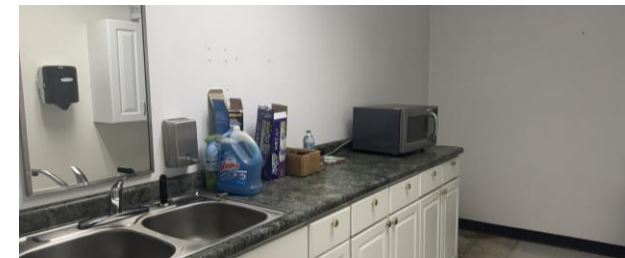
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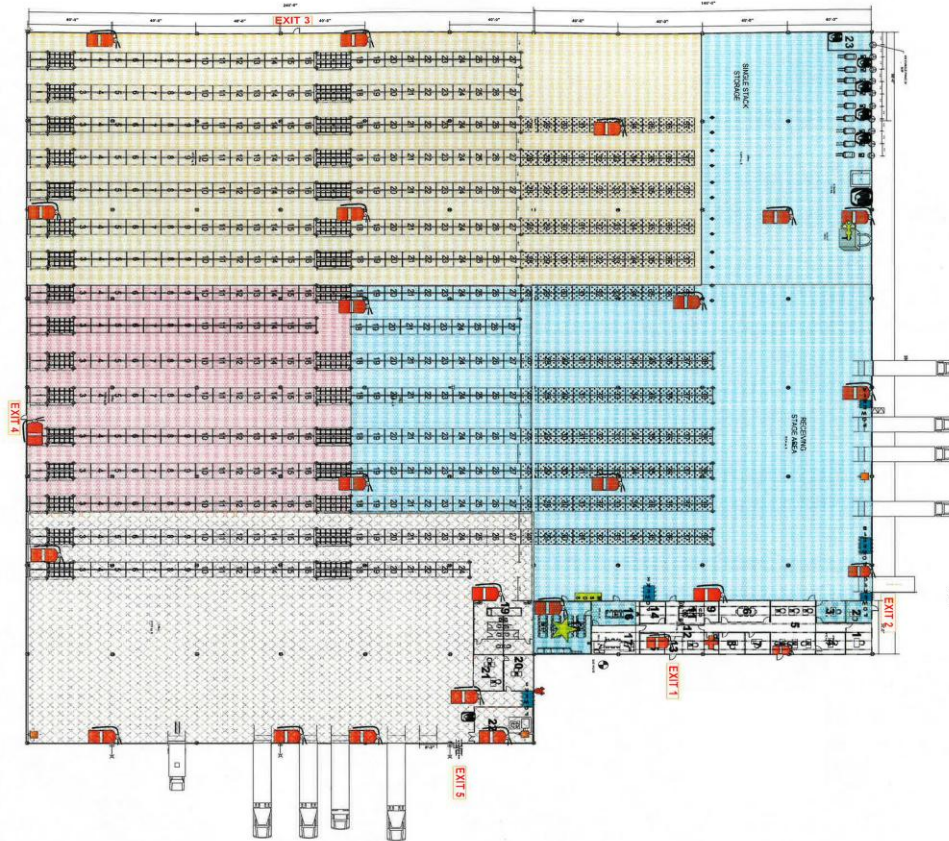
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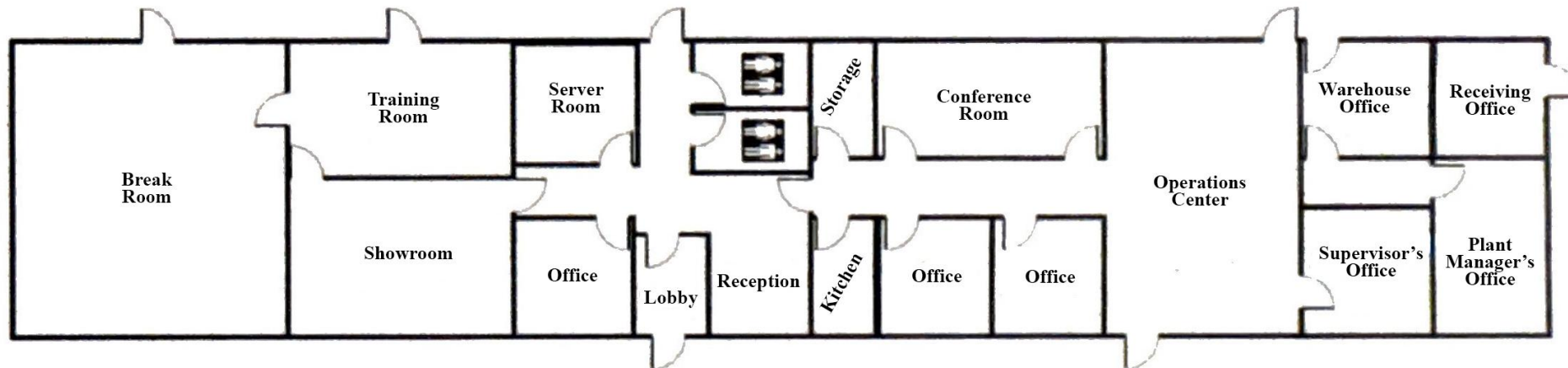
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Office Floor Plan



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**SUBJECT
PROPERTY**

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