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



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 in 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.

AVAILABLE SUITES

Suite A:	~~3,700 SF - Offices w/restroom~~ – **LEASED: Brighter Days**
Suite B:	~~2,100 SF - Warehouse, no restroom~~ - **LEASED: Brighter Days**
Suite C:	~~3,400 SF - Warehouse w/restroom~~ - **LEASED: Brighter Days**
Suite D1:	**4,500 SF - Warehouse, no restroom**
Suite D2:	**2,200 SF - Office/warehouse w/2 restrooms**
Suite E:	~~12,500 SF - Warehouse w/3 restrooms~~ – **LEASED: Atlas International**
Suite F:	~~15,840 SF - Warehouse, no restrooms~~ – **NOT AVAILABLE**
Suite G:	**32,000 SF - Warehouse & offices w/2 restrooms**
Suite H1:	~~7,000 SF - Warehouse, no restrooms~~ – **LEASED: Decoy Ducks**
Suite HH:	~~3,000 SF - Warehouse, no restrooms~~ – **LEASED: Welding**
Suite H2:	~~3,500 SF - Warehouse w/2 restrooms~~ – **LEASED: Welding**
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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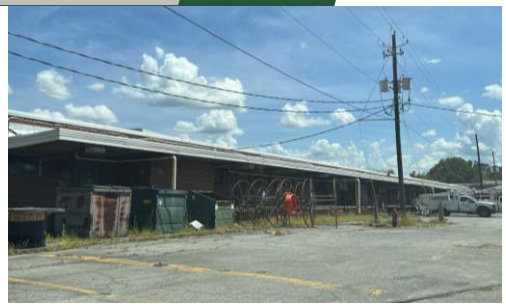







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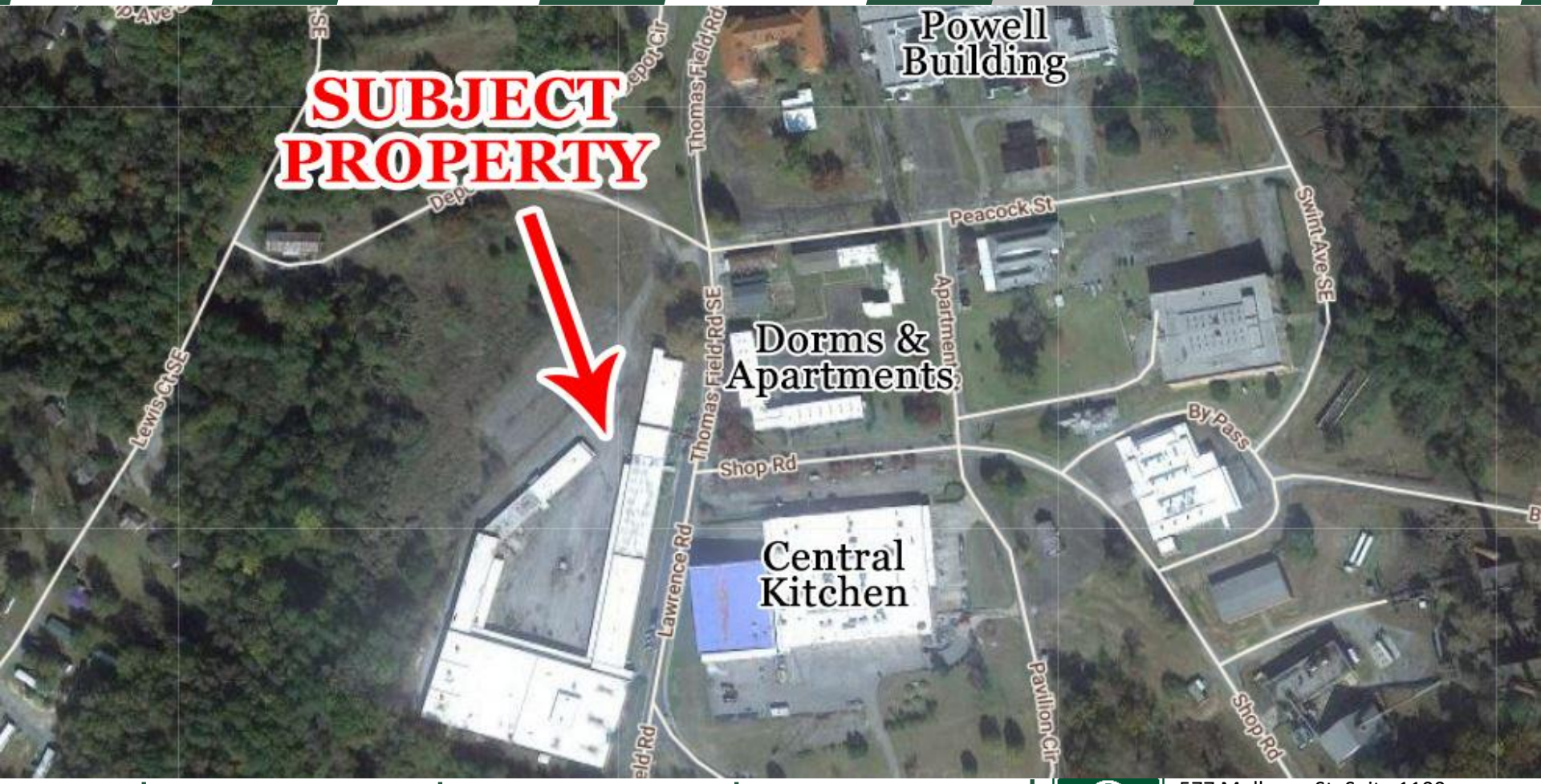

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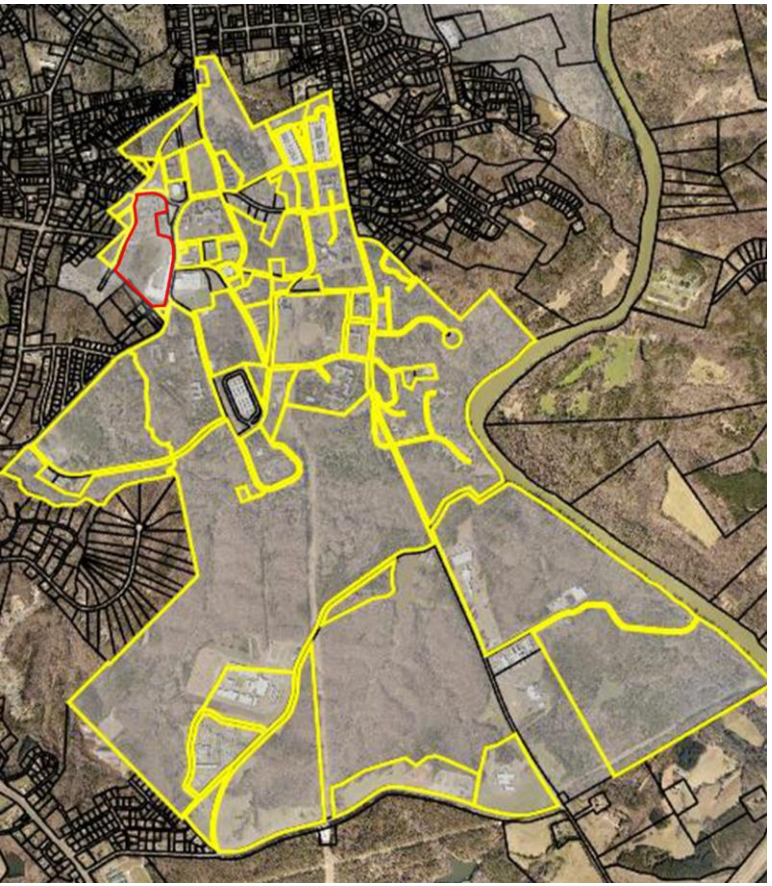
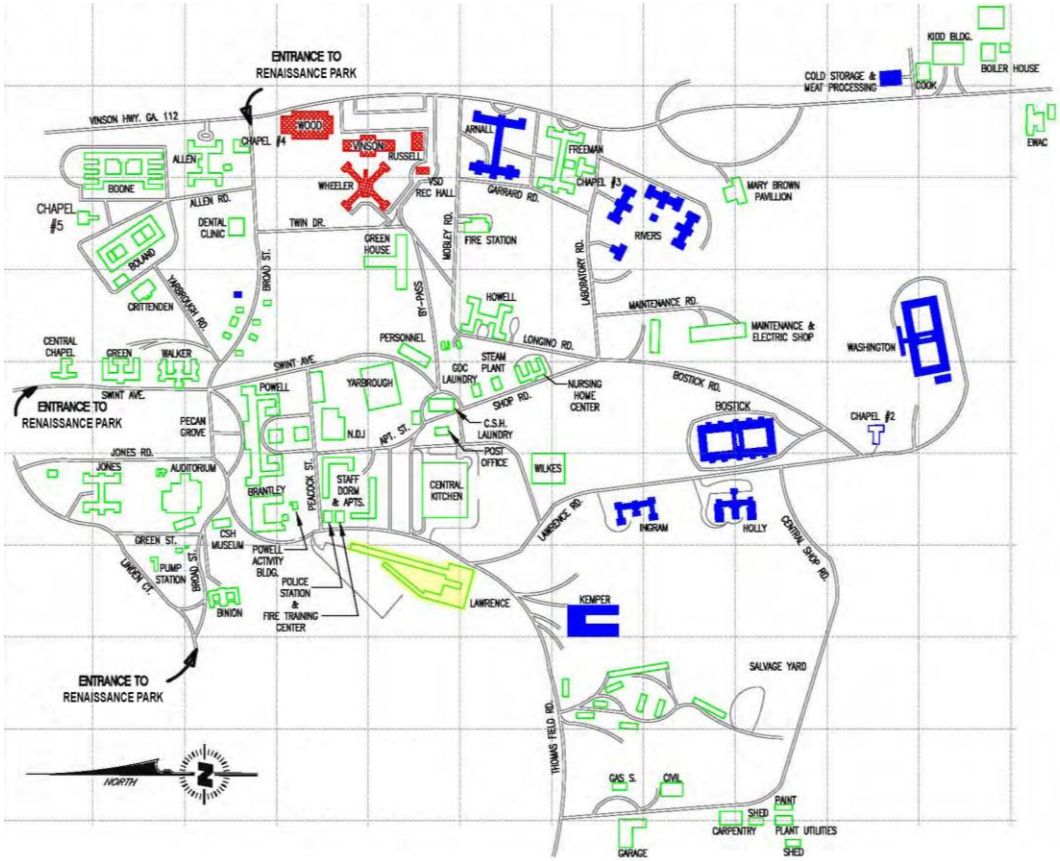
Renaissance Park Aerial



Renaissance Park Site Map



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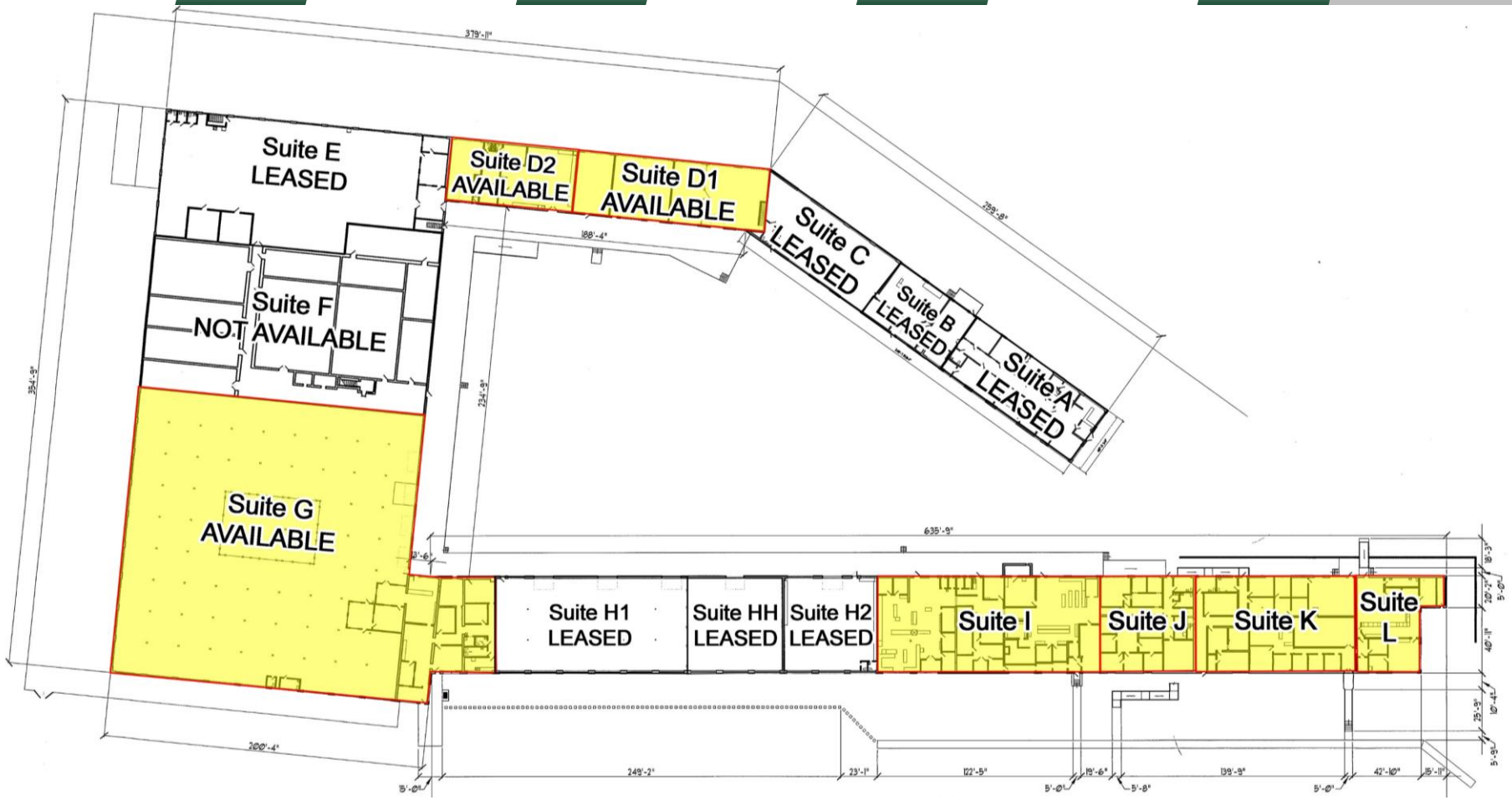

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