150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY



REDUCED PRICE: $6,250,000.00 | LEASE PRICE: $4.25/SF NNN

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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

www.georgiacommercialrealestate.net

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY

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

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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

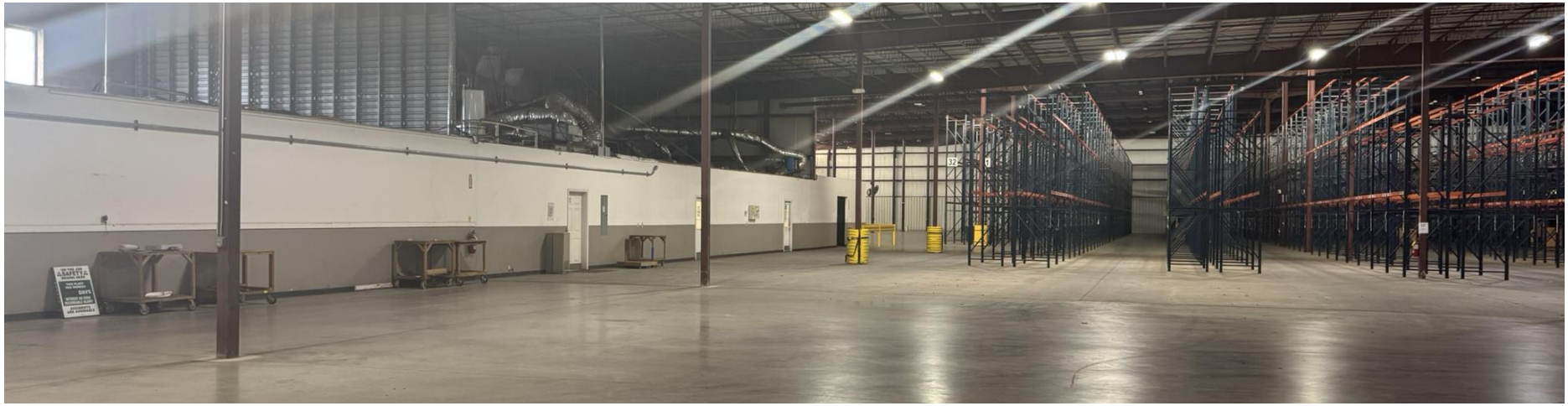
This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY

Large warehouse with offices is available for sale or lease! 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.



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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

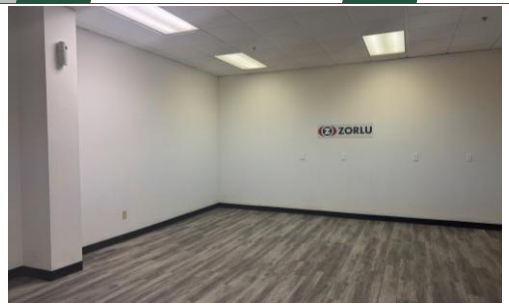
www.georgiacommercialrealestate.net

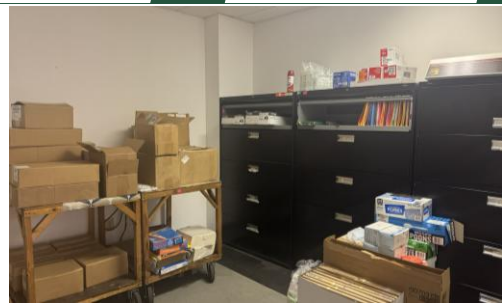
This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

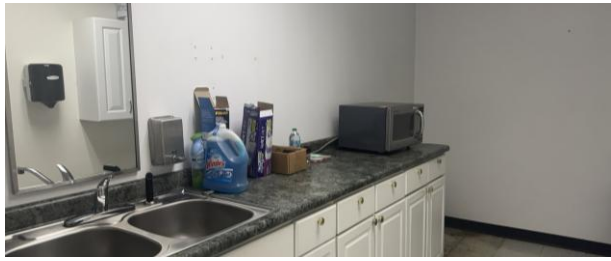
FICKLING & COMPANY



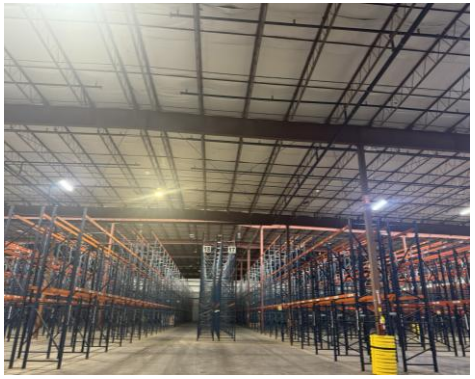


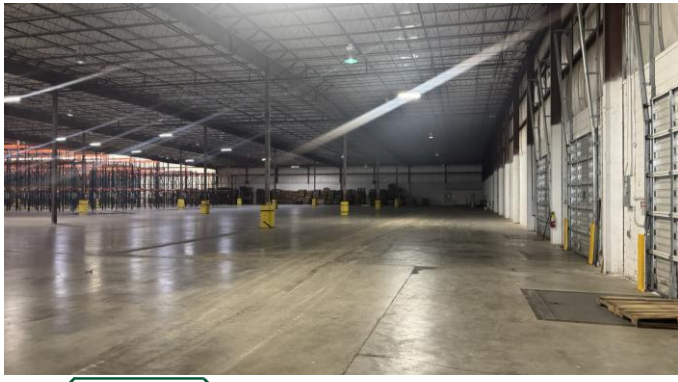












CONTACT

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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

www.georgiacommercialrealestate.net

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY









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

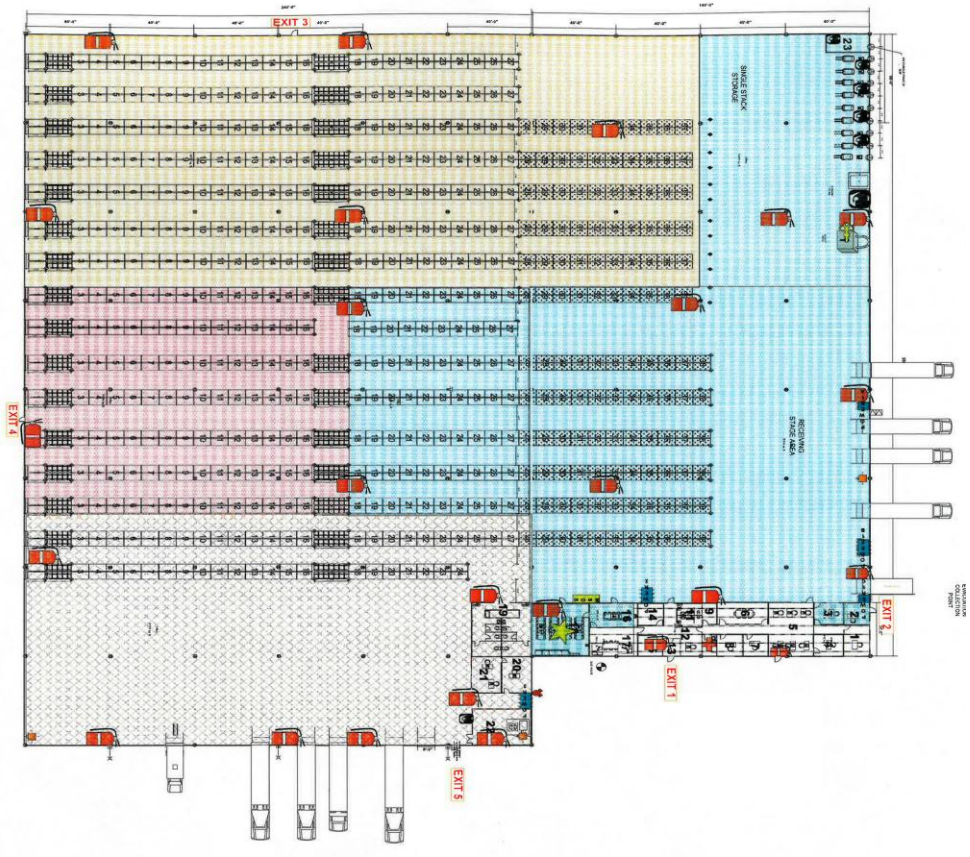
Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY



*All measurements and all calculations of area are approximate and not guaranteed

CONTACT

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

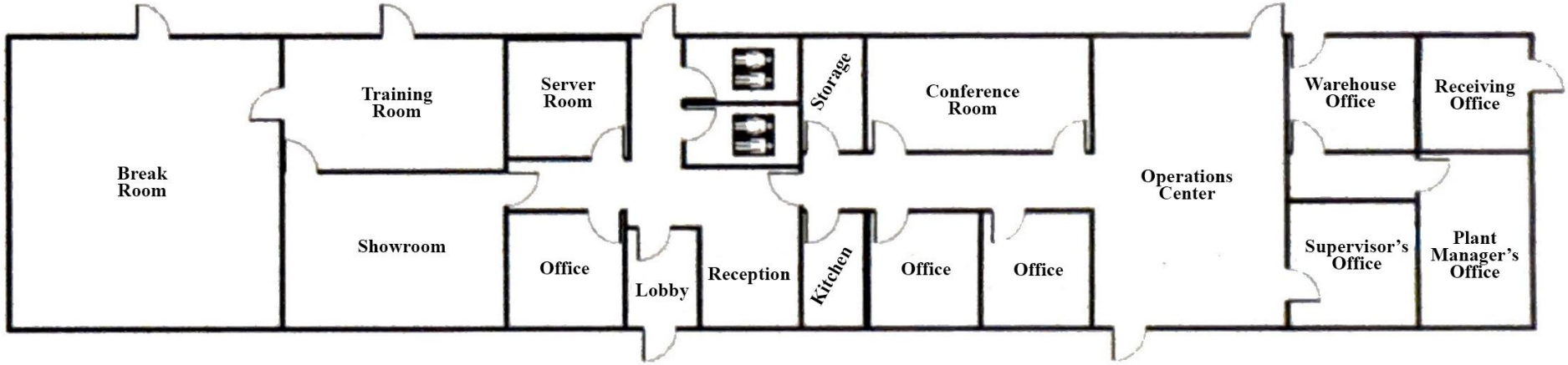
Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

Office Floor Plan



*All measurements and all calculations of area are approximate and not guaranteed

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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

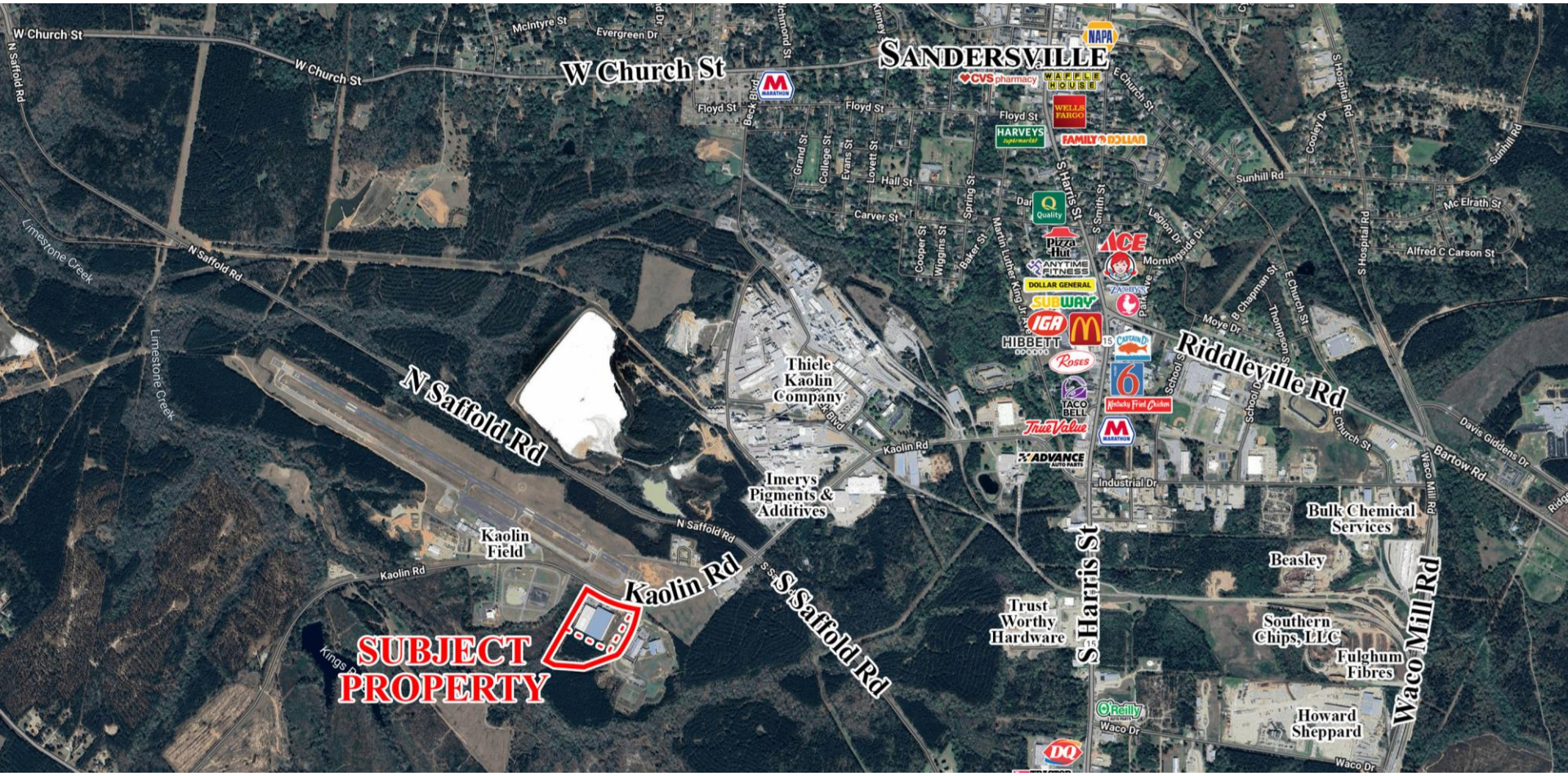
577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

www.georgiacommercialrealestate.net

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY



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

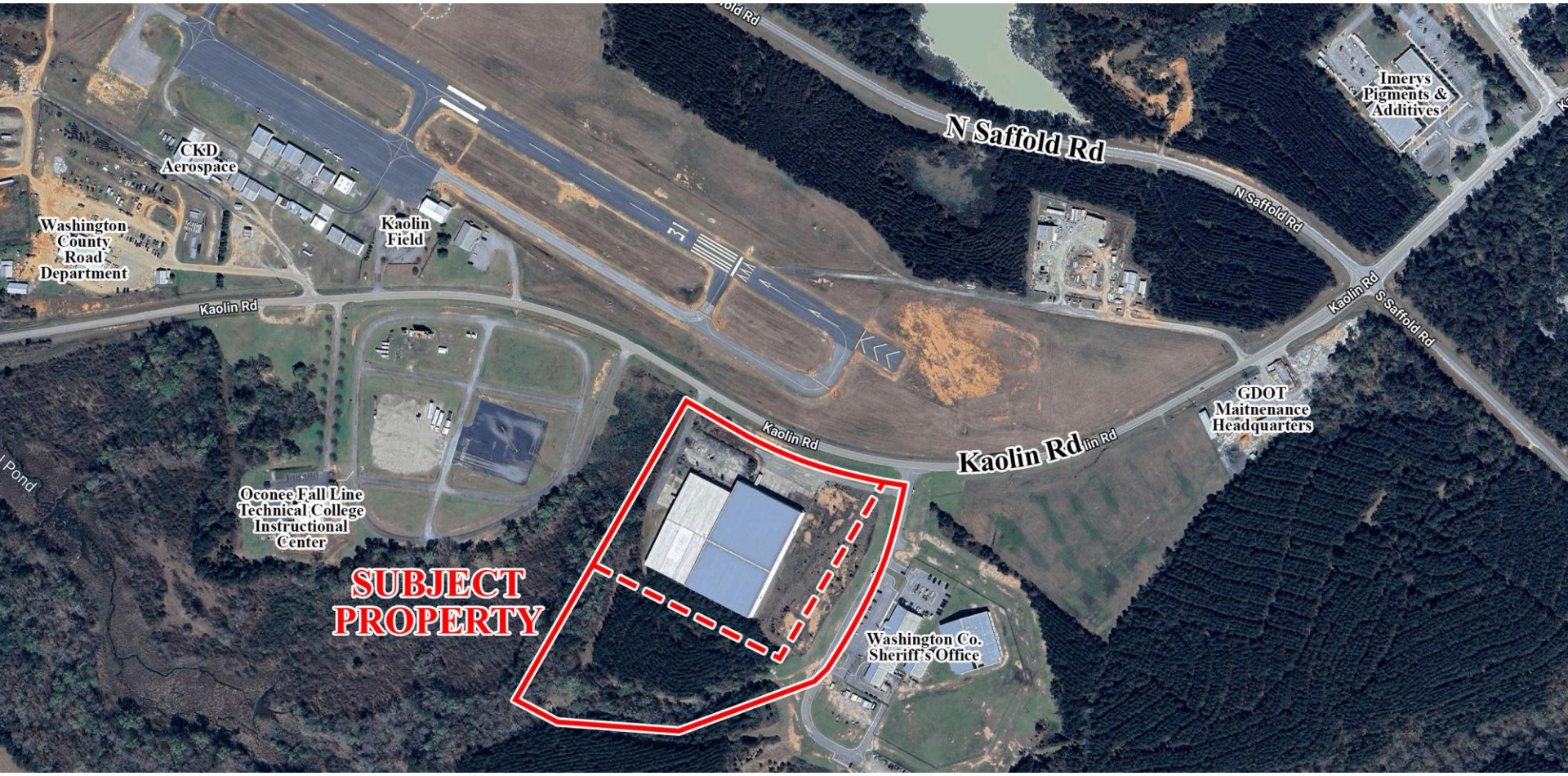
Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

150,000± SF Warehouse FOR SALE OR LEASE
747 Kaolin Road
Sandersville, GA 31082

FICKLING & COMPANY



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
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

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

www.georgiacommercialrealestate.net

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.