# Turnkey 320,000 SF Fulfillment & Distribution Center
# 148 Industrial Boulevard
# Eatonton, GA 31024

FICKLING & COMPANY





## SALE PRICE: CONTACT AGENT
## LEASE PRICE: $3.75/SF NNN

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

| | |
|---|---|
| **Property Address:** | 148 Industrial Boulevard<br>Eatonton, GA 31024 |
| **County:** | Putnam |
| **Year Built:** | Original: 1977<br>Addition: 1999 |
| **Total Size:** | Warehouse - 320,000 SF<br>Office - 7,280 SF<br>(Space can be divided) |
| **Utilities:** | All Available |
| **Loading Docks:** | Dock High – 31<br>Grade Level – 2 |
| **Traffic Count:** | US Hwy 441 – 12,600 VPD<br>US Hwy 129 – 9,970 VPD |

### SITE

| | |
|---|---|
| **Site Size:** | 27.5± AC |
| **Parcel ID:** | 062 055, 062 055001 |
| **Zoning:** | I2 – City |

**SALE PRICE: CONTACT AGENT**
**LEASE PRICE: $3.75/SF NNN**

| Demographics 2026 | 3 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| Population | 4,944 | 6,974 | 21,281 |
| Avg HH Income | $110,252 | $104,994 | $107,870 |
| Median Age | 36.9 | 38.1 | 45.0 |

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## INFO

SECOND-GENERATION DISTRIBUTION FACILITY FULLY EQUIPPED & READY FOR IMMEDIATE OCCUPANCY!

Be operational in weeks, not months. Available immediately, this property presents an unparalleled opportunity to secure a position in a fulfillment/distribution center without wasting time or capital on purchasing and installing all new equipment and infrastructure.

## DRIVE TIME

| | |
|---|---|
| **Atlanta:** | ~82 minutes |
| **Hartsfield-Jackson:** | ~84 minutes |
| **Macon:** | ~49 minutes |
| **Savannah:** | ~180 minutes |

## TURNKEY INFRASTRUCTURE

- Existing Pallet Racking
- Conveyor & Sortation System
- Shipping Lanes, Pick/Pack Stations, and Receiving Configuration
- Forklifts and Battery Charging Area
- Heavy Power, including Backup Generators
- 31 Dock High Doors with 2 Grade-Level Doors
- Warehouse Management infrastructure and Warehouse Wi-Fi/Network infrastructure

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## SITE

320,000 SF warehouse with 7,280 SF office. Property has thirty-one (31) dock high doors, two (2) grade level doors, sixteen (16) restrooms, and is equipped with 480 – 3 phase electricity with 600 amps in the front, 2,000 amps in the back, a sprinkler system, security system, cameras, keypad, and door switch interlock. 120,000 SF of the building is air conditioned.

## LOCATION

Property located in industrial corridor in Eatonton, GA. Convenient access to Downtown Eatonton, US Highway 441, and US Highway 129. Prominent neighbors include Manley Metalworks, LLC, HAC Supply, GA Factory Legacy Corp, Tractor Supply Co, Walmart, Murphy USA, Ace Hardware, Zaxby's, Waffle House, Whataburger, and many other national brands and retailers.

## HIGHLIGHTS

- 320,000 SF warehouse with 7,280 SF office
- Turnkey opportunity with prominent existing warehouse infrastructure
- Sprinkler system, security system, cameras, and keypad
- 280kW and 450kW back-up generators
- Warehouse equipped with gas heaters. 120,000 SF of building is air conditioned
- 480 – 3 phase electricity with 600 amps in front and 2,000 amps in the back
- 31 dock high doors and 2 grade level doors
- 100% vacant. Building can be divided
- Room for expansion on the 27+ acres

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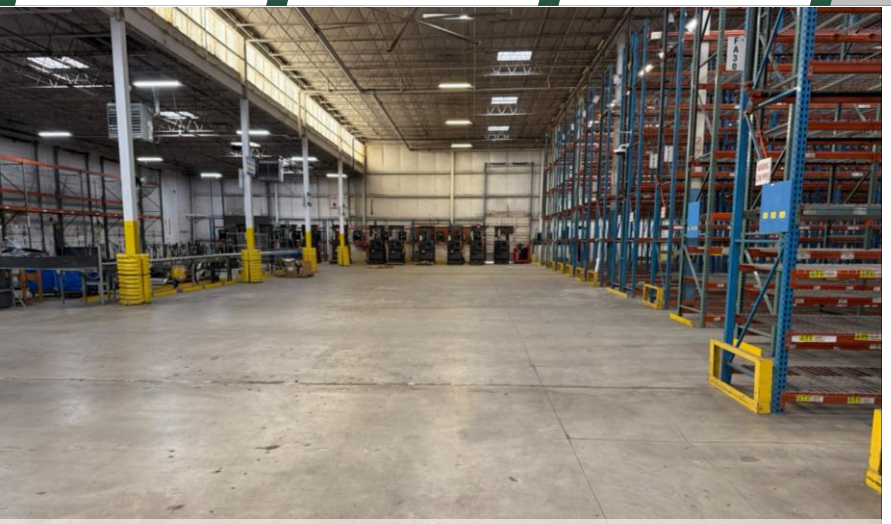


Front Warehouse



North Docks



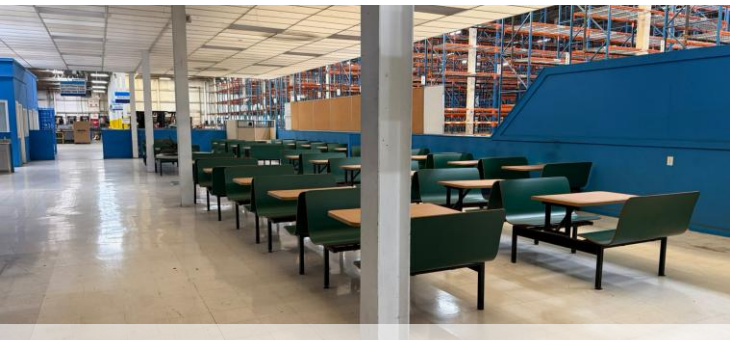
South Docks



Rear Warehouse



Charging Station



Front Breakroom



Office



Front Loading Docks

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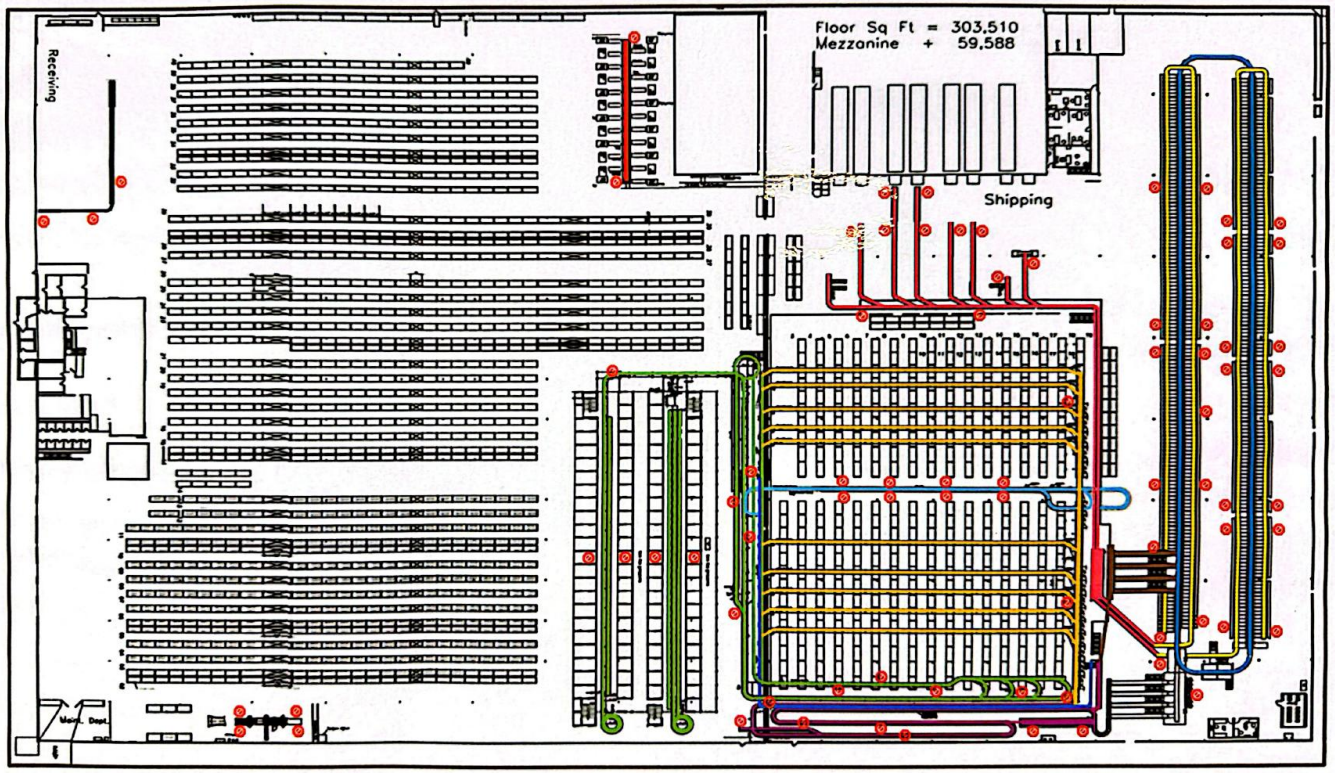
## Floor Plans:




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

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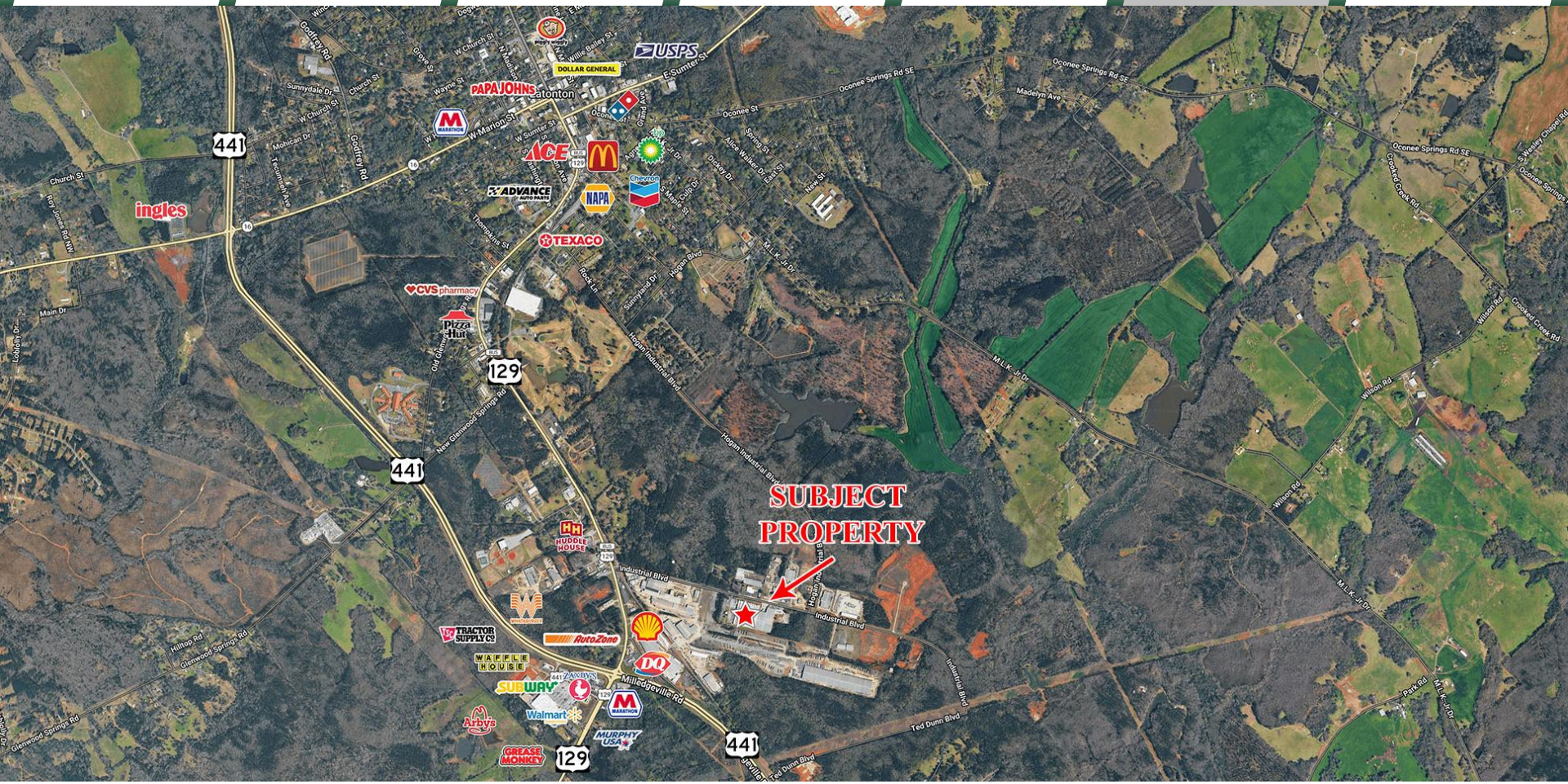


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