



113 Milledgeville Road
Eatonton, GA 31024



For Sale or Lease
±122,086 SF
Putnam County



IPG Properties

PO Box 364, Gainesville, GA 30503

770.536.6555

www.ipgproperties.com

Gene Baldwin

gbaldwin@ipgproperties.com

706.474.2835 (cell)

770.536.6555 x 223 (office)

Drew C. Addison, SIOR

daddison@ipgproperties.com

678.316.2409 (cell)

770.536.6555 x 232 (office)

PROPERTY OVERVIEW

113 Milledgeville Road | Eatonton, GA 31024



For Sale or Lease
±122,086 SF
Putnam County

PROPERTY FEATURES:

±122,086 sq. ft. free standing facility available

±4.6 acre site

±2,640 sq. ft. of office space

11' - 23' ceiling height

11 Drive-in doors (18' x 18')

3 Dock high doors

(2) Dust collection systems in place

Sprinkler: Wet system in Building A; Dry system in Building B

Power: Building A - 2,000 amp 480/277 3-Phase

Building B - 800 amp 480/277 3-Phase

Potential Rail served (spur is in place but needs re-certification)

Hwy 441 visibility with direct access

±23 miles to Interstate 20

Excellent location for wood related industries, bulk dry storage,
or requirements with oversized drive in doors



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PROPERTY PHOTOS

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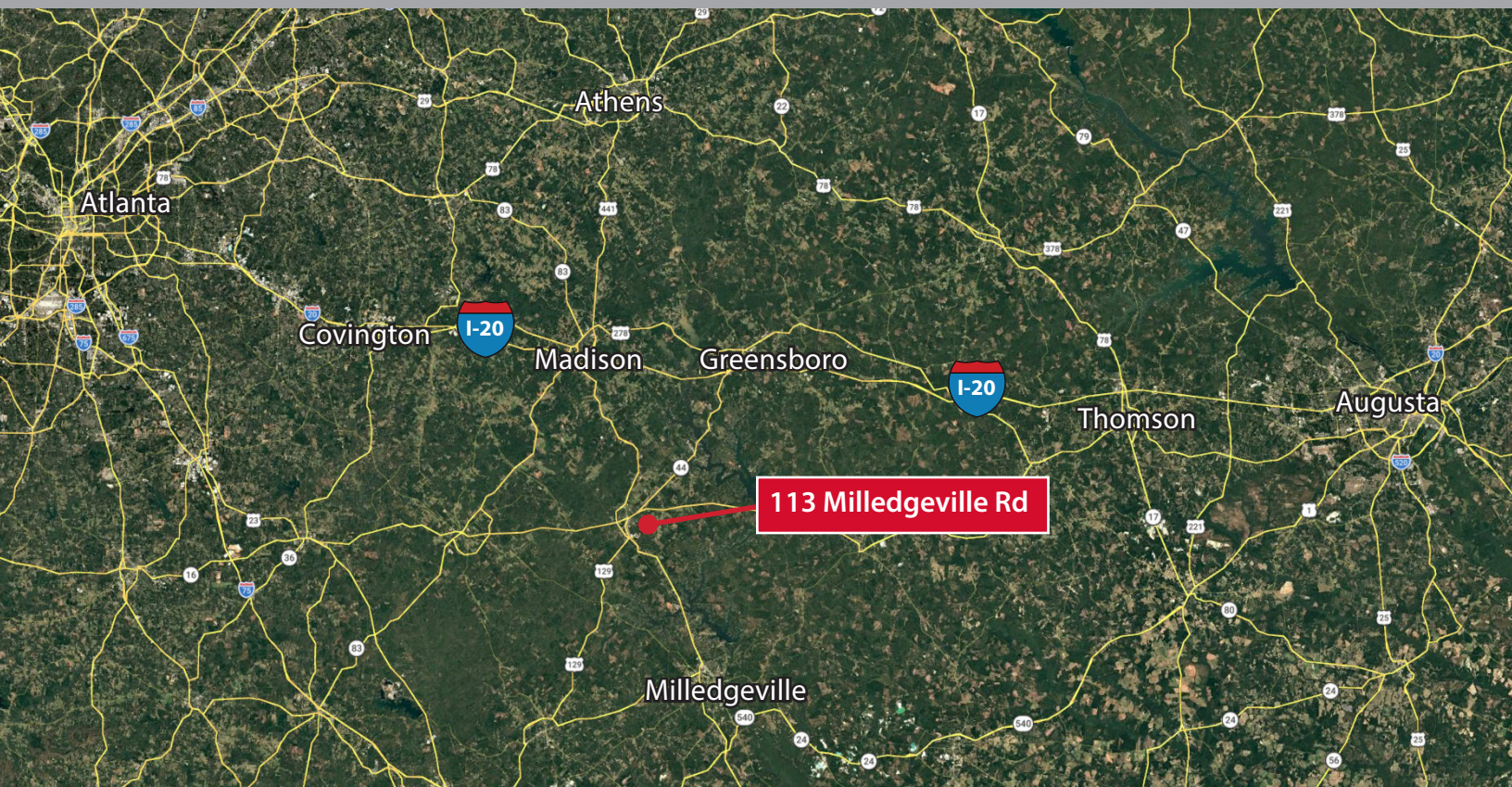
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LOCATION

113 Milledgeville Road | Eatonton, GA 31024



DISTANCES:

Hwy 441	± 0.1 miles	Madison, GA:	±25 miles
I-16:	±40 miles	Downtown Atlanta:	±80 miles
I-20:	±23 miles	Augusta, GA:	±93 miles
Athens, GA:	±55 miles	Macon, GA:	±38 miles

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