



148 Industrial Blvd. Eatonton, GA

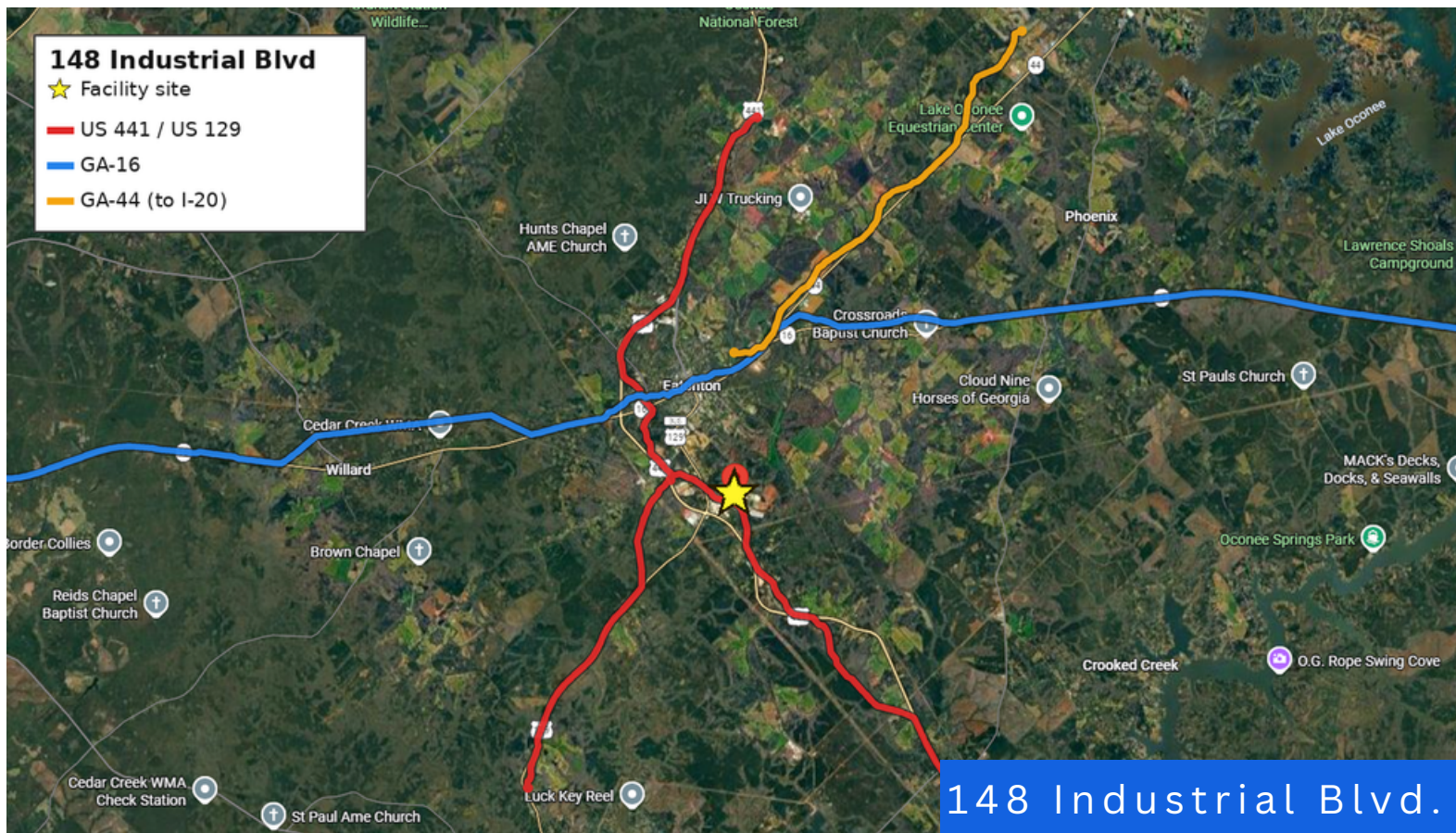
**+ 320,000 SF of Class A Industrial
Space Available for Sale or Lease**

- 27.5 Acres Available for IOS
- Warehouse Divisible in half
- 24-28' Clear Heights
- 30 x 50 Column Spacing
- 31 Dock High Doors
- 2 Grade Level Doors
- Excellent Tax Incentives
- 2+ Million in Capex in 2022
- HVAC and Heat
- Fully Sprinkled with new water pump
- High End automated security system
- Front generator back up- 280KW. Back generator back up- 450KW
- 480 Volt, 3 Phase, 600 amp switch gear in front building, 200 amp switchgear in back

Special Offer: Move-in Ready available with Distribution Equipment Intact: 25 forklifts, approx 1500 sections of racking, plant support equip such as floor sweeper, skyjacks, IPS Vertical baler, pallet jacks, air compressors, dryers, 6 max-pro fulfillment packaging machines and more

Josh Emrani
305-769-1110
josh@hollandindustrialgroup.com

HOLLAND
INDUSTRIAL GROUP



- Located in Eatonton, GA — the Putnam County seat, with an established industrial/distribution presence
- Direct frontage on US Highway 441/US 129, the primary north-south corridor through Putnam County
- Immediate access to GA-16, connecting east-west across central Georgia
- Approximately 18 miles to Interstate 20 via Madison (Exit 114), linking to Atlanta and Augusta
- Alternate I-20 access via GA-44/Lake Oconee Parkway through Greensboro, about 8 miles east
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