

Industrial Building For Sale or Lease

125

Old Monroe
Athens, GA 30622

40,800 SF Warehouse
7.38 AC



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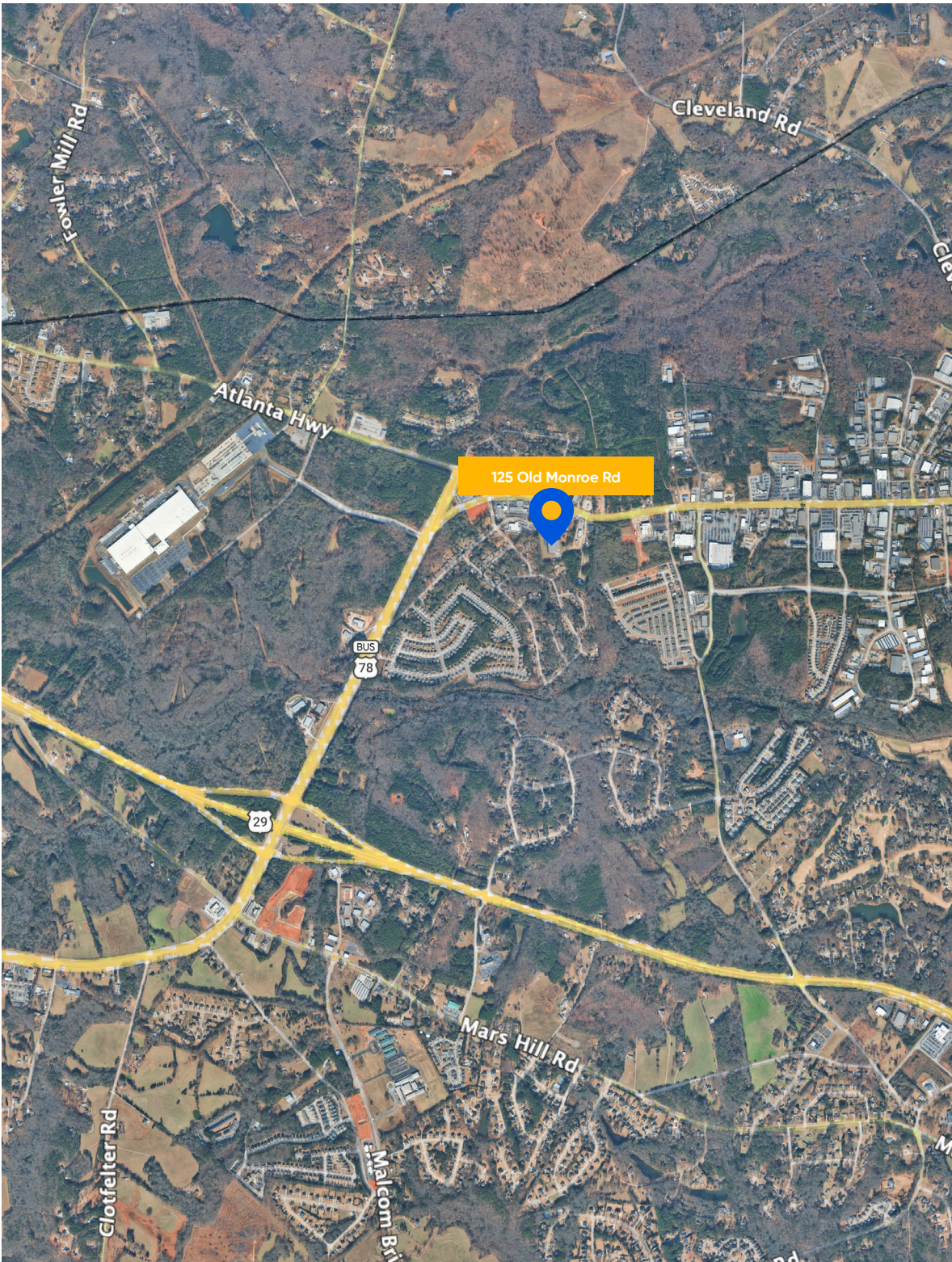
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Warehouse Highlights

- ± 40,800 SF Total
- ±10,500 SF of two story office space
- 21'-25' clear height
- 25' x 50' column spacing in warehouse
- Fire rated security vault, outside storage
- High capacity wet sprinkler system in warehouse & office
- On city sewer
- 4 Exhaust fans with louvered intakes in warehouse
- 7 Dock-High with Edge of Dock Levelers
- (1) Van-high door
- (1) Street level door
- Year Built: 1987
- Heavy Power-3-phase- 480 volts
- Big Ass Fans





125 Old Monroe Road offers a strategic location within the Athens market, providing convenient access to key commercial and industrial corridors throughout Northeast Georgia. Positioned just off US Highway 78, the property allows for efficient connectivity to Atlanta, located approximately 70 miles west, as well as surrounding communities including Winder and Monroe.

The site benefits from its proximity to University of Georgia, supporting access to a strong and growing labor pool, while also being situated near established industrial users and service providers. Its location offers a balance of accessibility and functionality, making it well-suited for both office and industrial operations seeking a presence in the Athens submarket.



Warehouse



For More Information



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