



OWNER/USER OPPORTUNITY

**31,590 SF FOR SALE**

238 INDUSTRIAL PARK ROAD, MONTICELLO, GA 31064

BROCHURE



**TRICORE**  
COMMERCIAL REAL ESTATE



# PROPERTY INFORMATION

# 238 Industrial Park Road, Monticello, GA 31064



## PROPERTY DESCRIPTION

Tricore Commercial Real Estate is pleased to offer these well-maintained industrial buildings located at 238 Industrial Park Road in Monticello, Georgia, a strategic Central Georgia location well suited for manufacturing and industrial users. The property consists of two buildings totaling 31,590 square feet.

Building 1, constructed in 1994, contains 24,870 SF and features a 4,655 SF production/office area, pneumatic airlines throughout, heavy power, two dock-high doors, and two wet break rooms, supporting efficient and scalable manufacturing operations.

Building 2, built in 1997, offers 6,720 SF and is 100% warehouse, featuring two drive-in doors for flexible access and functionality.

Additional highlights include over two acres of fenced outside storage serving both buildings, covered loading platforms, and ample clear heights, making this a highly functional manufacturing facility. This property presents an excellent opportunity for an owner-user or investor seeking a cost-effective industrial asset with access to a reliable local workforce and room for long-term operational growth and expansion—all at an attractive price point.

## OFFERING SUMMARY

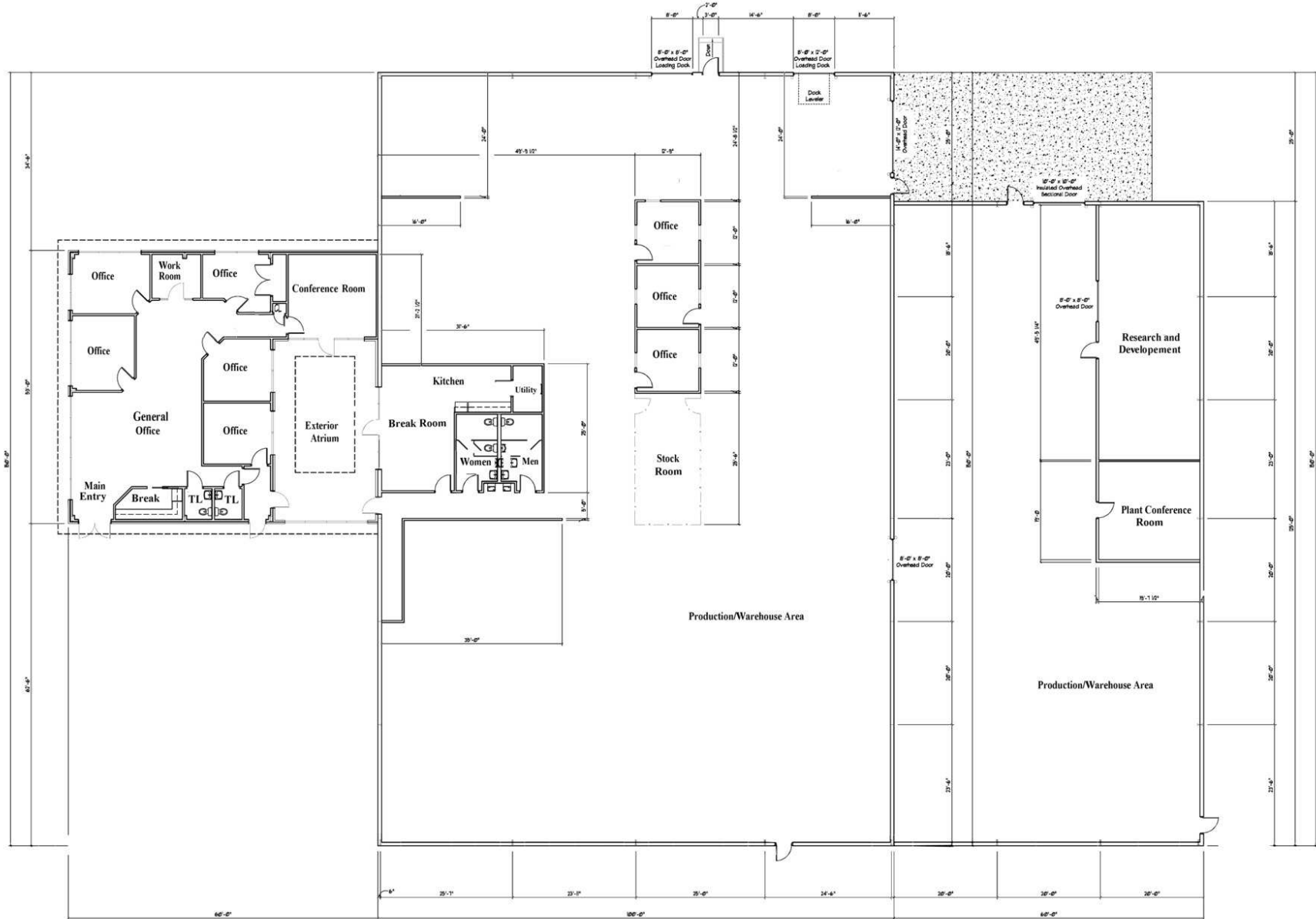
Sale Price:	\$2,053,350
Lot Size:	5.24 Acres
Building Size:	31,590 SF

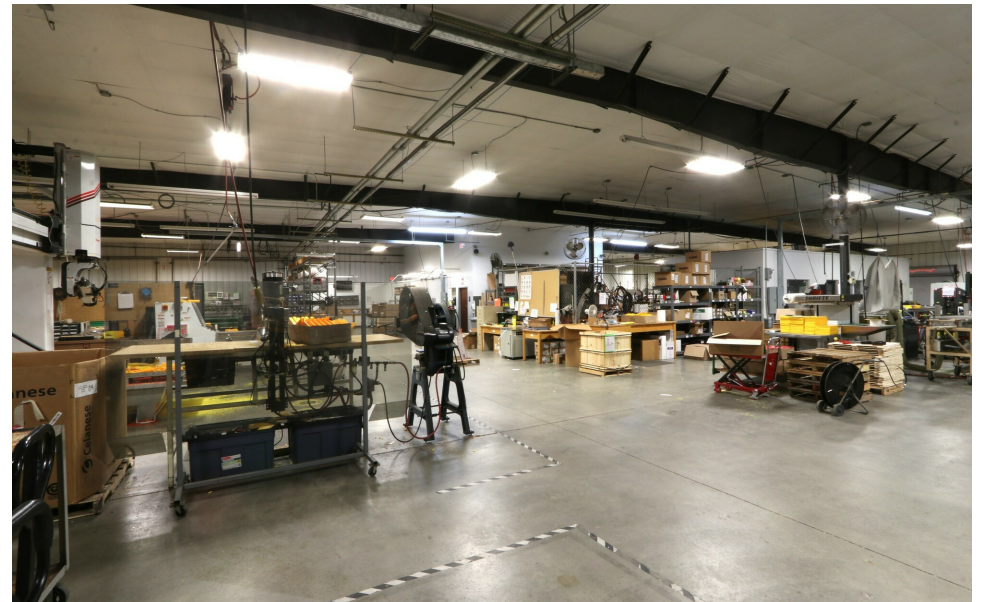
DEMOGRAPHICS	3 MILES	7 MILES	15 MILES
Total Households	1,363	2,437	12,103
Total Population	3,491	6,323	32,476
Average HH Income	\$77,513	\$79,715	\$90,763

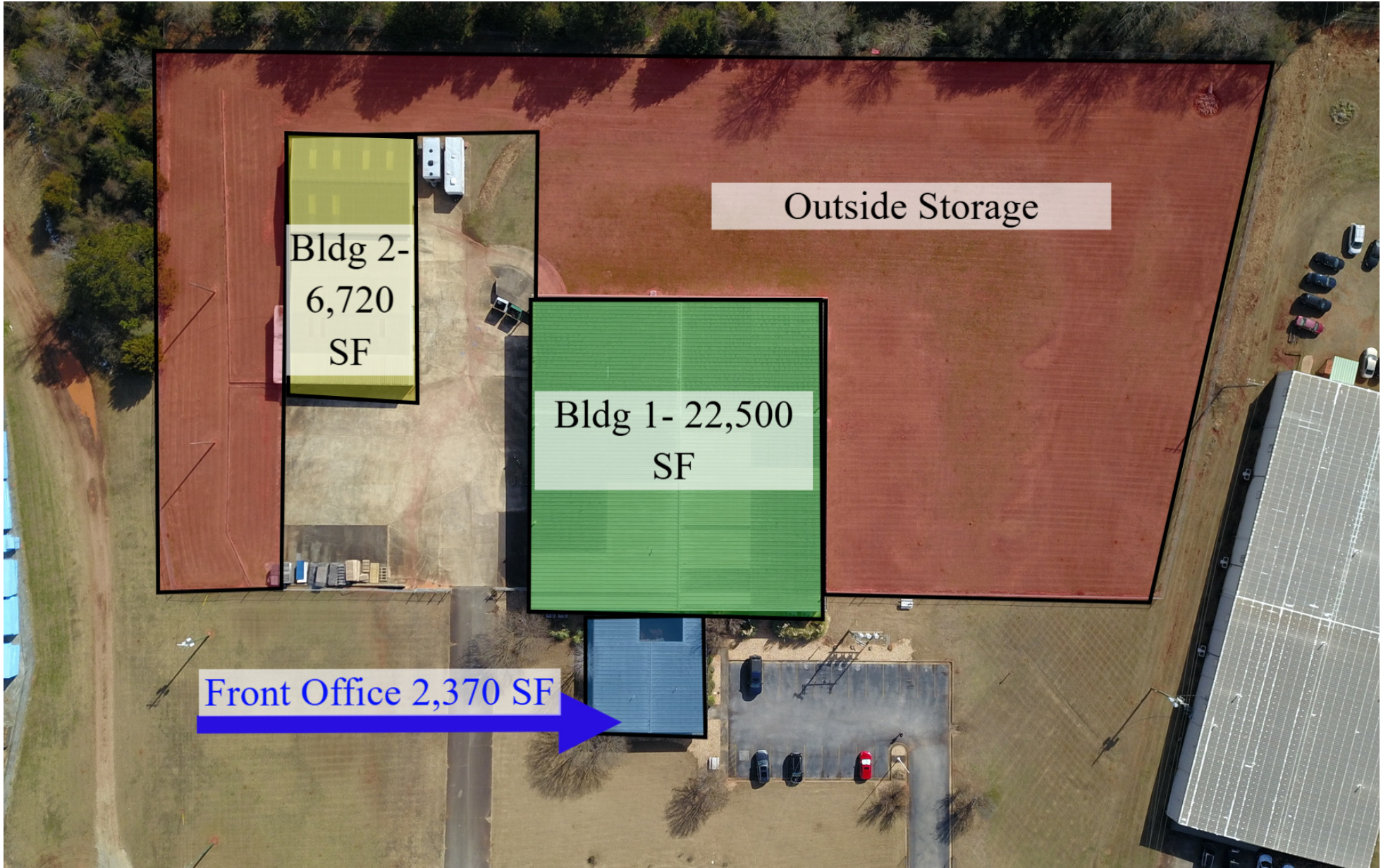
## Property Highlights

- **31,590 SF For Sale- Two Manufacturing Buildings**
- **BLDG 1 Total- +/-24,870 SF- Built 1994**
- **+/-4,296 SF Office Area**
- **+/-20,574 SF Warehouse/Production Area**
- **Pneumatic Airlines Throughout**
- **1 Dock High Doors with Dock Leveler**
- **1 Van High (UPS Door)**
- **Rear Ramp For Drive In Access**
- **T5 Lighting Throughout Production and Warehouse Areas**
- **Heavy Electrical Power- 480 Volt/2100 Amps 3 Phase**
- **Covered Loading Platform With Staging Area**
- **12' Minimum Clear Height**
- **Two Wet Break Rooms**
- **BLDG 2 Total- +/-6,720 SF- Built 1997**
- **2 Drive-In Doors**











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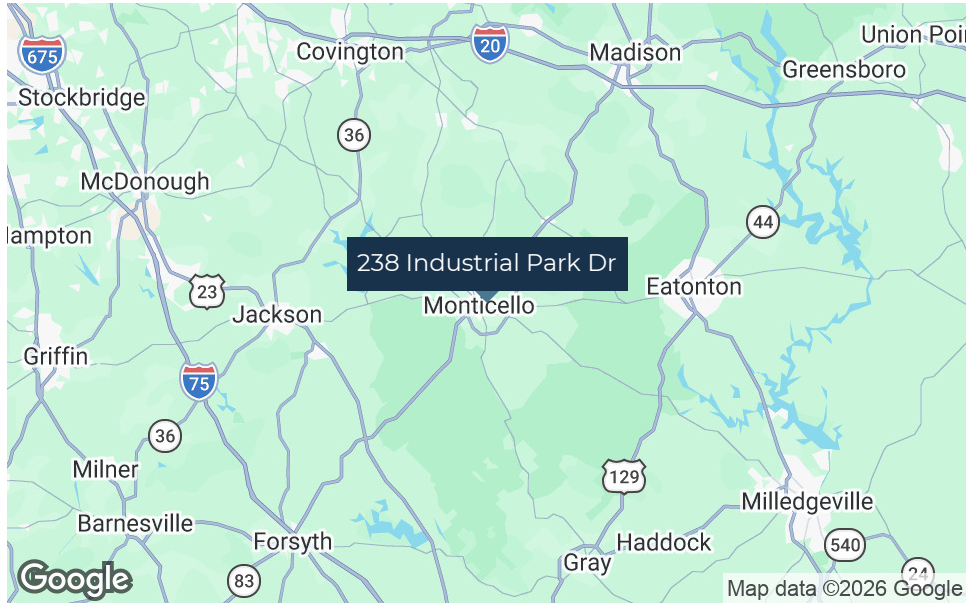




MONTICELLO, GA

# LOCATION INFORMATION

# 238 Industrial Park Road, Monticello, GA 31064



## LOCATION DESCRIPTION

Monticello, Georgia offers a compelling location for manufacturing and industrial operations due to its strategic positioning, available workforce, and business-friendly environment. Located in Jasper County—of which Monticello serves as the county seat—the area provides convenient access to key transportation corridors, including State Highway 83 with direct access to I-20 and I-75, enabling efficient distribution to Metro Atlanta, Macon, and the broader Southeast.

Monticello benefits from a stable labor pool with a strong manufacturing and skilled-trade presence, while maintaining significantly lower operating costs than larger metropolitan markets. Jasper County actively supports industrial growth through pro-business policies, competitive tax structures, and streamlined permitting processes. Combined with ample land availability, limited congestion, and a central Georgia location, Monticello represents an attractive and cost-effective setting for manufacturers seeking scalability, logistical efficiency, and long-term operational stability.

## LOCATION DETAILS

<b>Market</b>	<b>Central Georgia</b>
<b>County</b>	<b>Jasper</b>
<b>Population</b>	<b>+/- 2.900</b>
<b>Major Road Access</b>	<b>State Hwy 11 and Interstate 20</b>
<b>Operating Cost</b>	<b>Lower Compared to Atlanta</b>
<b>Business Environment</b>	<b>Friendly with Southern Appeal</b>
<b>Workforce</b>	<b>Excellent Pool of Available Workers</b>
<b>Quality of Life</b>	<b>Stable, Community Environment</b>



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## *Brochure*

**Listed By:**

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