



ONPACE
PARTNERS™

1115 & 1155 Aiken Road

Bogart, GA 30622 (Oconee County)

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Landscaping has been
"AI" generated

Office/Warehouse for Lease
New Construction

PROPERTY HIGHLIGHTS



April 2026
Available

2,640-22,400 SF
Unit Sizes

24' Clear
Ceiling Height

**200-400amps, 120/208v,
3phase (480v available)**
Power

Dock and Drive-In
Loading Access

ESFR
Fire Sprinkler

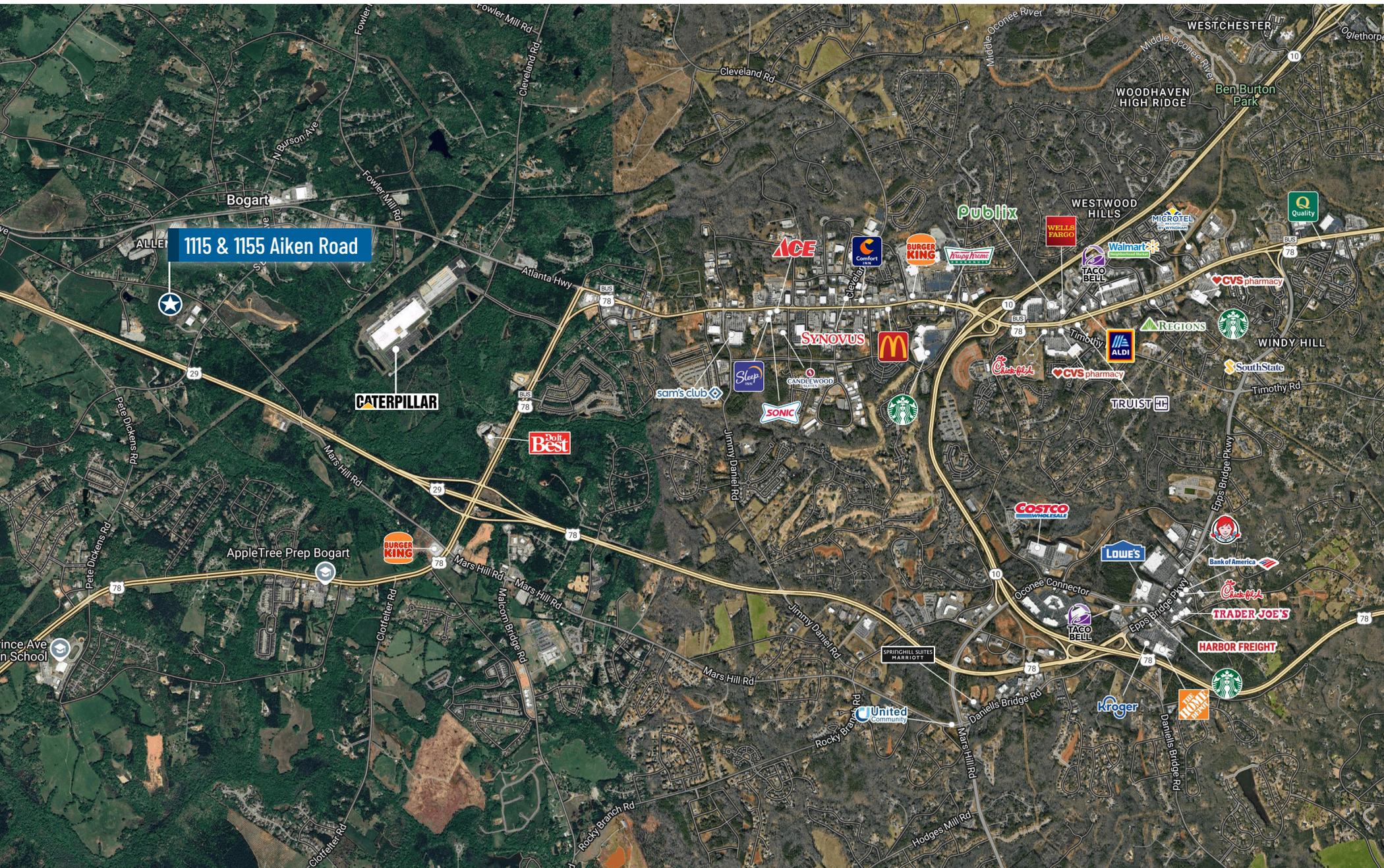
AREA MAP

KEY DISTANCES

| | |
|--|------------|
| ● Downtown Athens | 10.5 Miles |
| ● Athens Connector | 5 Miles |
| ● I-85/Jefferson | 20 Miles |
| ● Rowen | 20 Miles |
| ● Lawrenceville | 25 Miles |
| ● I-20/Social Circle | 30 Miles |
| ● Downtown Atlanta | 60 Miles |
| ● Hartsfield-Jackson Int Airport | 65 Miles |

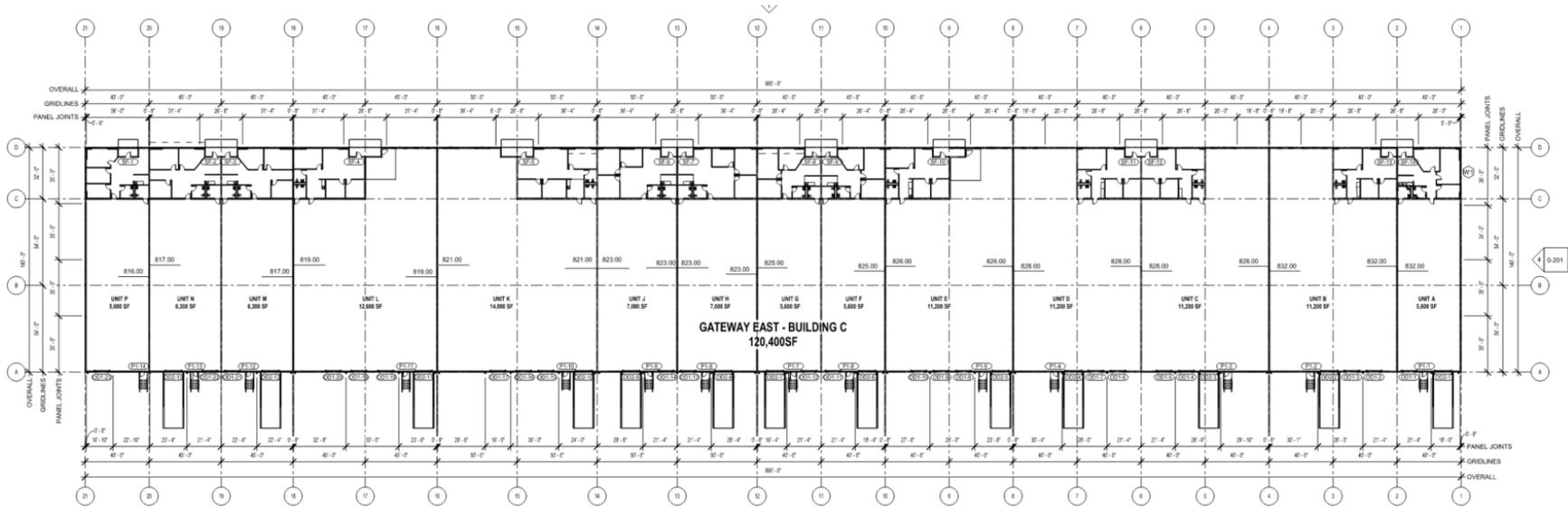


AREA AERIAL

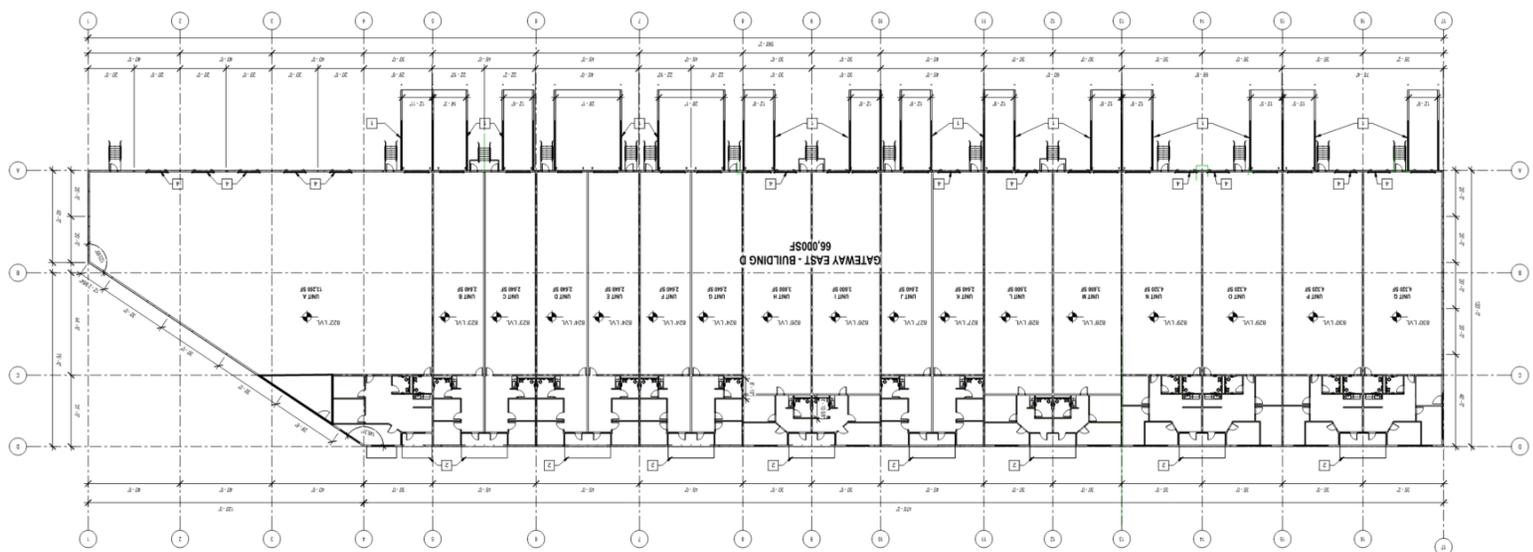


FLOOR PLANS

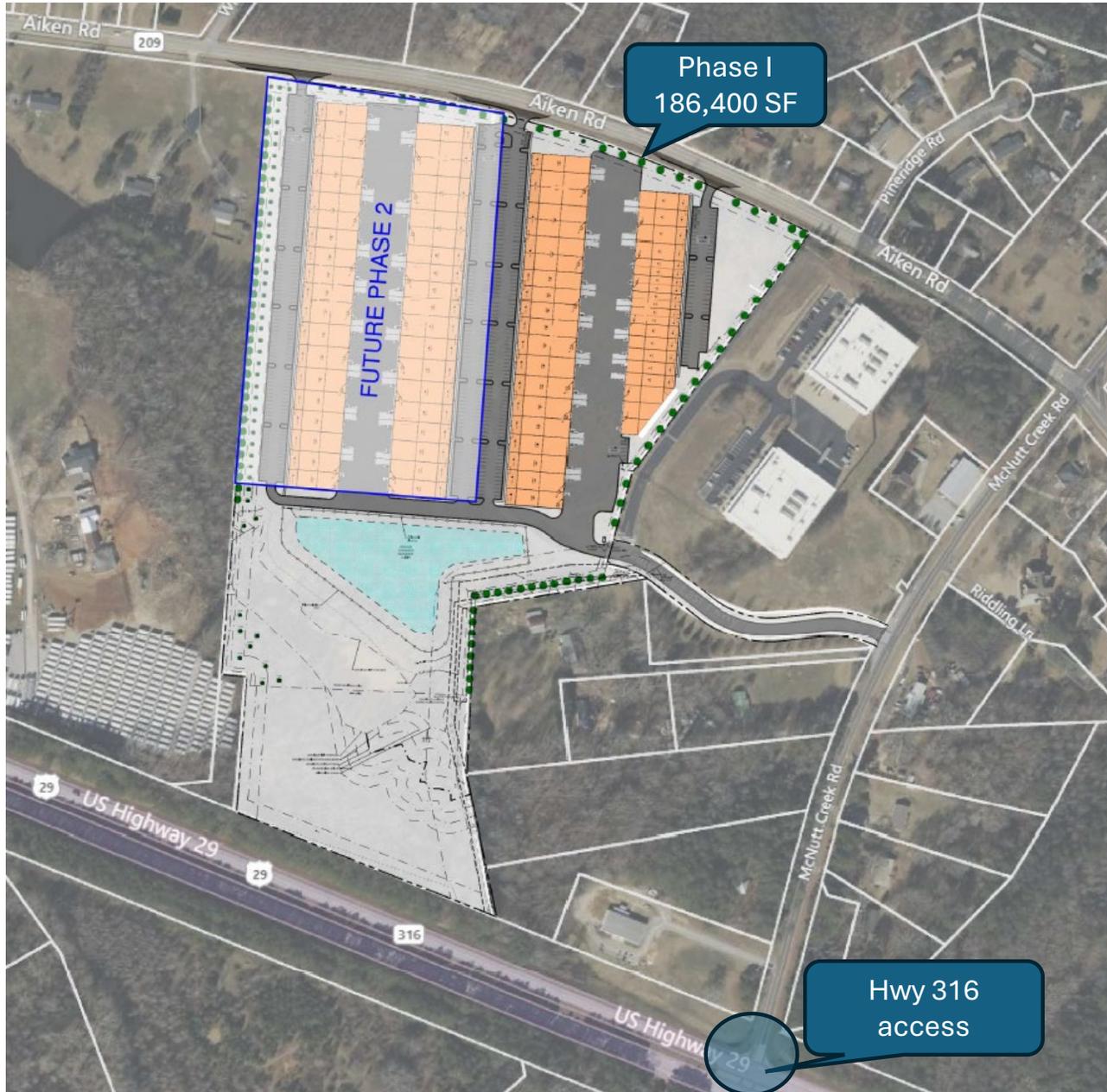
BUILDING 200



BUILDING 100



PRELIMINARY SITE PLAN



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For More Information, Contact:

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