



INDUSTRIAL MANUFACTURING PROPERTY

1664 Sharon Road | Washington, GA 30673

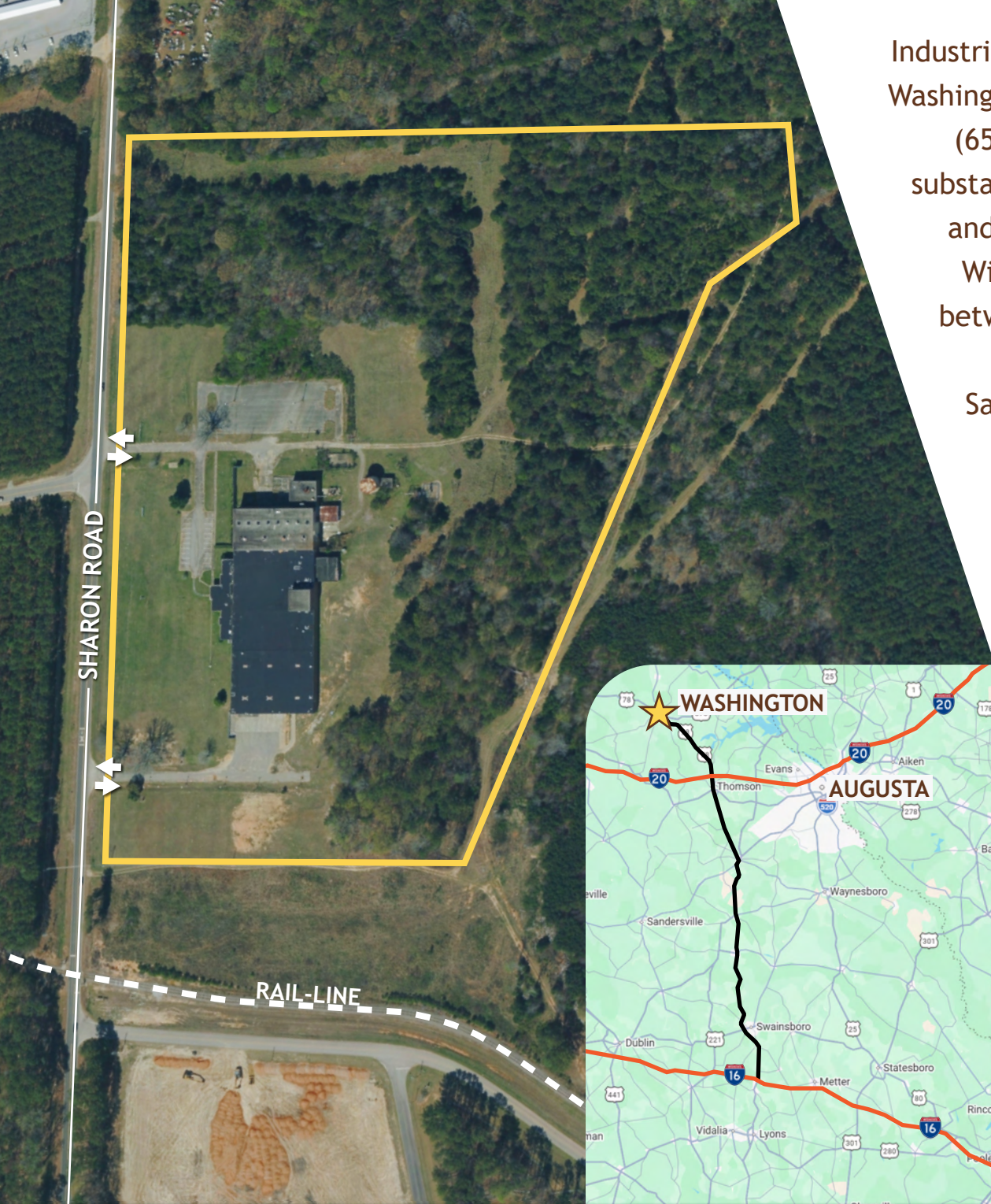
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JORDAN TROTTER
COMMERCIAL REAL ESTATE



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Industrial manufacturing property on Highway 17 in Washington, GA, between I-20 (15 mi South) and I-85 (65 mi North), with adjacent rail access and substantial acreage for outdoor storage, expansion, and truck movement. Washington is the seat of Wilkes County, in the eastern Georgia corridor between Augusta and Athens. I-16 is also 105 miles South making for easy access to the Port of Savannah approximately 185 miles from the site.

Construction is masonry wall with a heavy steel frame, and the property carries heavy utility infrastructure sized for production rather than for storage. Rail runs adjacent to the site. The property suits manufacturing, warehousing and distribution, and the sale or lease structure lets a user take it either way. It is vacant and available now, delivered as is. A buyer or tenant should confirm zoning and permitted use with Wilkes County for their specific operation.

- Rail access
- Heavy utility infrastructure on-site

WILKES COUNTY

APN | 064-001-01

36.09 AC

ZONE | 003

YEAR BUILT | 1972

86,645 SF

PRICE | \$2,750,000





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