

300 Rogers Street

Up to 66,500 SF of Warehouse Space Available

300 Rogers Street
Barnesville, GA 30204

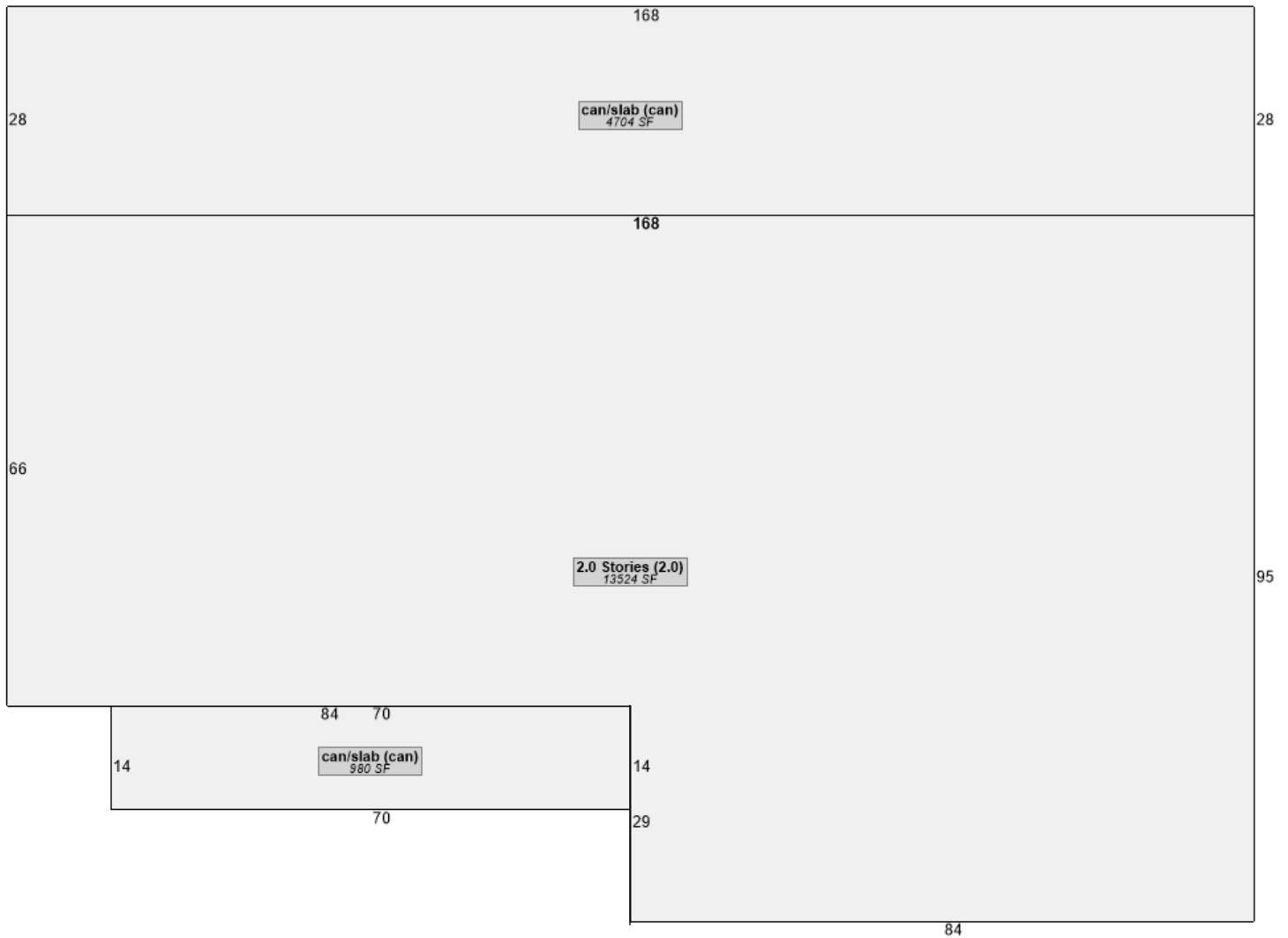


A High Quality Industrial Building With Many Possibilities

300 Rogers Street offers up to 66,500 square feet of high-quality industrial space complete with a fully equipped sprinkler system.

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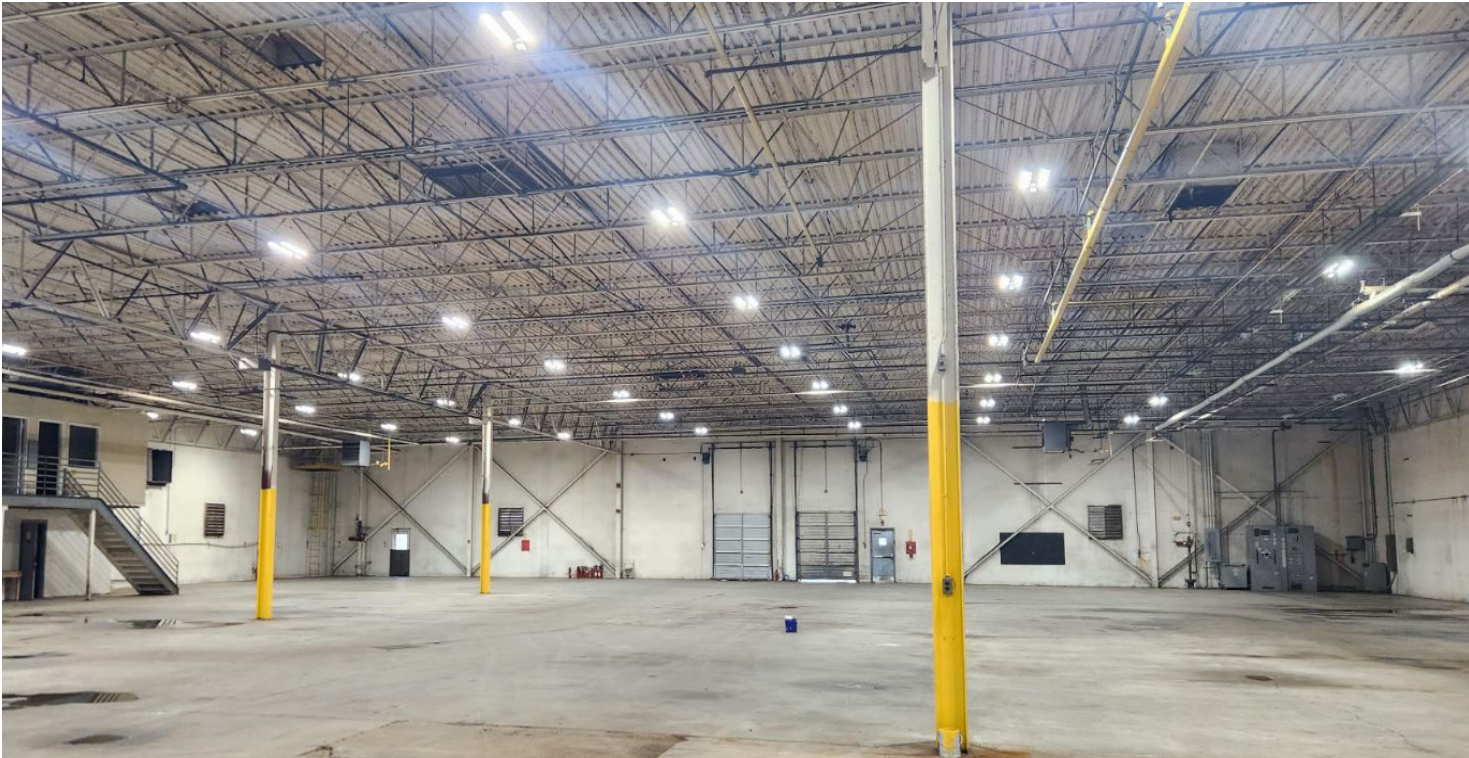
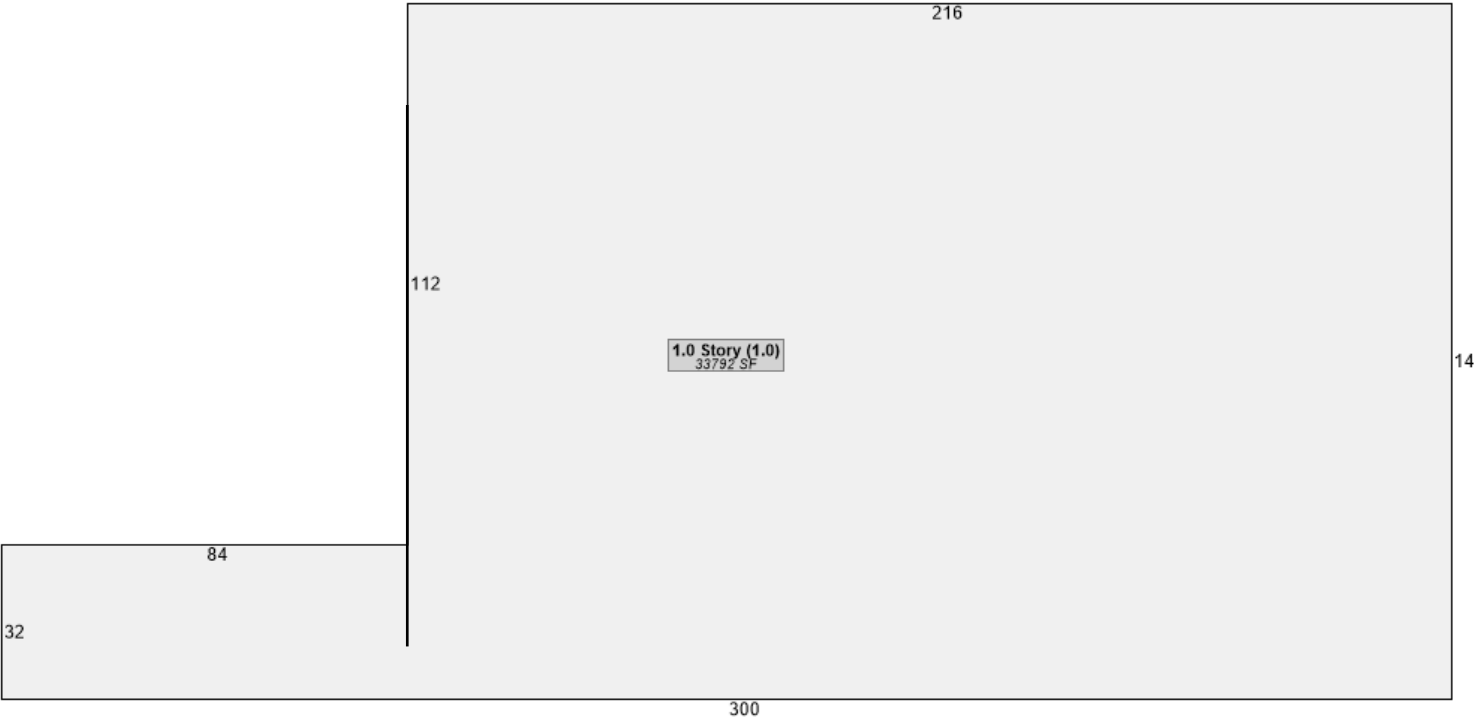
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Building Specifications

- + Approximately 66,500 SF available, divisible to 28,028 SF
- + Two distinct leasable units:
 - 28,028 SF Unit consists of two floors of 13,524 SF plus 980 SF of covered platform dock
 - 38,496 SF Unit includes 4,704 SF of covered slab
- + Approximately 20' clearance height
- + 5 dock high, and 2 drive-in doors
- + Built and renovated in approximately 1957/1990/2024
- + New roof system completed in 2024
- + 600 Volt / 3 Phase / 800 AMP power
- + Situated on ± 2.45 acres of land
- + Fully sprinklered
- + Zoned I - Industrial & Manufacturing District

For Lease or Sale



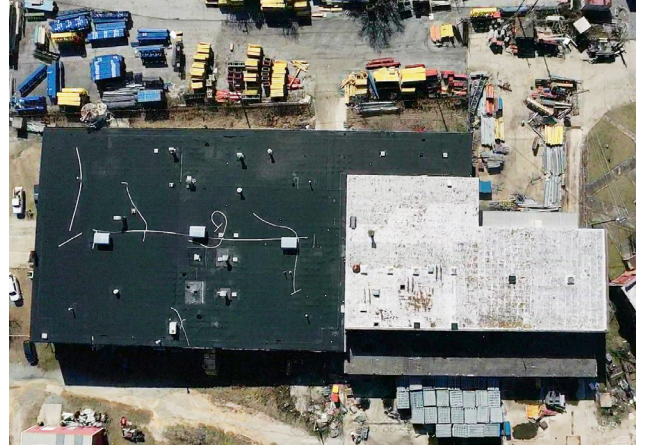
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For Lease or Sale

An Industrial Property Offering Versatile Space

Barnesville presents a small-town lifestyle coupled with access to amenities that foster community prosperity. Local businesses benefit from proximity to colleges and a steady stream of skilled workers. Situated one hour south of Atlanta, Barnesville offers convenient access to both the mountains and beaches within a couple of hours' drive. Additionally, it is situated just an hour away from Hartsfield-Jackson International Airport (ATL), the world's busiest airport, and a three-hour drive from the Port of Savannah, the fourth busiest port in the United States.



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