

Milledgeville Industrial Center

10,000 to 485,000 SF Available | Divisible

60 W Highway 22
Milledgeville, GA 31061



Building Overview

The Milledgeville Industrial Center boasts a range of possibilities, offering 10,000 to 485,000 square feet of top-tier industrial space equipped with a sprinkler system and heavy power.

Building Specifications

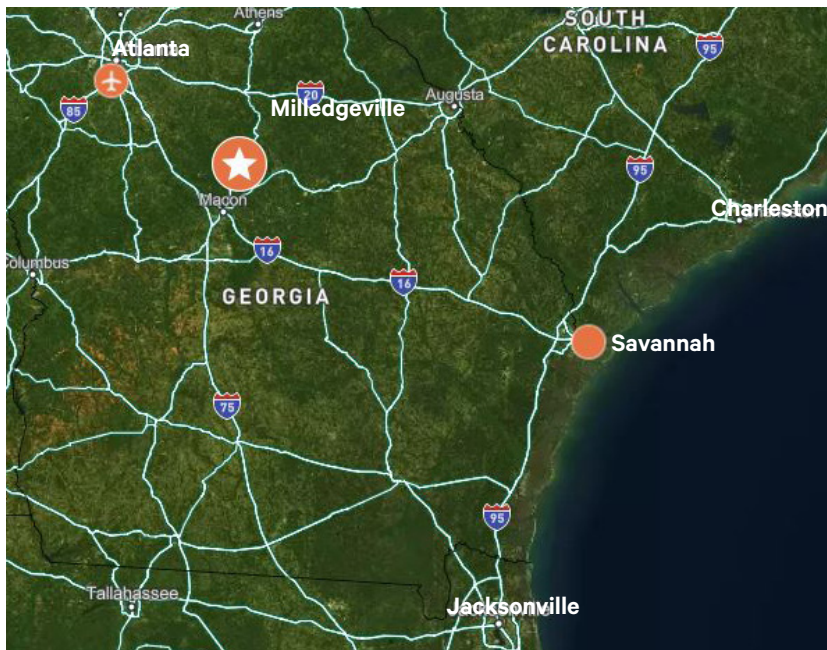
- + Approximately 10,000 to 450,000 SF available
- + 16' to 30' Clearance height
- + 9 dock high, and 8 drive-in doors
 - More dock doors to be added in 2024
- + Originally built in 1955
 - Expanded/updated in 1980/2024
 - New roof system to be completed in 2024
- + Situated on ±65 acres of land
- + Zoned General Industrial

An Industrial Hub Offering Versatile Space

Milledgeville embodies a quintessential small-town lifestyle while providing access to amenities that drive community growth in Central Georgia. Local enterprises benefit from proximity to esteemed colleges and a well-educated workforce, nurtured by institutions like Georgia College & State University. Strategically located an hour south of Atlanta, Milledgeville ensures easy access to both scenic mountains and tranquil lakes. Furthermore, it is conveniently positioned just an hour from Atlanta's Hartsfield-Jackson International Airport (ATL), the world's busiest airport, and a two-and-a-half-hour drive from the Port of Savannah, the nation's fourth busiest port.

Available Tax Incentives

Baldwin County is a Tier 1 county and earn the highest credits: \$4,000 per new job, per year, for 5 years.



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