

A photograph of a large, multi-story brick industrial building, identified as the former Milliken plant. The building is set against a dark, cloudy sky at dusk or dawn. The foreground is a large, open grassy area. The text 'FOR SALE' is overlaid in white on the left side of the image.

FOR SALE

FORMER MILLIKEN  
PLANT

318 W. Howell Street, Hartwell, GA 30643

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334

# Property Summary



## PROPERTY DESCRIPTION

This 131,936 sq. ft. manufacturing and warehouse facility is available for lease and is move in ready. The building has 3,704 sq. ft. of office space and 12 loading dock doors with 1 drive in door. The building also has a high-capacity ventilation system in place.

## PROPERTY HIGHLIGHTS

- Great location
- Existing office
- High-capacity ventilation system

## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$3.20 - 4.00 SF/yr (NNN)
Available SF:	131,936 SF
Lot Size:	10.8 Acres
Building Size:	131,936 SF

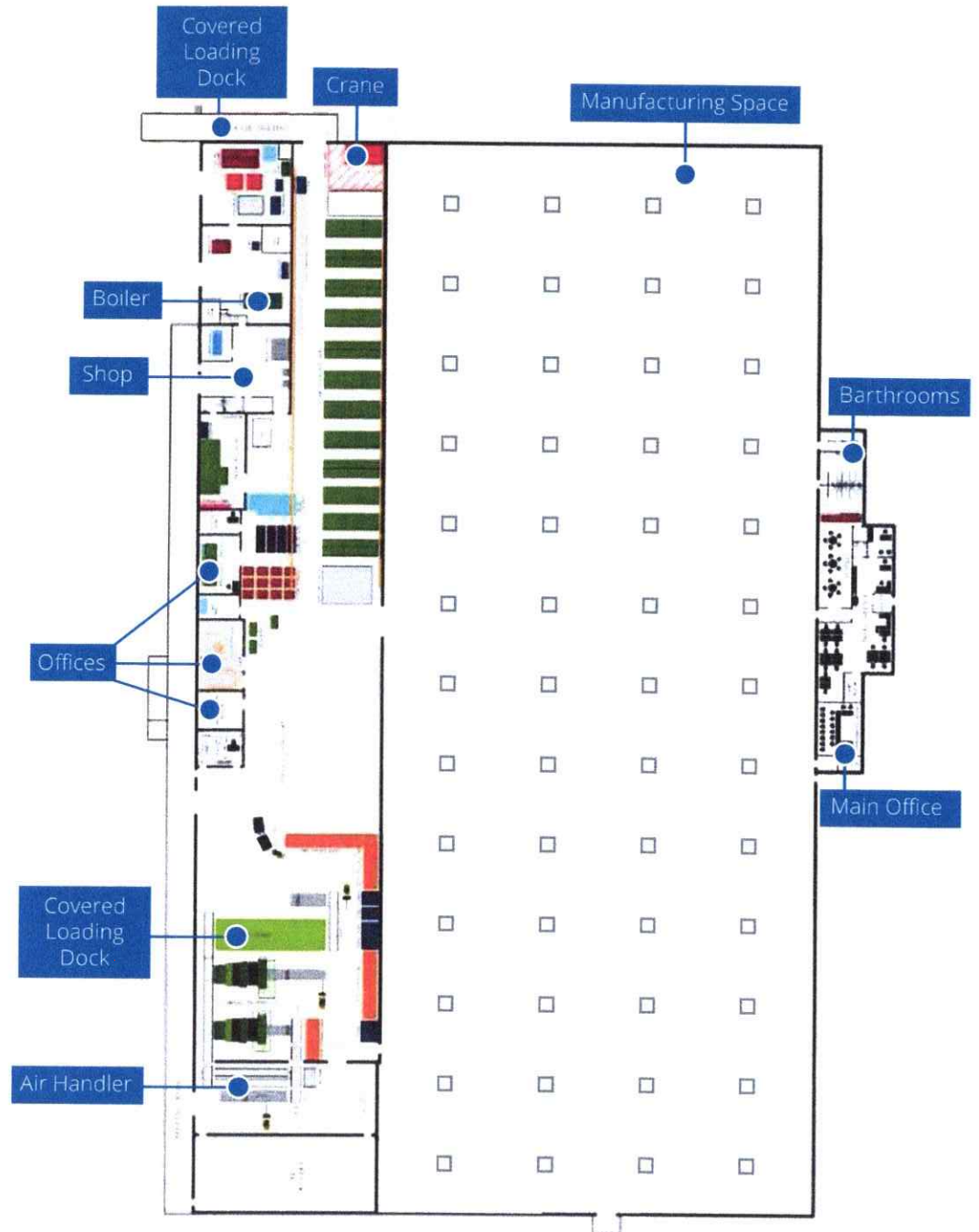
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	595	3,309	6,074
Total Population	1,298	6,998	12,553
Average HH Income	\$41,815	\$45,601	\$46,820



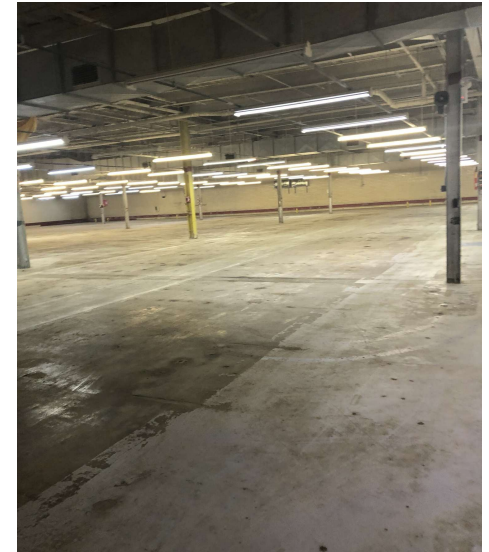
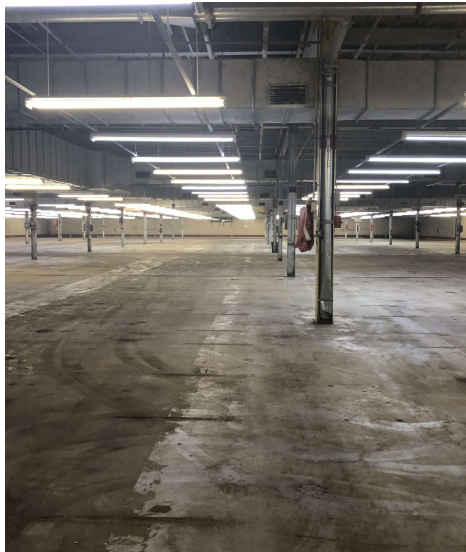
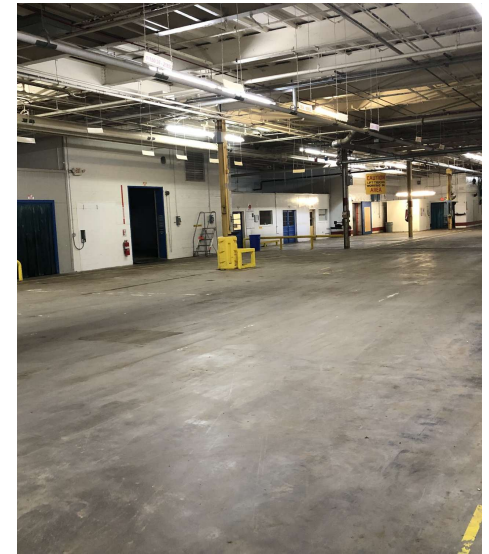
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# Property Details

<b>Address</b>	318 W. Howell St, Hartwell, GA, 930643
<b>Building SF</b>	±131,936
<b>Site area</b>	±10.8 acres
<b>Status</b>	Recently vacated by owner/move-in ready
<b>Office space</b>	±3,704 SF
<b>HVAC</b>	Office fully heated/ <u>cooled</u>
<b>Ventilation</b>	High-capacity system installed and fully operational
<b>Construction</b>	Masonry, steel, brick
<b>Frontage</b>	GA Hwy 51
<b>Dock doors</b>	12 (with dock packages/equipment)
<b>Drive-in doors</b>	1
<b>Fire safety</b>	100% sprinkled
<b>Clear height</b>	16' to 18'
<b>Utilities:</b>	Power: Georgia Power Co, Water/ Sewer: Hart County Water & Sewer Authority, Telecomm: ATT



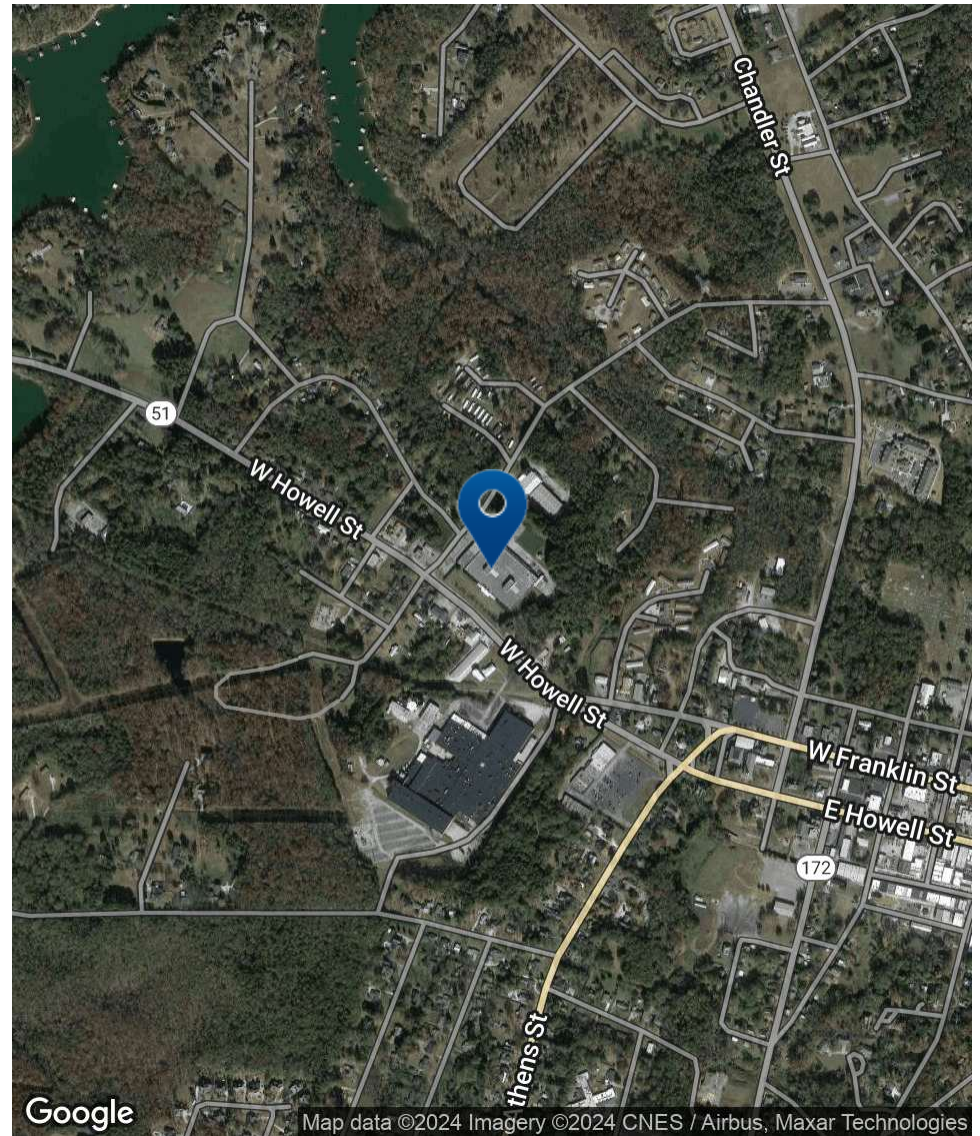
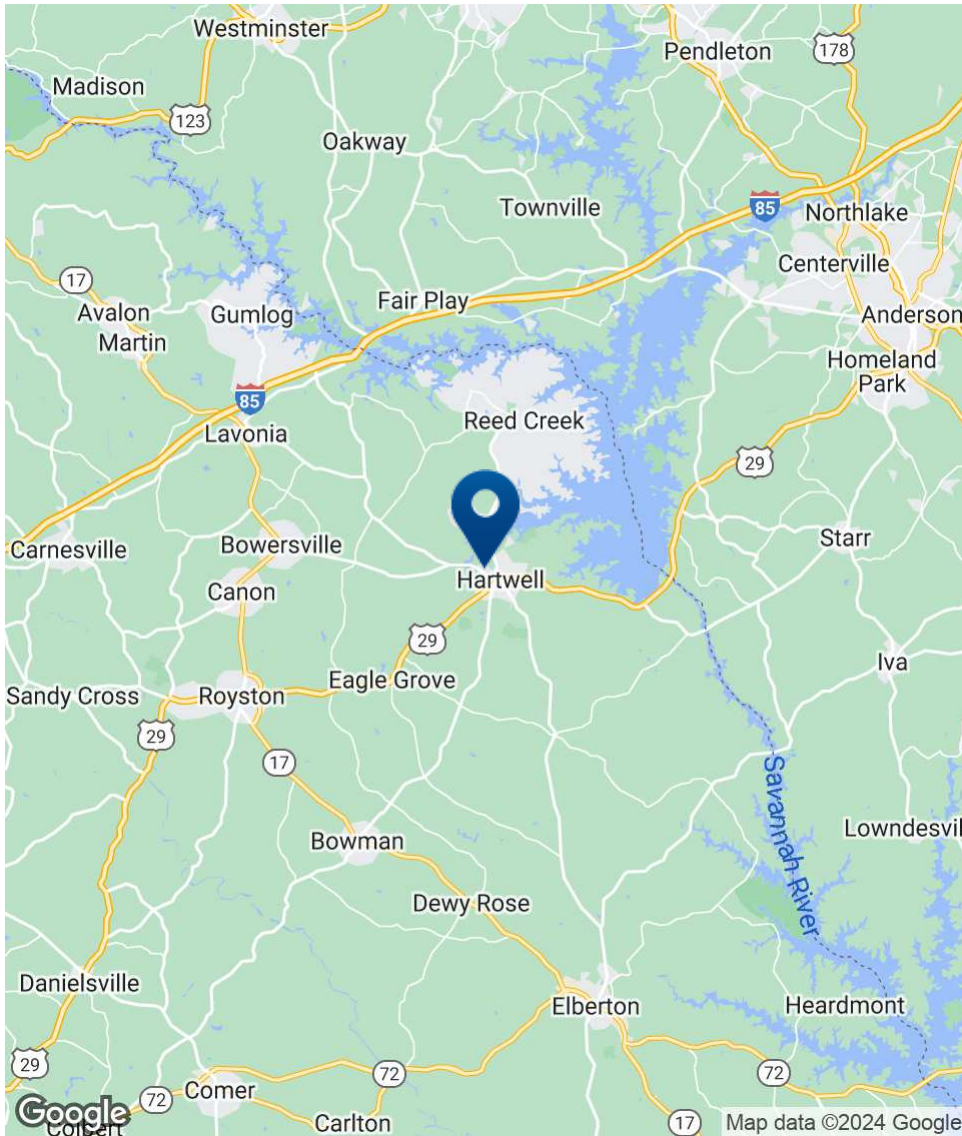
# Additional Photos



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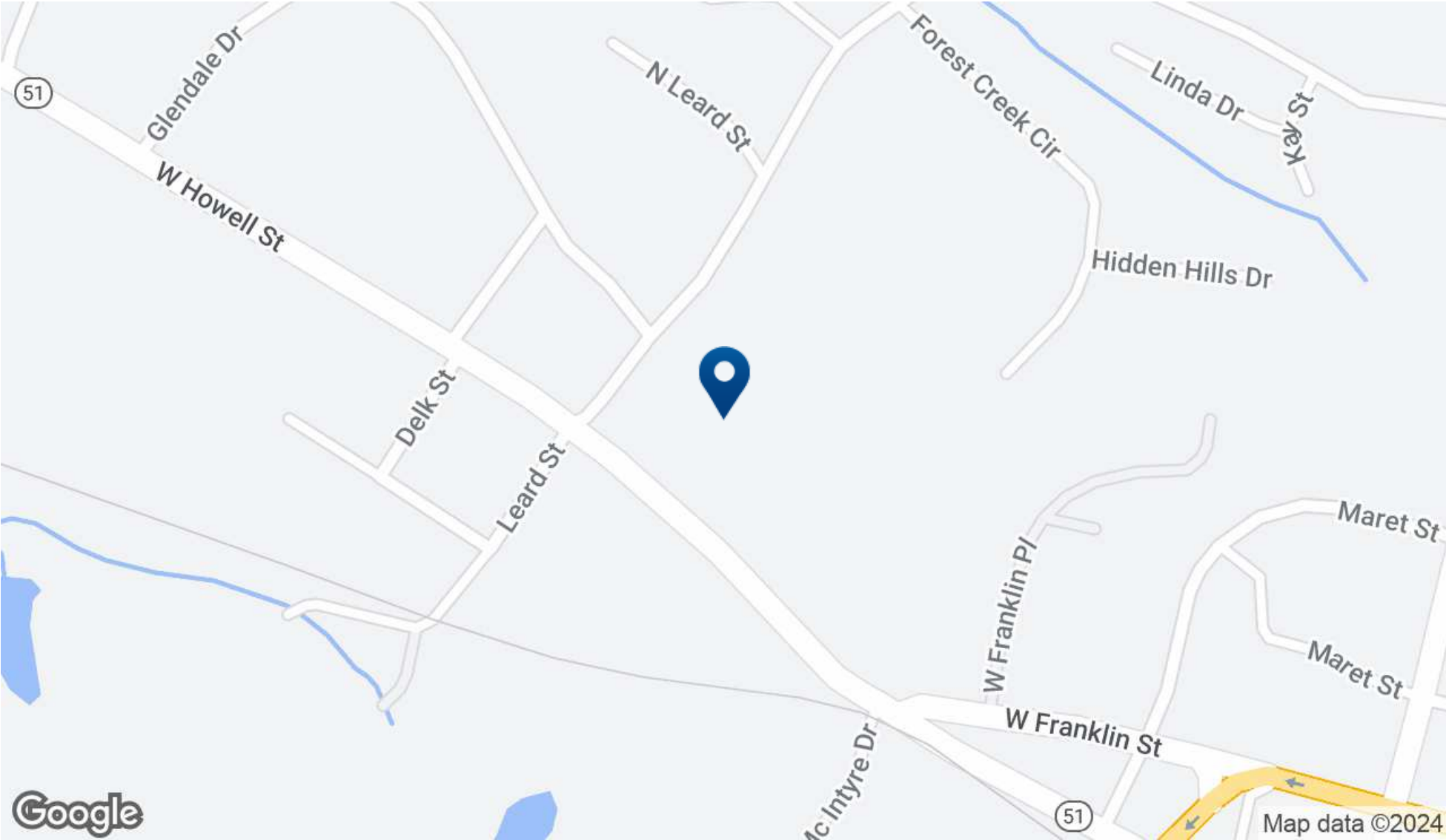
# Location Map



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# Location Map



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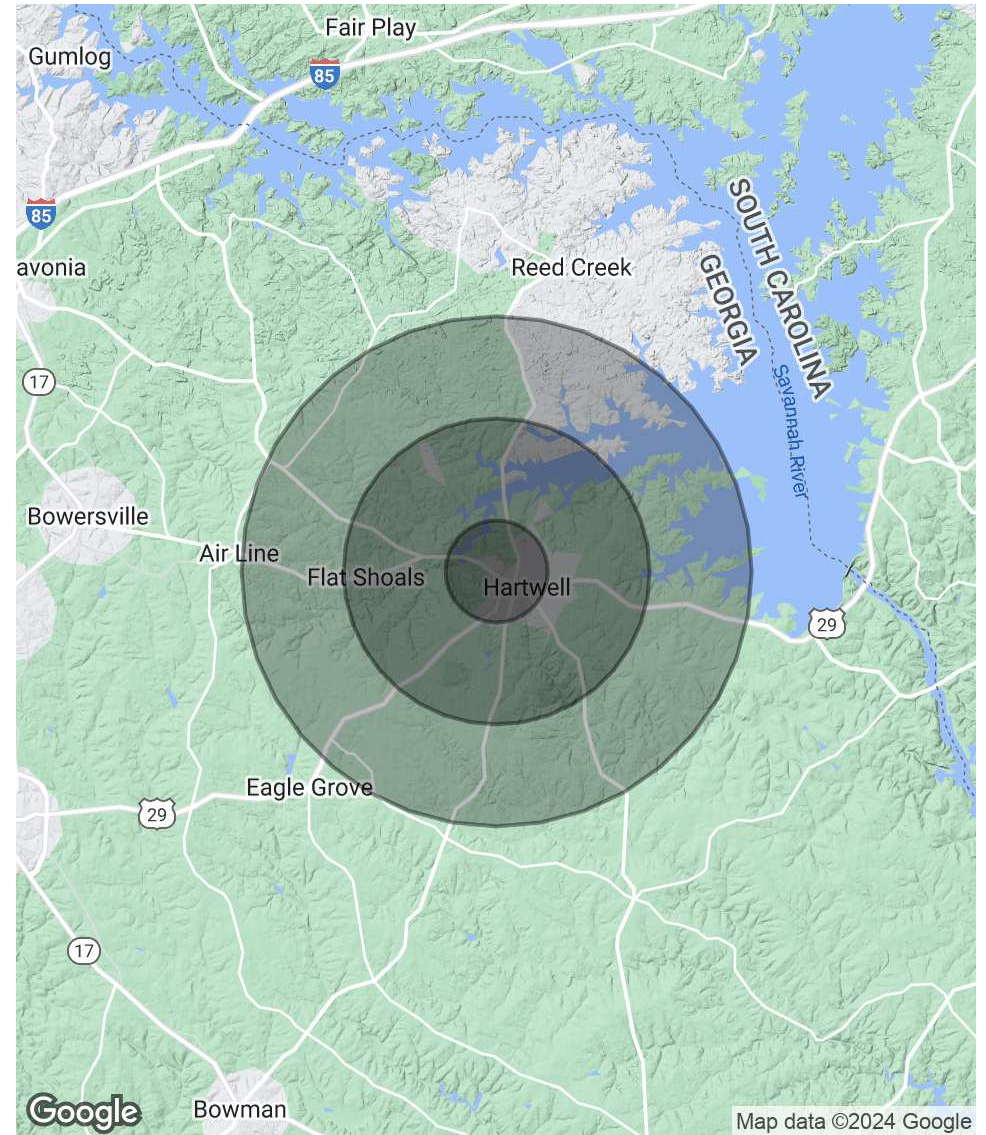
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,298	6,998	12,553
Average Age	41.3	43.8	44.9
Average Age (Male)	37.2	39.1	42.8
Average Age (Female)	44.5	47.6	46.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	595	3,309	6,074
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$41,815	\$45,601	\$46,820
Average House Value	\$207,374	\$163,771	\$172,898

\* Demographic data derived from 2020 ACS - US Census



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