



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

JODI LYLES

Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

This 131,936 sq. ft. fully air-conditioned move in ready building has 3,704 sq. ft. of office scattered throughout the facility. The building also has a high-capacity ventilation system and 14 to 18 feet of clear height. There are 12 loading docks and one drive in door. The building sits on a 10.80-acre site with a fenced lot and extensive on-site parking. The building is 12 miles from I-85.

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

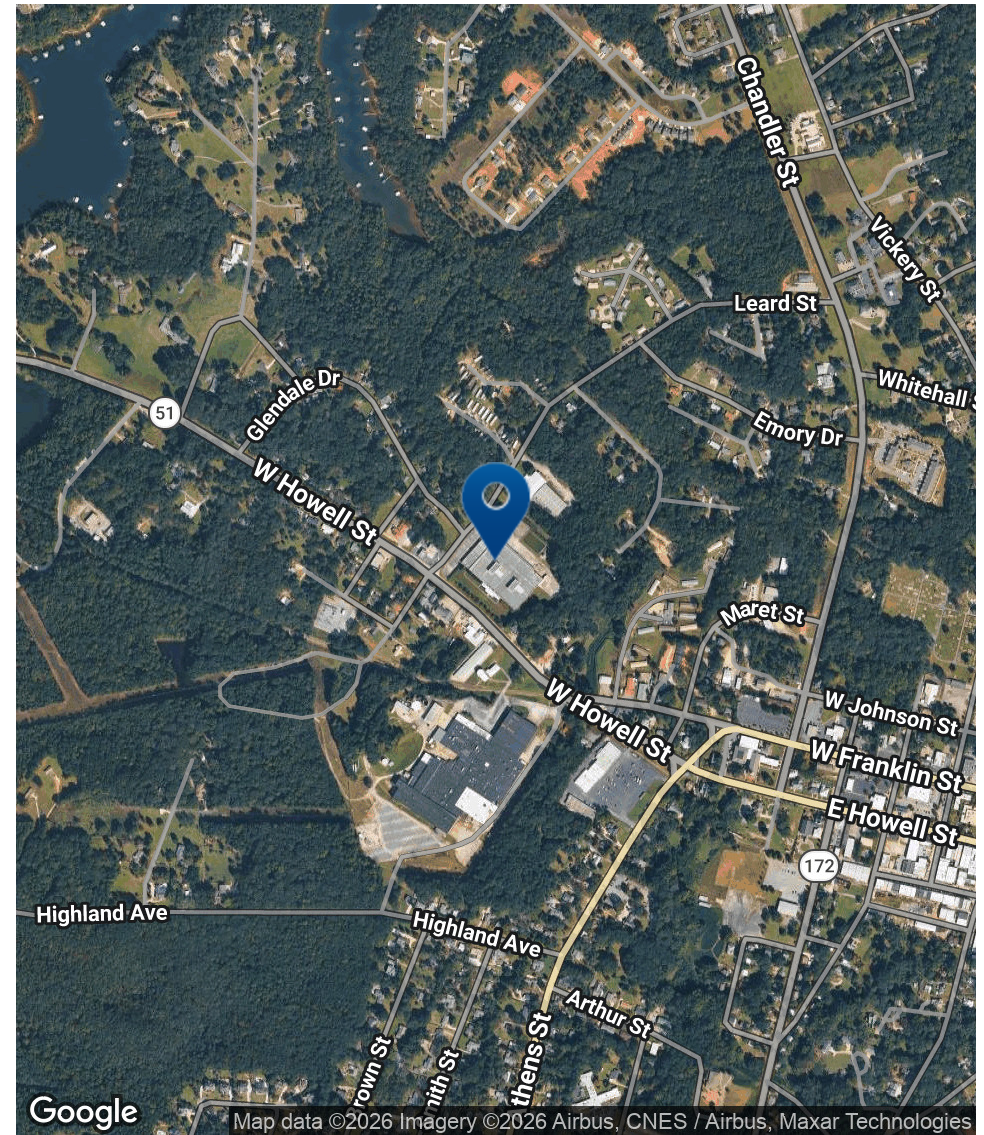
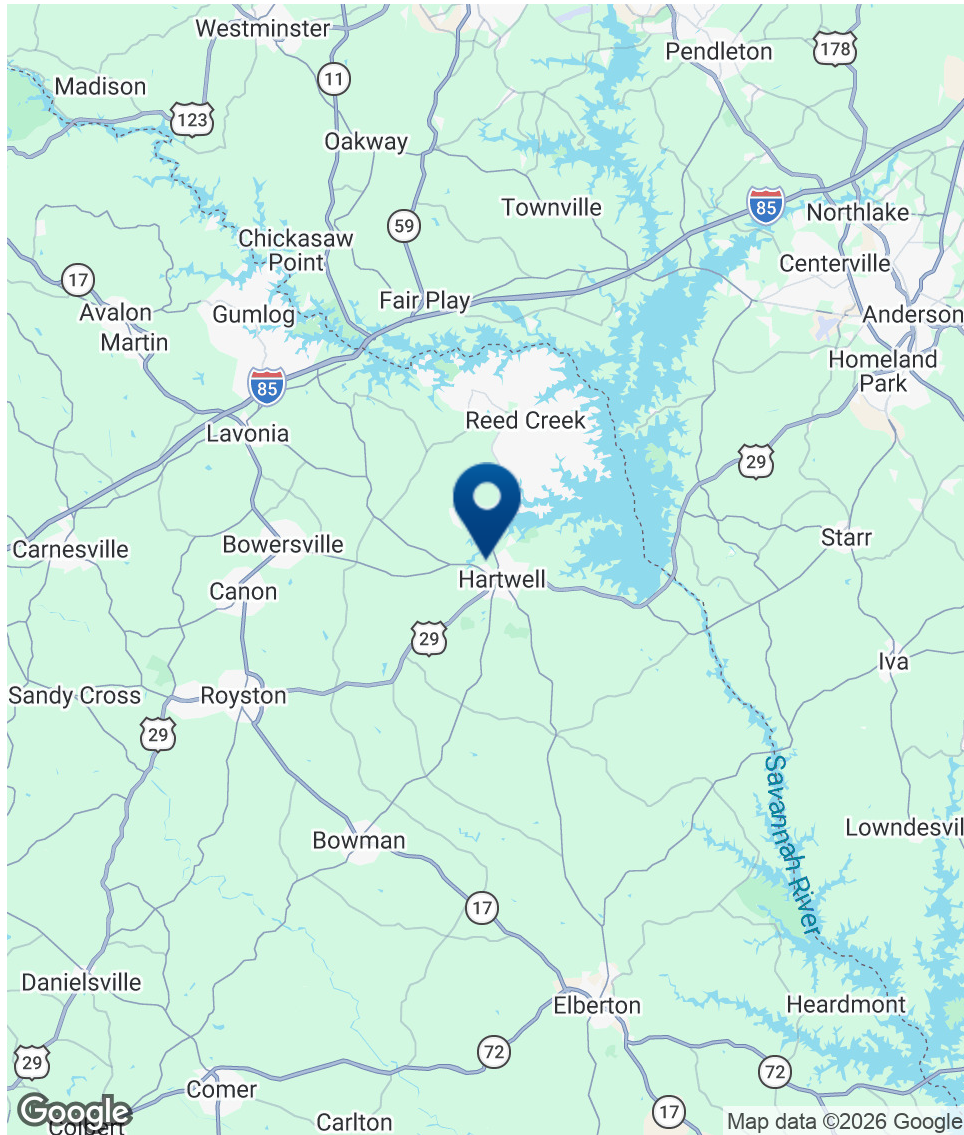
Sale Price:	\$4,750,000
Lease Rate:	\$2.95 - \$4.00 SF / year (NNN)
Available SF:	131,936 SF
Lot Size:	10.8 Acres
Building Size:	131,936 SF

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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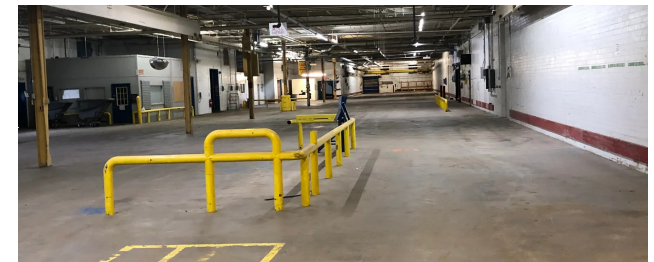
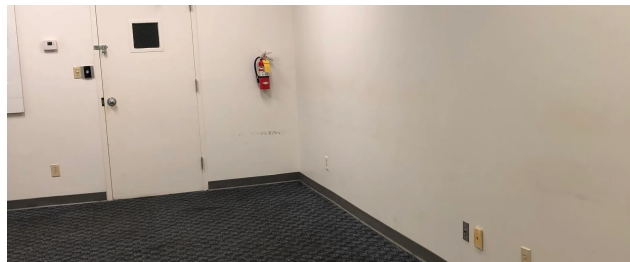
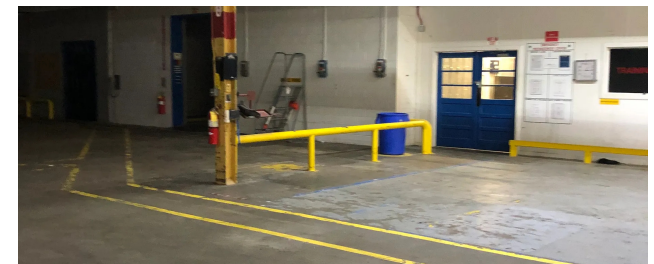
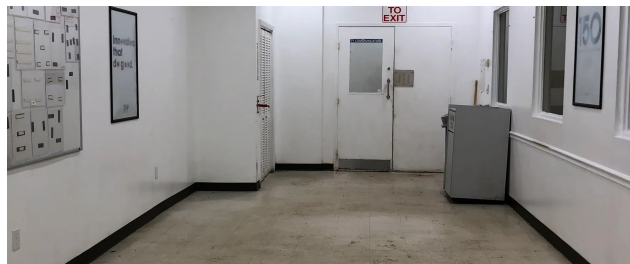
Location Map



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Additional Photos



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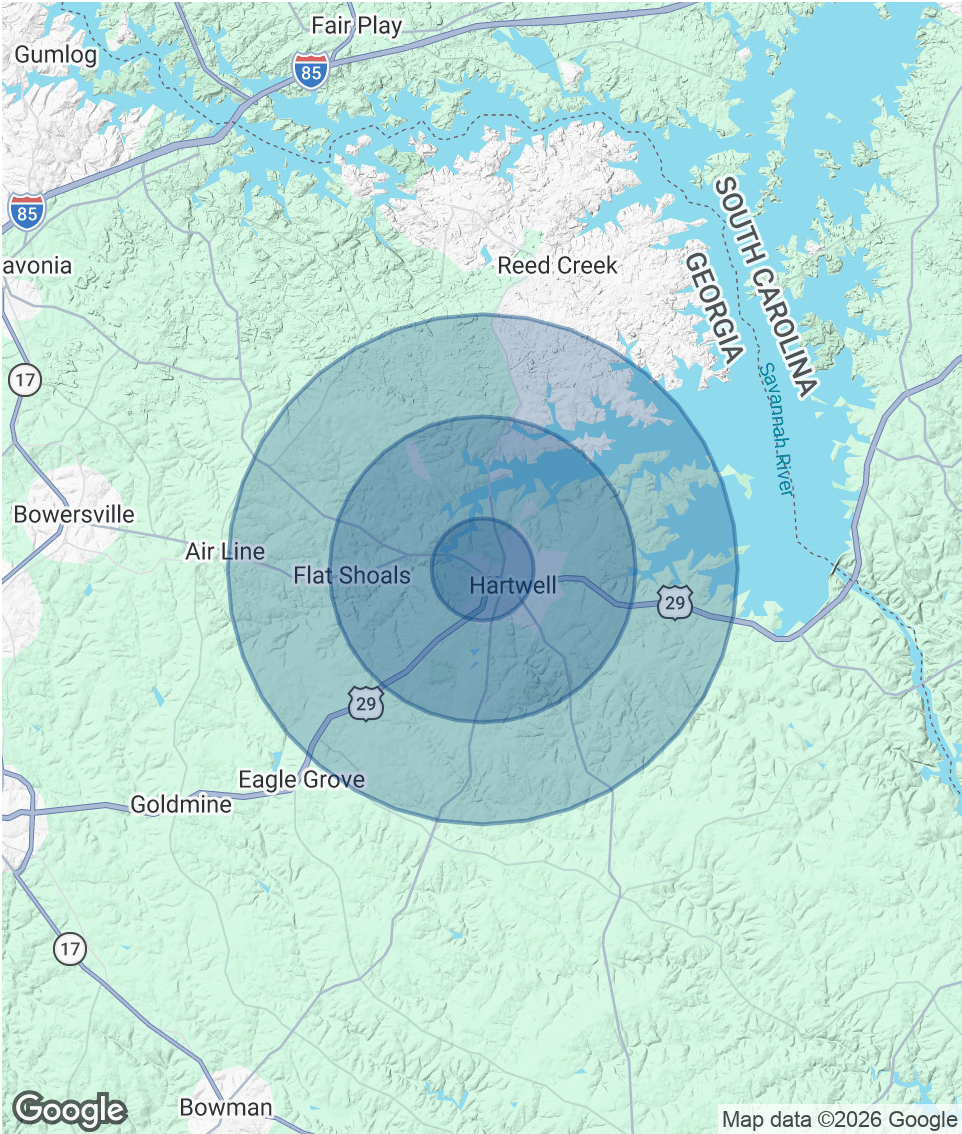
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Demographics Map & Report

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

2020 American Community Survey (ACS)



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