



25389 Blakely Rd, Arlington, GA 39813

FOR SALE OR LEASE

100,800 SF INDUSTRIAL FACILITY



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Cone Commercial Real Estate

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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

PROPERTY OVERVIEW

25389 Blakely Rd, Arlington, GA 39813

Building Size

100,800 SF

Available Space

30,000 SF

Remaining Space

70,000 SF

Clear Height

18-26'

Year Built

1986

Site Size

11 Acres

Zoning

C-4



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PROPERTY HIGHLIGHTS

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HIGHLIGHTS

- Functional large-scale industrial facility with flexible occupancy
- Opportunity for owner-user or tenant to occupy 30,000 SF
- Existing income from 70,000 SF leased warehouse space
- Tall clear height (28') in available section - ideal for distribution or storage
- 4 dock-high doors + 2 Grade level loading ramps
- 3-phase power
- Wet sprinkler system
- LED lighting throughout
- Ample on-site parking and circulation



IDEAL USES

- Distribution / Logistics
- Manufacturing
- Storage & Bulk Warehousing
- Owner-User Industrial Operation



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LOCATION OVERVIEW

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LOCATION

- Located in Southwest Georgia (Albany Submarket)
- Accessible to regional distribution routes
- Low-cost industrial market with strong functionality for logistics user



Drive to Albany, GA

→ **40-45 Minutes**
Approx. 37 Miles

Drive to Columbus, GA

→ **1 Hr 20 Min**
Approx. 82 Miles

ARLINGTON, GA

Arlington offers a strategic location in Southwest Georgia with convenient access to regional markets, including Albany and Columbus. Its connectivity via major state routes supports efficient travel, distribution, and day-to-day business operations.

With a quiet rural setting and growing potential, Arlington provides an ideal environment for agricultural, industrial, and commercial ventures seeking space, accessibility, and opportunity.



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