



INDUSTRIAL PROPERTY FOR SALE

127,841 SF on 84.2 Acres

1241 Harrison Road, SE

Thomson, GA 30824



ADDITIONAL PHOTOS



PROPERTY DETAILS

BUILDING SIZE

Four main buildings and seven storage/utility buildings totaling approximately 127,841 SF

LAND

Approximately 84.2 Acres

CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Combination of pre-engineered walls with one building having masonry to 10'
- **Roof:** Pre-engineered metal panels
- **Columns:** Steel "I" beams

CONSTRUCTION DATES

1973 and 1996 with renovations completed in 2020

CEILING HEIGHTS

The two warehouses are approximately 66' and 80' clear at the center and 25' at the eaves

TRUCK LOADING

All ground level doors

RAIL

Rail borders the property and serves the neighboring TPI warehouse

LIGHTING

LED fixtures

POWER

Supplied by Georgia Power Company; capacity of approximately 10MVA

WATER

Supplied by City of Thomson; 10" fire line to ground level storage tank; 6" line for process and domestic water

SEWER AND NATURAL GAS

Supplied by City of Thomson

FIRE PROTECTION

10" fire loop, hydrants, and 250,000-gallon ground level tank for water storage and adjoining pump house. This tank and fire lines are shared with neighboring warehouse.

AIR CONDITIONING

Office areas only

OFFICE SPACE

Small office in the production building. Current owners have a rental structure that will be removed.

SECURITY

Gate security building for monitoring all in and out bound vehicles; CCTV system with 14 cameras.

2025 PROPERTY TAXES

\$44,577 or \$0.36/SF per year

LOCATION

Located less than 4.3 miles from I-20 at Exit 172. Commercial air service available at Augusta Bush Field (50 miles) or Hartsfield-Jackson Atlanta International Airport (120 miles).

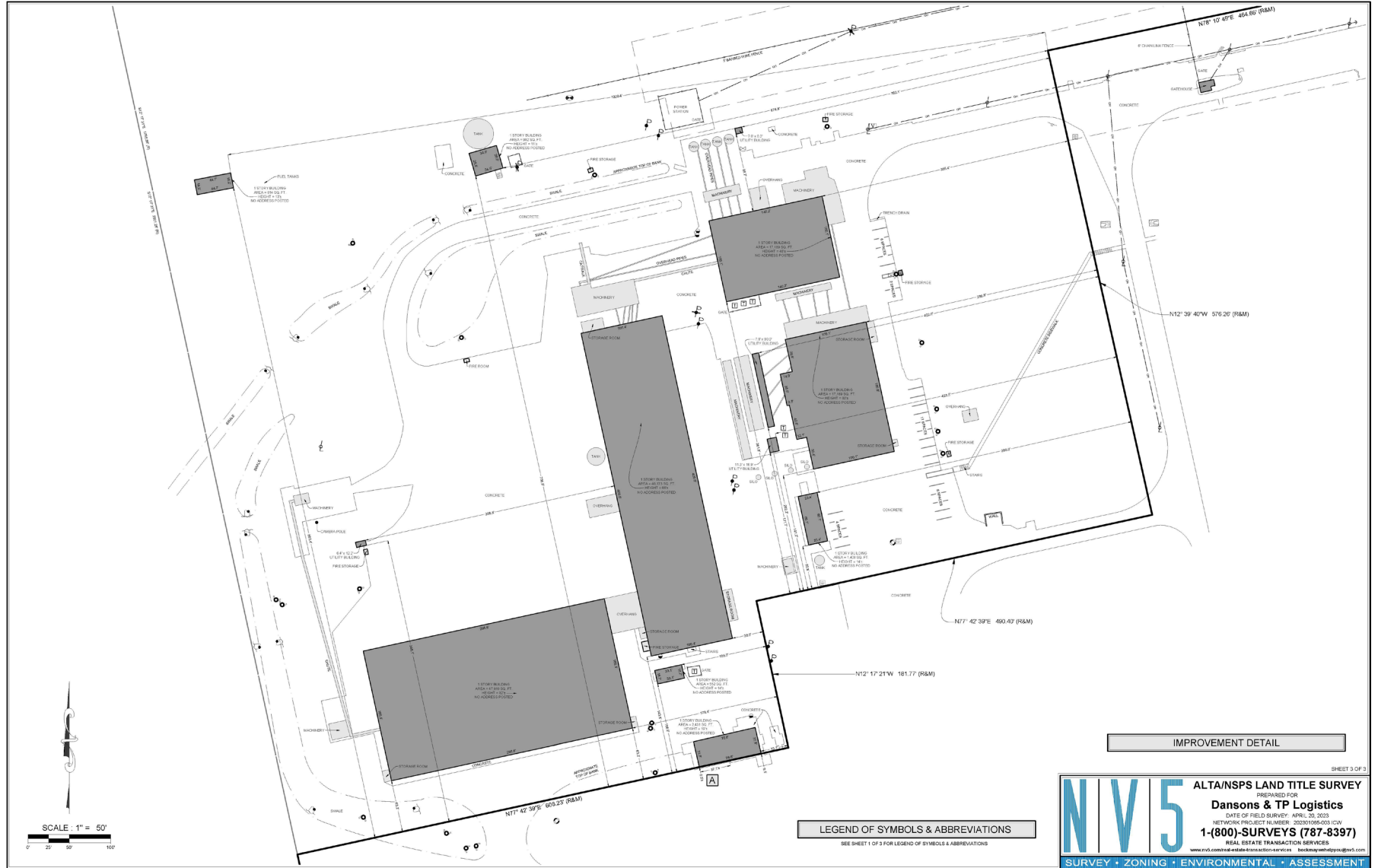
FORMER USE

Originally manufactured particle board for Georgia Pacific. Current owner is manufacturing hardwood barbecue pellets.

MISCELLANEOUS

- Four dry storage silos rated at 155-tons each
- Four 20-ton dryers
- Seven storage/utility buildings:
 - 18' x 45' flammables storage building
 - 32' x 77' storage shed
 - 8' x 91' storage shed
 - 23' x 60' storage shed
 - 17' x 33' utility building
 - 35' x 29' fire pump house
 - 11' x 17' utility building

SITE PLAN

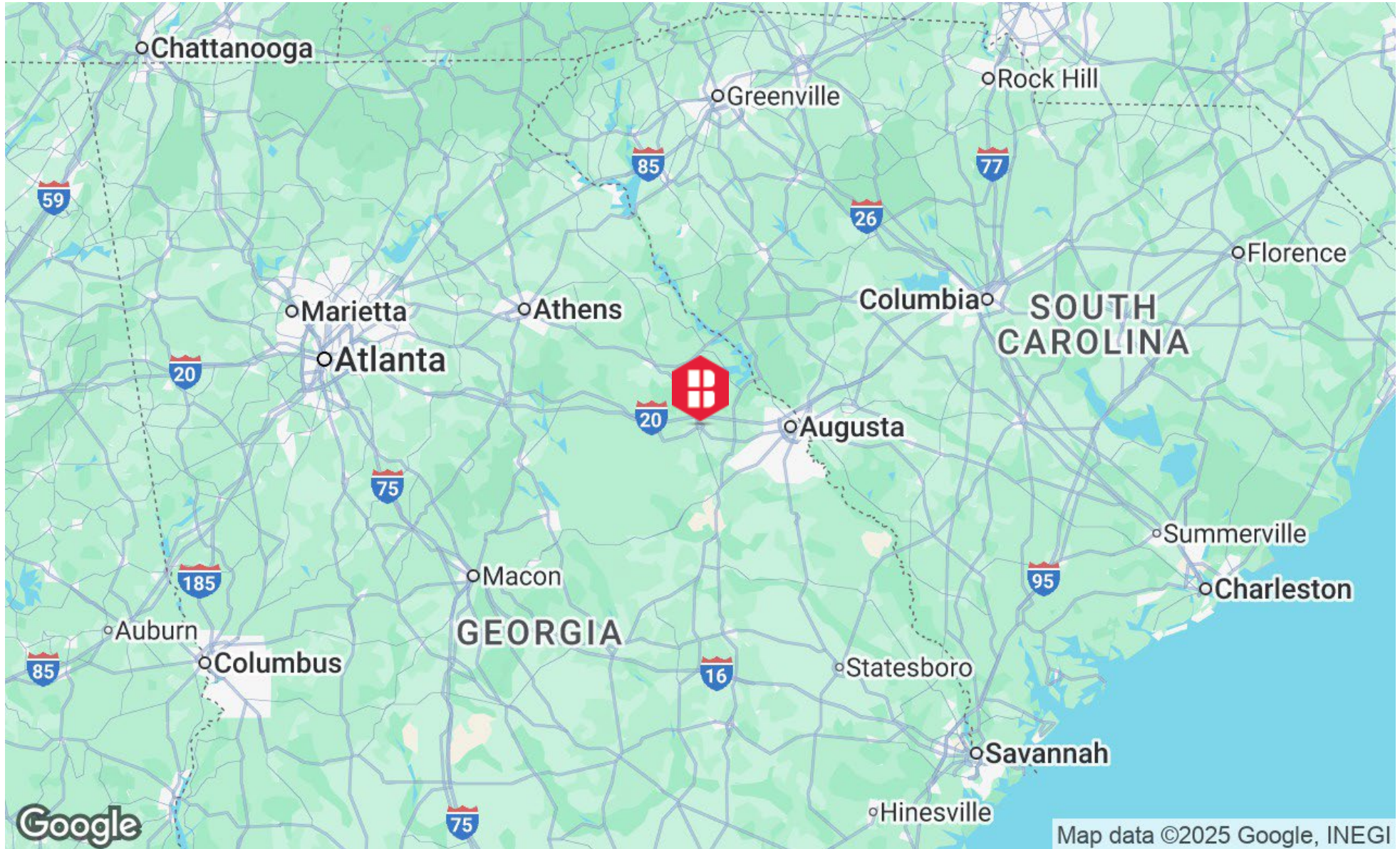


SHEET 3 OF 5

NIV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Dansons & TP Logistics
 DATE OF FIELD SURVEY: APRIL 20, 2023
 NETWORK PROJECT NUMBER: 202301065-003 ICW
1-(800)-SURVEYS (787-8397)
 REAL ESTATE TRANSACTION SERVICES
www.niv5.com/alta-nsps-land-title-surveys | dan@niv5.com | tp@niv5.com

SURVEY + ZONING + ENVIRONMENTAL + ASSESSMENT

LOCATION MAP



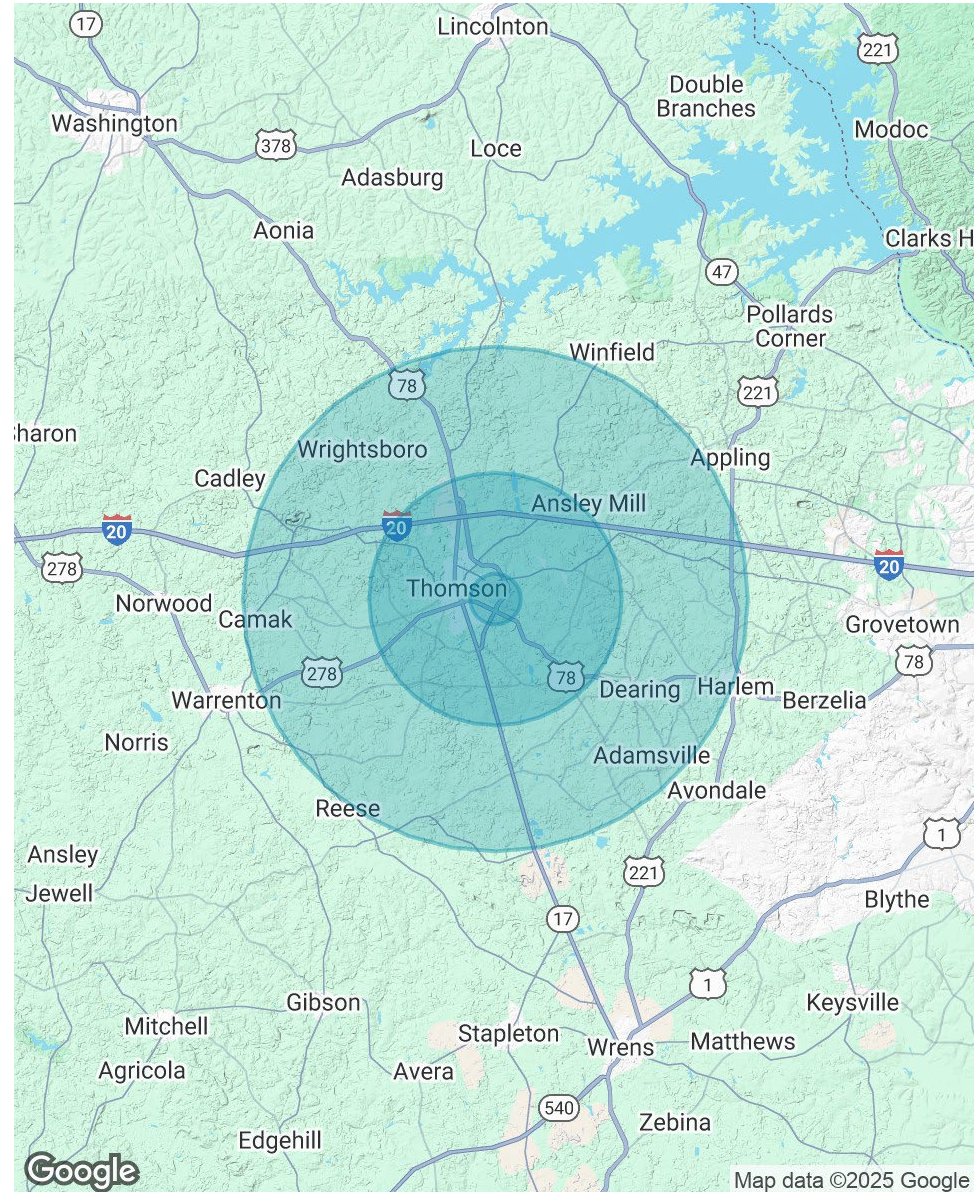
Map data ©2025 Google, INEGI

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	720	11,922	28,223
Average Age	36.5	35.6	36.2
Average Age (Male)	36.1	34.3	34.7
Average Age (Female)	37.2	37.8	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	271	4,489	10,613
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$38,897	\$41,085	\$45,894
Average House Value	\$128,028	\$127,481	\$144,757

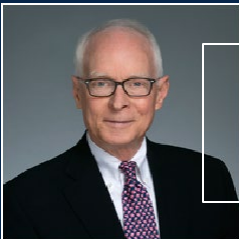
2020 American Community Survey (ACS)





3372 Peachtree Road
Suite 115
Atlanta, GA 30326
<https://www.binswanger.com>

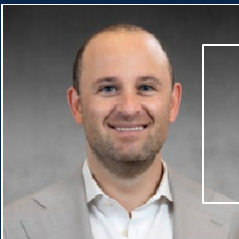
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