

150,000 SF - 501,387 SF AVAILABLE SPACE

1275 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County

Property Highlights

- 303,532 SF cross dock building, expandable to 501,387 SF
- 4% office buildout
- 100% climate controlled
- 31' clear height
- 44 docks / 2 drive-in doors; 8 more positions
- Excellent opportunity for production / manufacturing and distribution
- Ample parking
- Adjacent 14± acres available separately



BARROW 316 INDUSTRIAL PARK

Building Size:	303,532 SF
Zoning:	M-2 (heavy Industrial)
Construction:	Concrete tilt-up
Clear Height:	31'
Loading Type:	Cross dock
Dock Doors:	44
Drive-in Doors:	3
Column spacing:	50'x50'
Building Dimensions:	751'x402'
Truck Court Depth:	110' - 230'
Parking:	auto - 224 trailer - 64
Electrical	800 amps/ 480v/ 3 phase 1000 amps/ 480v/ 3 phase 400 amps/ 480v/ 3 phase
Generators	1 - 1,500kW diesel 2 - 750kW natural gas
Fire Protection:	Wet pipe sprinkler system
Roof Type:	Standing seam metal

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BARROW 316
INDUSTRIAL PARK



BRETT BUCKNER | 770.913.3923 | bbuckner@ackermanco.net

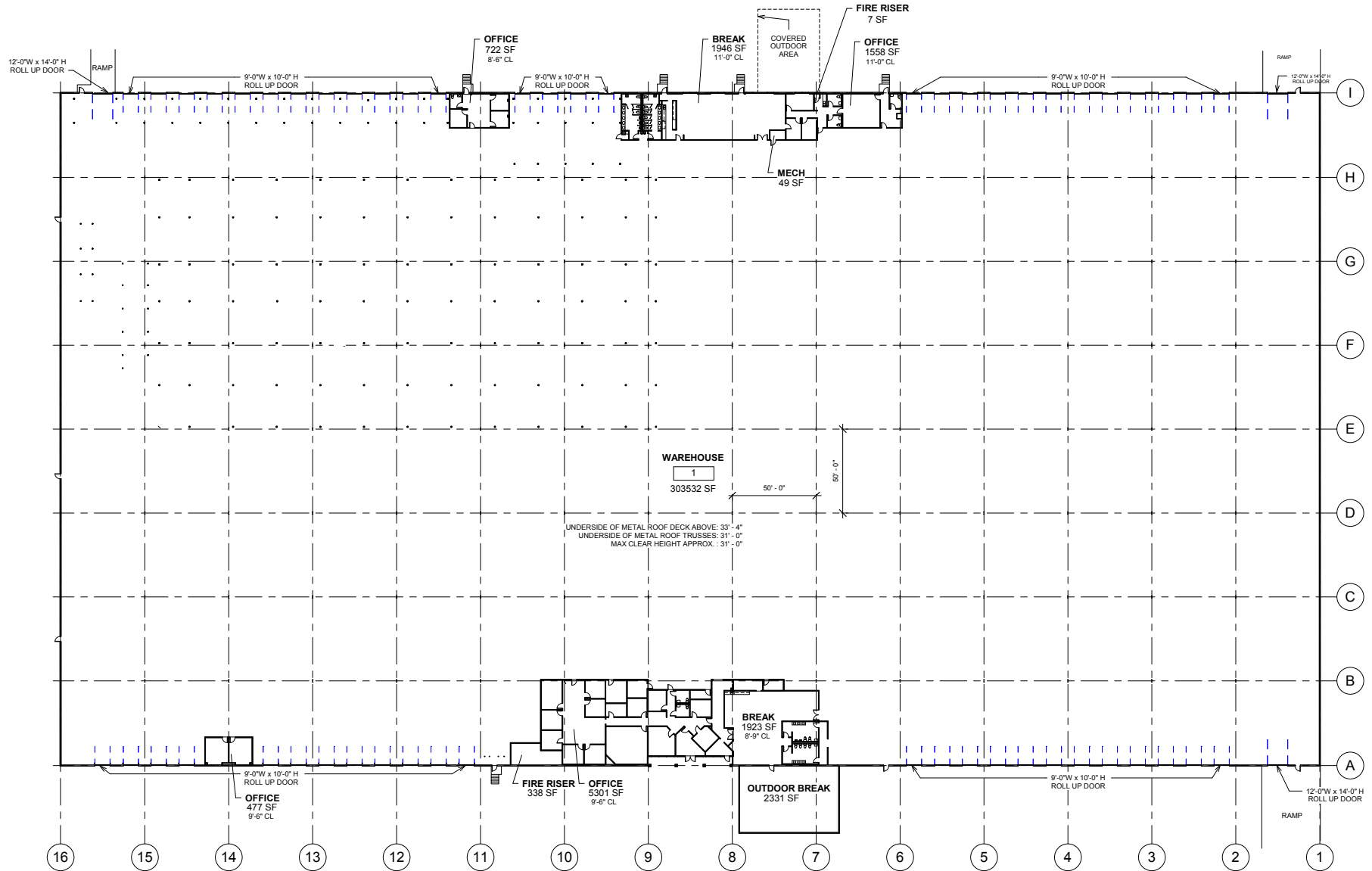
CHRIS MILLER | 770.913.3989 | cmiller@ackermanco.net

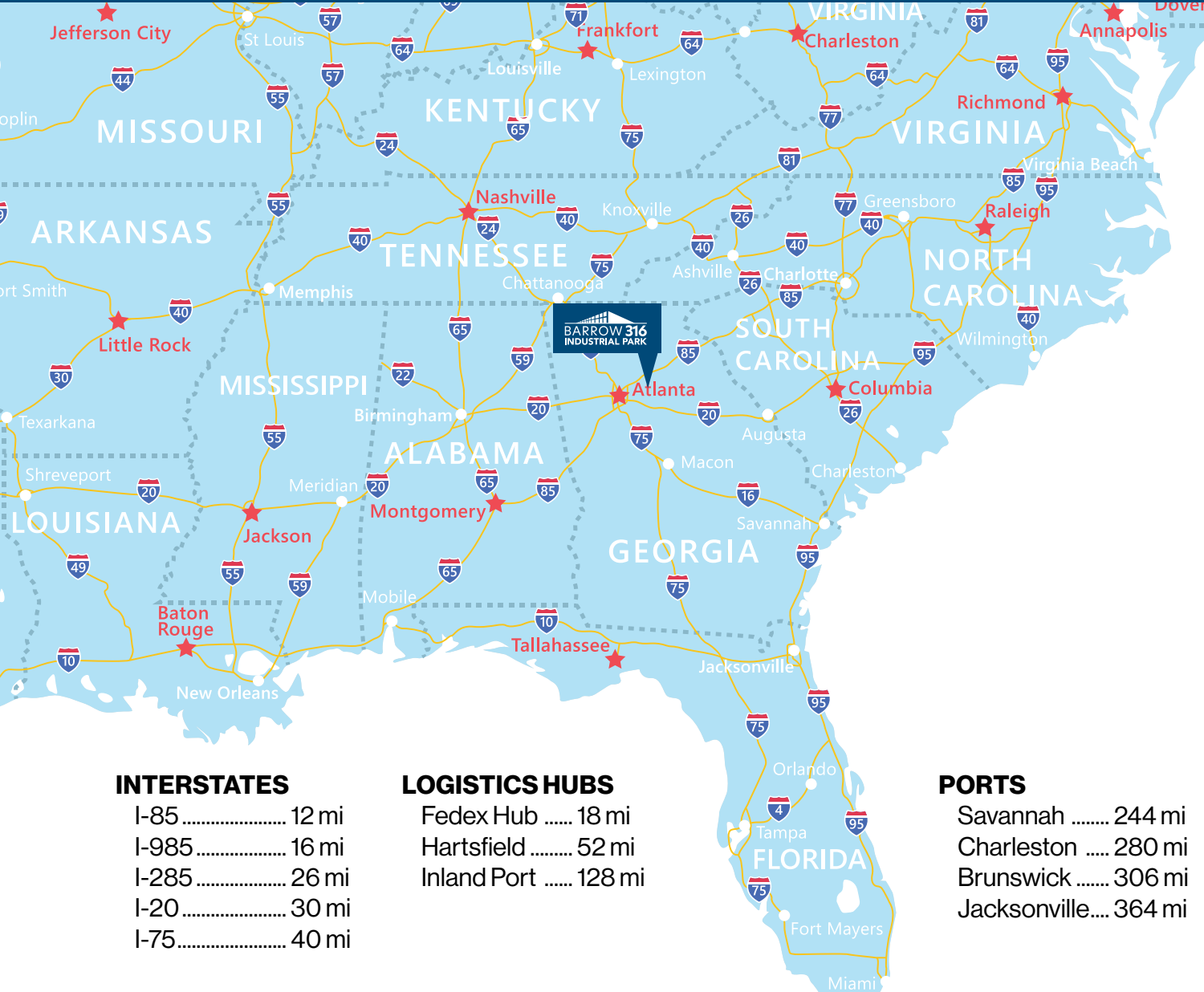
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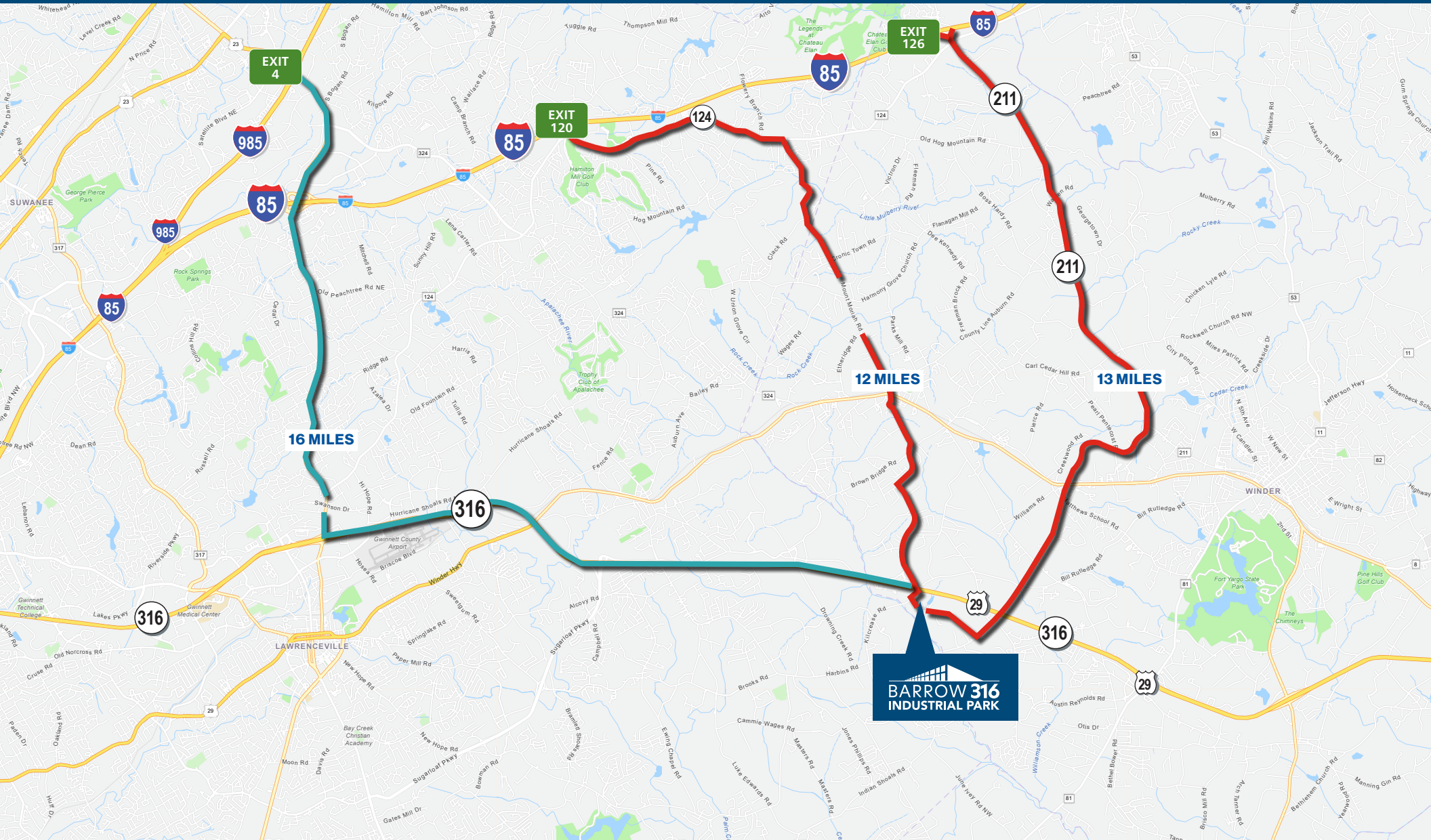
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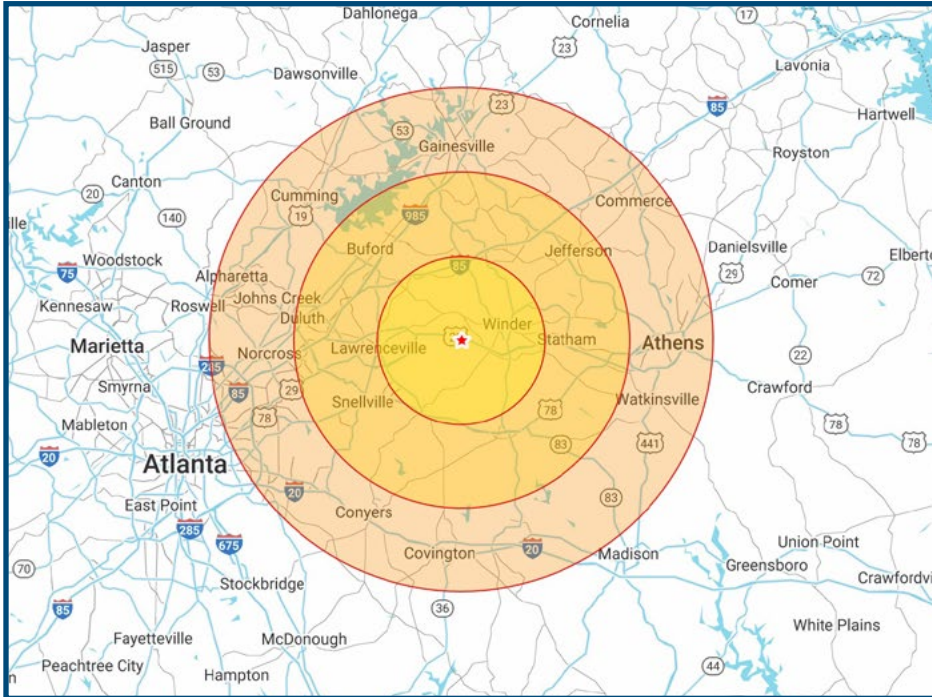
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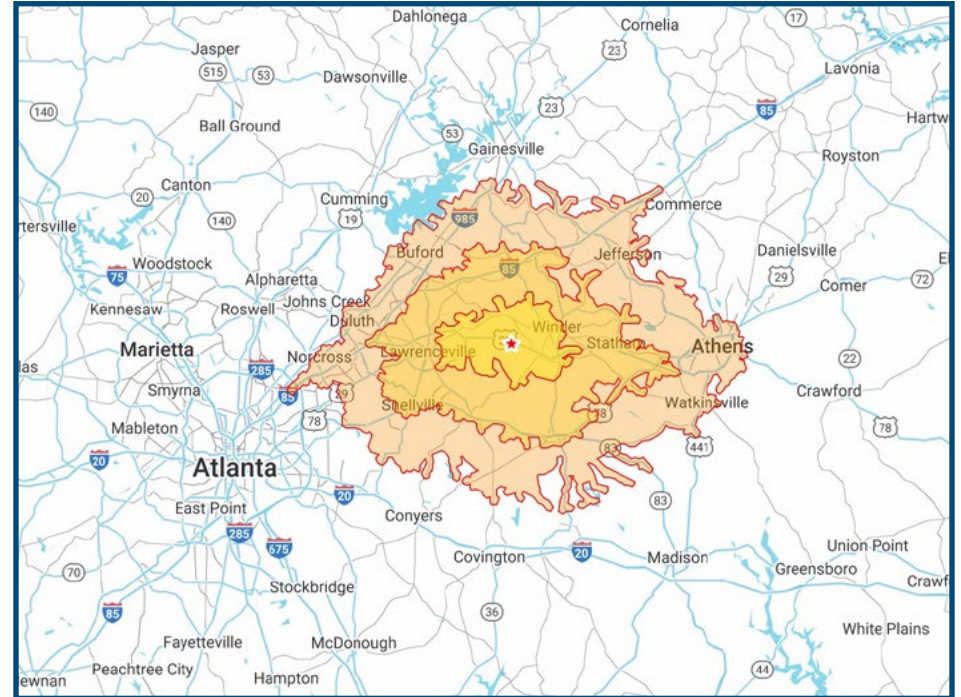


DEMOGRAPHICS



	10-Mile	20-Mile	30-Mile
Population	301,538	1.25M	2.86M
Households	96,776	418,502	1.02M
Businesses	13,933	68,691	178,952
Employees	77,293	425,271	1.23M

DRIVE TIMES



	15-Minute	30-Minute	45-Minute
Population	105,524	588,556	1.49M
Households	34,391	194,630	520,533
Businesses	4,975	34,023	91,387
Employees	31,922	209,085	606,265

