

**FOR SALE
MANUFACTURING/WAREHOUSE
WITH RAIL**



EBERHARDT & BARRY INC.



**30,000± SF Manufacturing / Warehouse Facility
13.31 Acres**

**50 W. Railroad Street
Milan, Dodge County, Georgia 31060**

SALES PRICE: \$425,000

FOR MORE DETAILS CONTACT:

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Coldwellbankercommercialeb.com

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BUILDING INFORMATION:	30,000± Square Foot Manufacturing/Warehouse (120' X 250') <ul style="list-style-type: none"> - 2,500± SF Office - 27,500± SF Warehouse - 18' X 24' Break room - 20 seat capacity
ACREAGE:	13.31± acres
TOPOGRAPHY:	Level, at grade with Railroad Street
YEAR BUILT:	2004
ROOF:	Metal
EXTERIOR WALLS:	Insulated metal
FLOOR:	Approximately 8" thick concrete
LIGHTING:	Fluorescent
PLUMBING:	<ul style="list-style-type: none"> • Men: 4 Toilets, 4 Urinals, 5 Sinks • Women: 3 Stalls, 2 Sinks
HVAC:	One 3-ton unit
CEILING HEIGHTS:	26' - 36'
COLUMN SPACING:	10 Bays - 25' X 120' - "Red Iron"
BAY SPACING:	25'
COMPRESSED AIR:	System intact, minus actual compressor
OVERHEAD CRANE:	7.5 ton capacity (crane not included)
TRUCK LOADING:	<ul style="list-style-type: none"> • Four (4) Dock high doors (8' X 8') • One (1) Drive-in door (14' X 14')
FIRE PROTECTION:	Wet system
PARKING:	15± asphalt spaces
UTILITIES:	Water/Sewer: Public; 6" main; 4" sewer main Electricity: Georgia Power - 430 volt - 3 phase Gas: Propane Communications: T-1 Cable, Cat 5, 10 phone system
ZONING:	Industrial
RAIL:	<ul style="list-style-type: none"> • Heart of Georgia • Two (2) Rail doors (12' X 12')
TRANSPORTATION:	<ul style="list-style-type: none"> • 44 miles Interstate 16 • 45 miles Interstate 75 • 120 miles Port of Brunswick
SALES PRICE:	\$425,000



50 W Railroad Street - Milan, GA 31060

PROPERTY PHOTOS



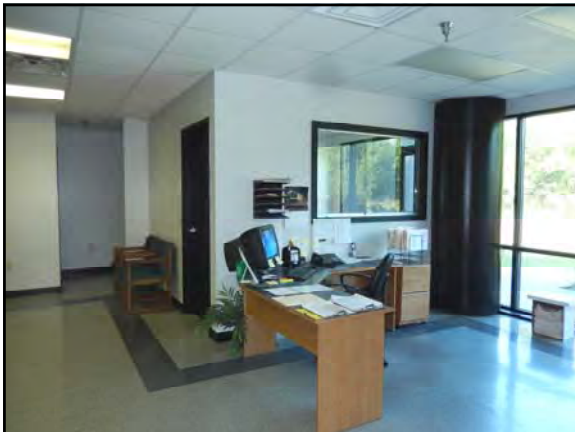
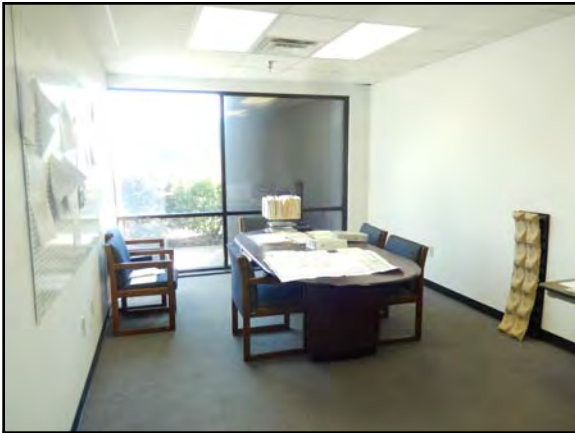




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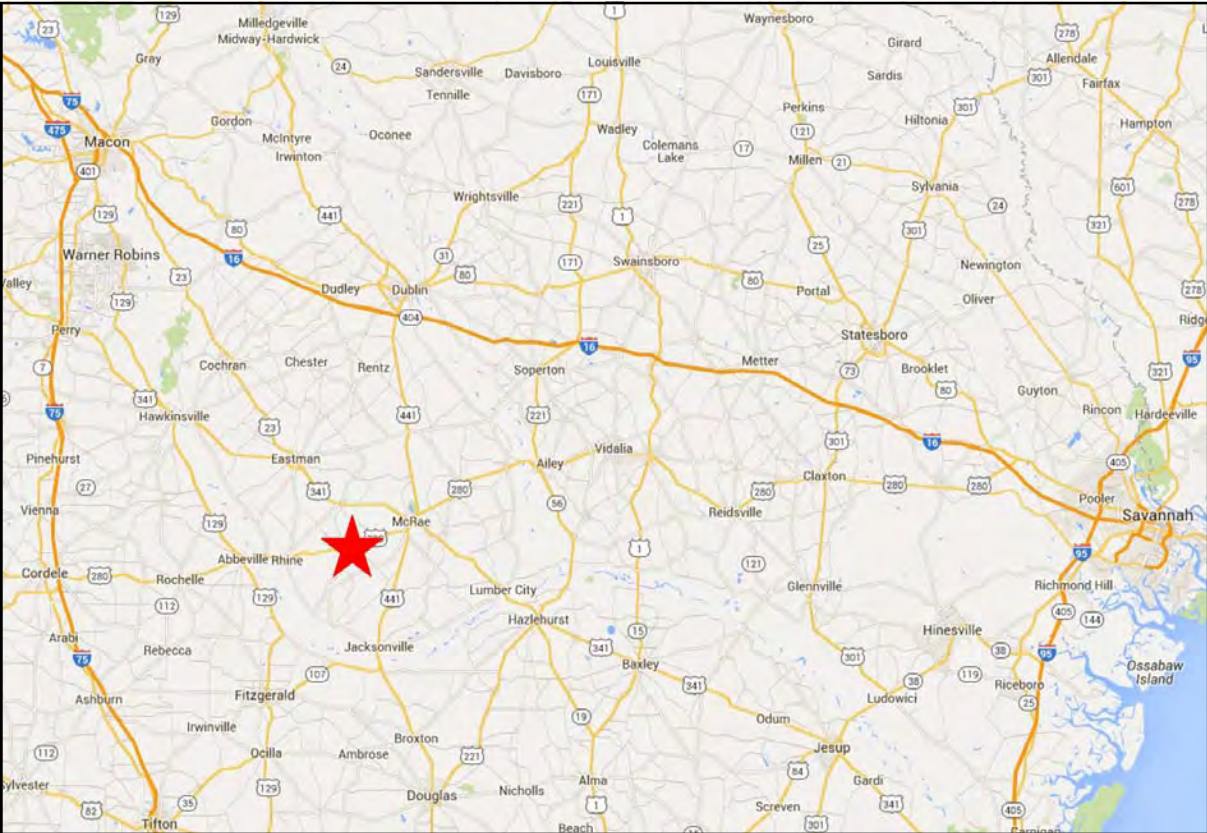
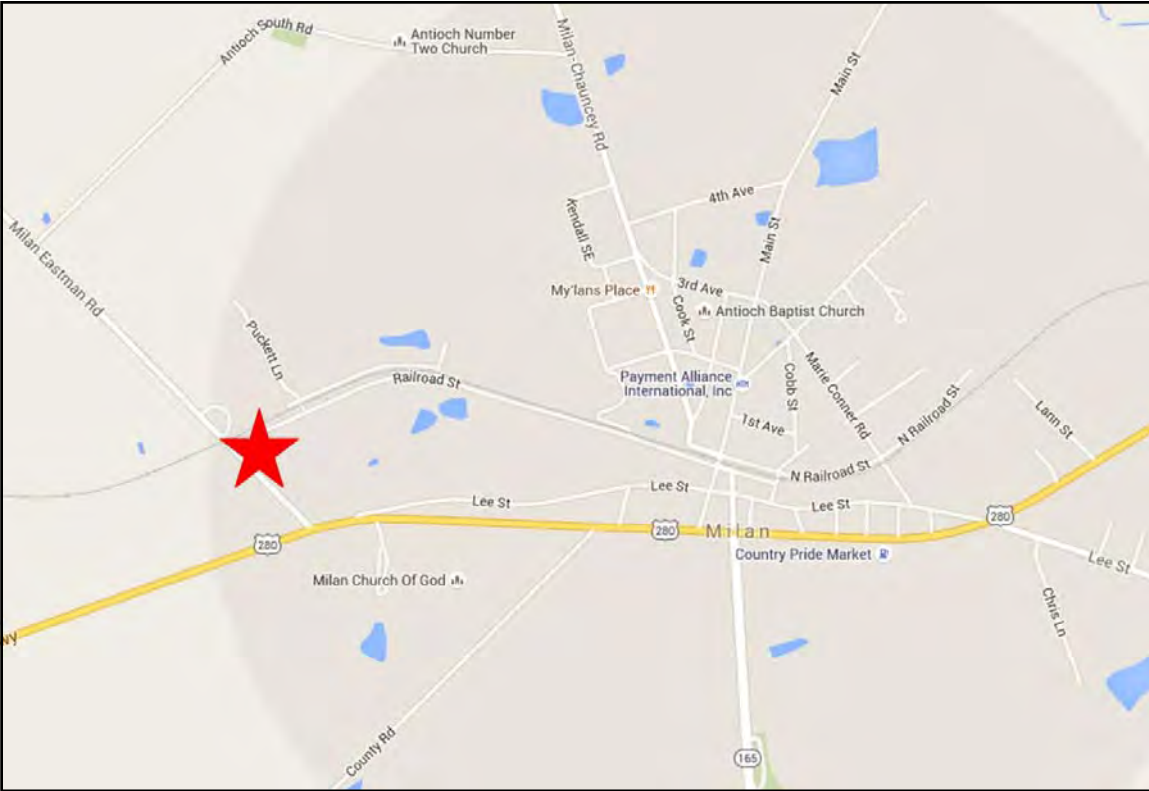






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MAPS





Demographic and Income Profile

Dodge County, GA 2
 Dodge County, GA (13091)
 Geography: County

Prepared by Esri

Summary	Census 2010	2015	2020
Population	21,796	21,728	21,581
Households	8,177	8,267	8,217
Families	5,528	5,521	5,447
Average Household Size	2.43	2.40	2.40
Owner Occupied Housing Units	5,671	5,466	5,425
Renter Occupied Housing Units	2,506	2,801	2,792
Median Age	38.3	39.3	40.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	-0.14%	0.90%	0.75%
Households	-0.12%	0.93%	0.77%
Families	-0.27%	0.80%	0.69%
Owner HHs	-0.15%	0.90%	0.70%
Median Household Income	2.98%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,279	27.6%	2,139	26.0%
\$15,000 - \$24,999	1,153	13.9%	895	10.9%
\$25,000 - \$34,999	895	10.8%	842	10.2%
\$35,000 - \$49,999	1,145	13.9%	1,086	13.2%
\$50,000 - \$74,999	1,468	17.8%	1,660	20.2%
\$75,000 - \$99,999	728	8.8%	882	10.7%
\$100,000 - \$149,999	410	5.0%	492	6.0%
\$150,000 - \$199,999	118	1.4%	140	1.7%
\$200,000+	71	0.9%	81	1.0%
Median Household Income	\$32,348		\$37,470	
Average Household Income	\$43,811		\$49,539	
Per Capita Income	\$16,879		\$19,077	

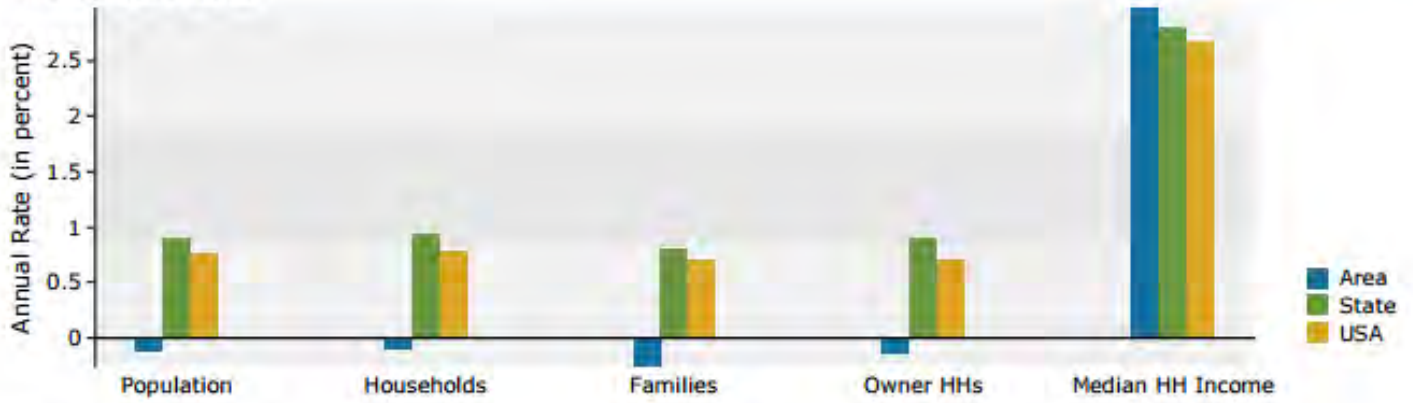
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,355	6.2%	1,315	6.1%	1,207	5.6%
5 - 9	1,308	6.0%	1,316	6.1%	1,264	5.9%
10 - 14	1,339	6.1%	1,257	5.8%	1,351	6.3%
15 - 19	1,862	8.5%	1,496	6.9%	1,542	7.1%
20 - 24	1,445	6.6%	1,505	6.9%	1,173	5.4%
25 - 34	2,632	12.1%	2,878	13.2%	2,810	13.0%
35 - 44	3,048	14.0%	2,738	12.6%	2,602	12.1%
45 - 54	3,171	14.5%	3,072	14.1%	2,986	13.8%
55 - 64	2,621	12.0%	2,825	13.0%	2,870	13.3%
65 - 74	1,767	8.1%	1,978	9.1%	2,247	10.4%
75 - 84	950	4.4%	1,013	4.7%	1,169	5.4%
85+	298	1.4%	335	1.5%	360	1.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,549	66.8%	14,417	66.4%	14,184	65.7%
Black Alone	6,504	29.8%	6,483	29.8%	6,440	29.8%
American Indian Alone	55	0.3%	61	0.3%	66	0.3%
Asian Alone	101	0.5%	106	0.5%	118	0.5%
Pacific Islander Alone	14	0.1%	18	0.1%	23	0.1%
Some Other Race Alone	358	1.6%	387	1.8%	438	2.0%
Two or More Races	215	1.0%	256	1.2%	312	1.4%
Hispanic Origin (Any Race)	732	3.4%	795	3.7%	874	4.0%

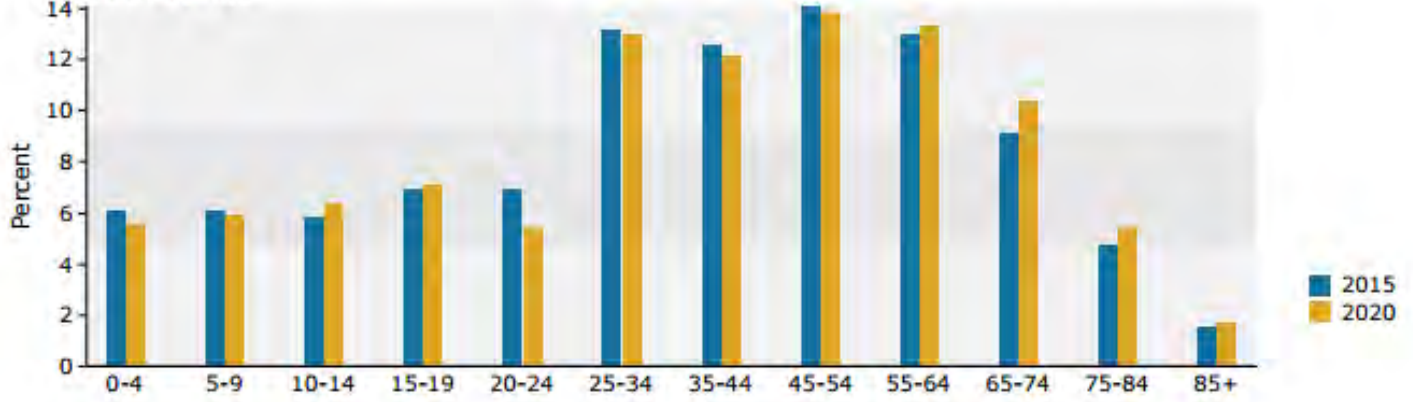
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Trends 2015-2020



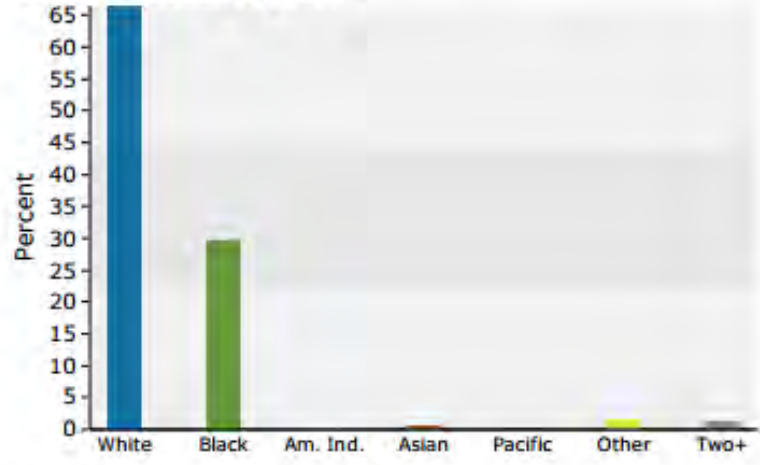
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.