

SALE/LEASE

DISTRIBUTION WAREHOUSE

206 MATHEWS STREET
BARNESVILLE, LAMAR COUNTY, GA 30204



SALES PRICE: \$10,800,000

LEASE RATE: \$4.25/PSF, NNN

Miki Folsom, CCIM

478.361.3036

mfolson@cbcgeorgia.com

**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL**

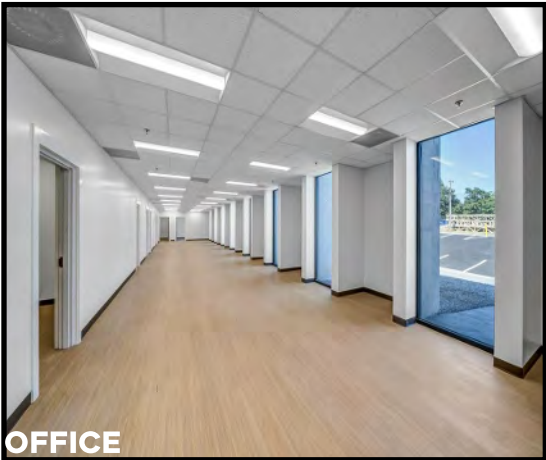
EBERHARDT & BARRY

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Revised 8/28/24

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BUILDING INFORMATION

BUILDING SIZE	235,531± SQ FT Two interconnected buildings
IMPROVEMENTS	\$1M plus capital improvements (roof improvements, new office, painting, roll-up door repair, fire suppression repairs)
BUILDING 1	159,381± SF West Wing (420' x 320') <ul style="list-style-type: none">• 134,925± SF Main Warehouse• 4,480± SF Office (140' x 320')• 18,900± SF Mezzanine• 1,076± SF Pass Thru Vestibules• 24' Clear ceiling height• 40' X 35' Column spacing
BUILDING 2	76,150± SF East Wing (350' x 215') <ul style="list-style-type: none">• 18.6± Center ceiling height• 10' Ceiling height (east eave)• 11' Ceiling height (west eave)• 25' X 60' Column spacing
LOT SIZE	10.67 Acres (Fenced)
YEAR BUILT	1968
TRUCK LOADING	<ul style="list-style-type: none">• 20 Dock high doors (18 @ 9' W x 9.3' H) (2 @ 8' W x 10' H)• One 12.6' x 14' Drive-in door• Large truck court
PARKING	100± Spaces
FIRE PROTECTION	Wet sprinklered
AIR COMPRESSOR	Yes
HVAC	<ul style="list-style-type: none">• Cross Ventilation• 14 Industrial fans
ELECTRIC	<ul style="list-style-type: none">• Building 1: 1600 AMP Main, 3-Phase• Building 2: 2000 AMP Main, 3-Phase
ROOF	Galvanized metal
EXTERIOR WALL	Brick
ACCESS	<ul style="list-style-type: none">• Interstate 75: 14± Miles• Interstate 85: 50± Miles• Atlanta Airport: 53± Miles• Port of Savannah: 200± Miles

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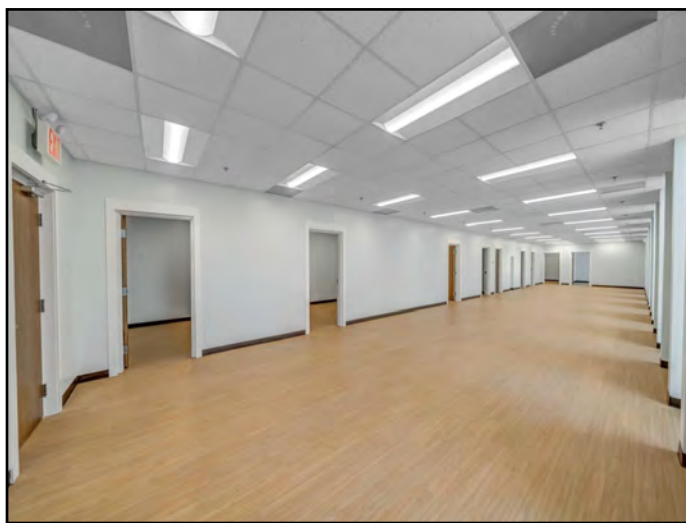
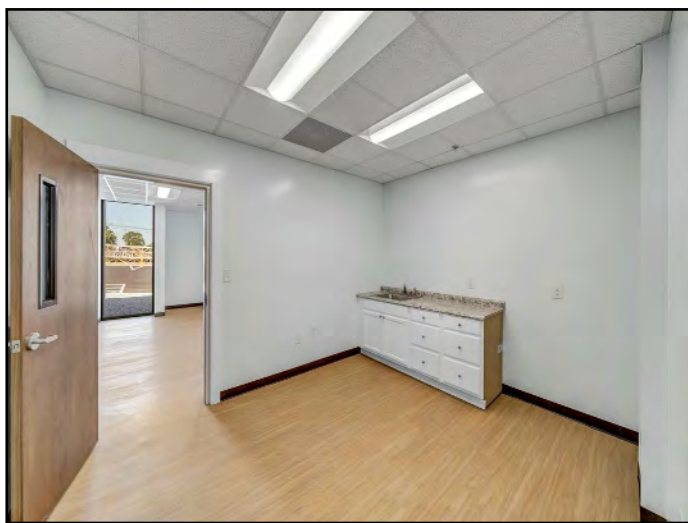
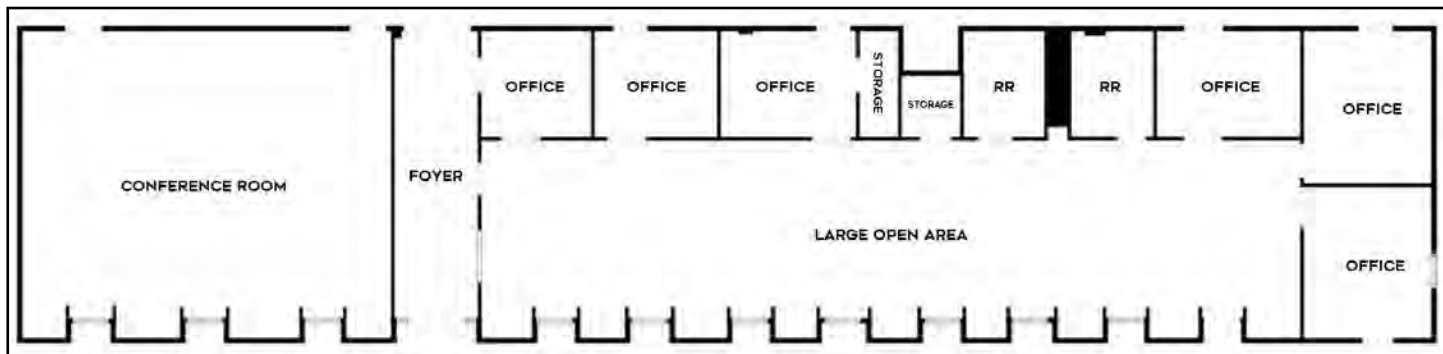
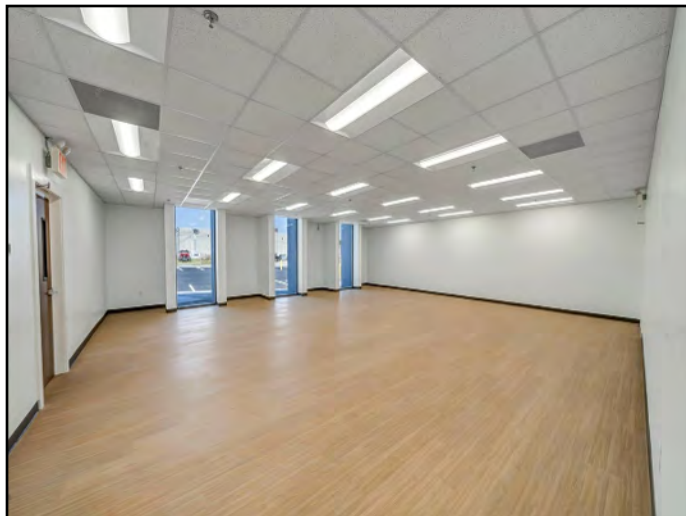
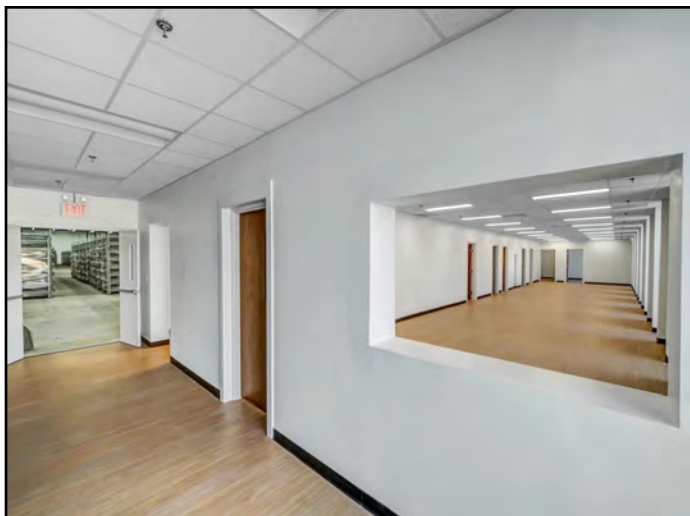


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OFFICE PHOTOS / FLOOR PLAN



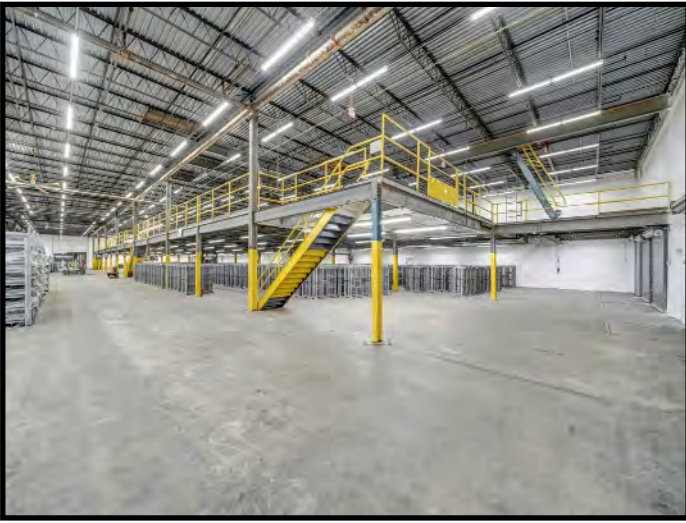
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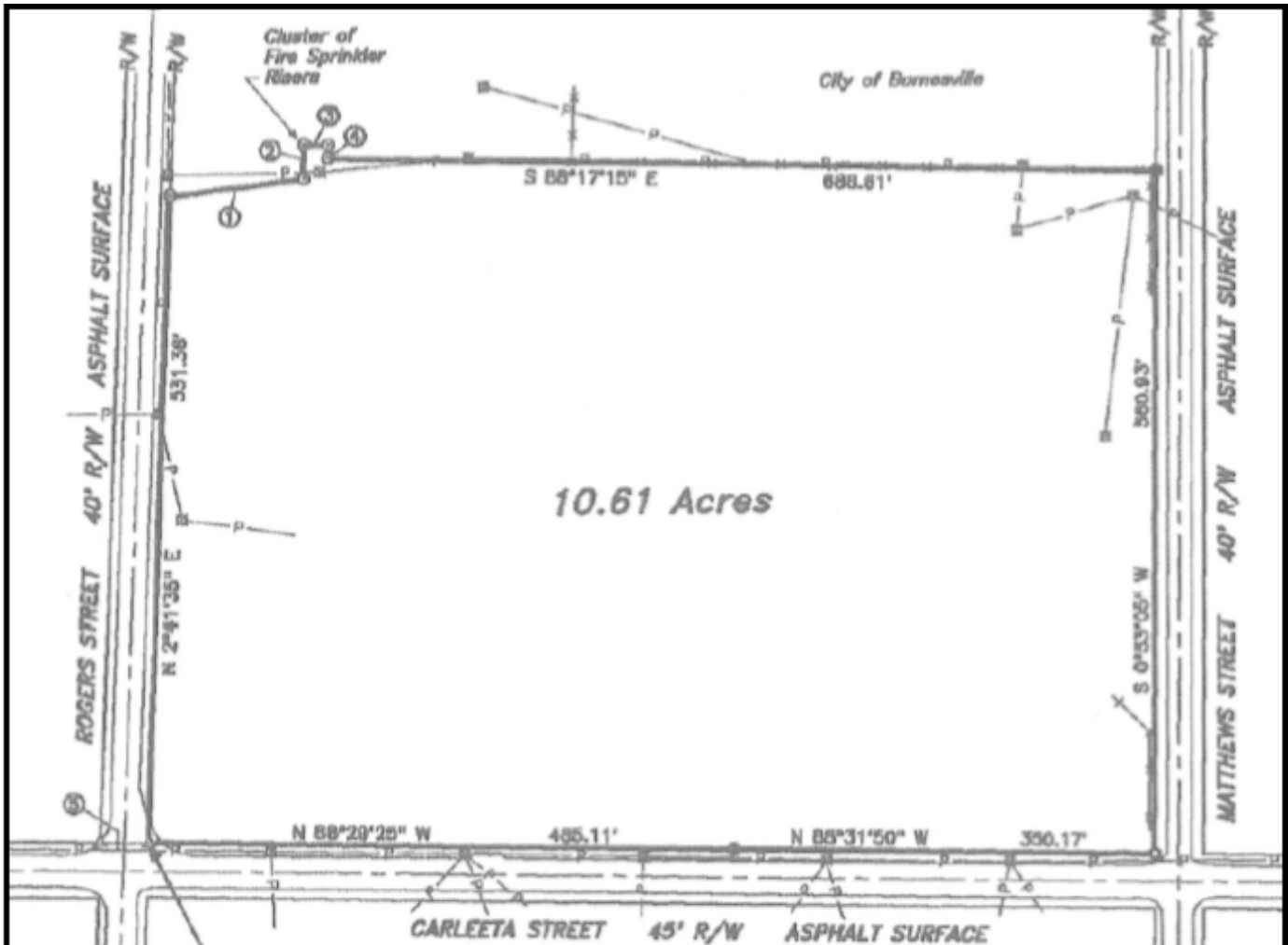


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PROPERTY SURVEY



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AERIAL PARCEL MAP



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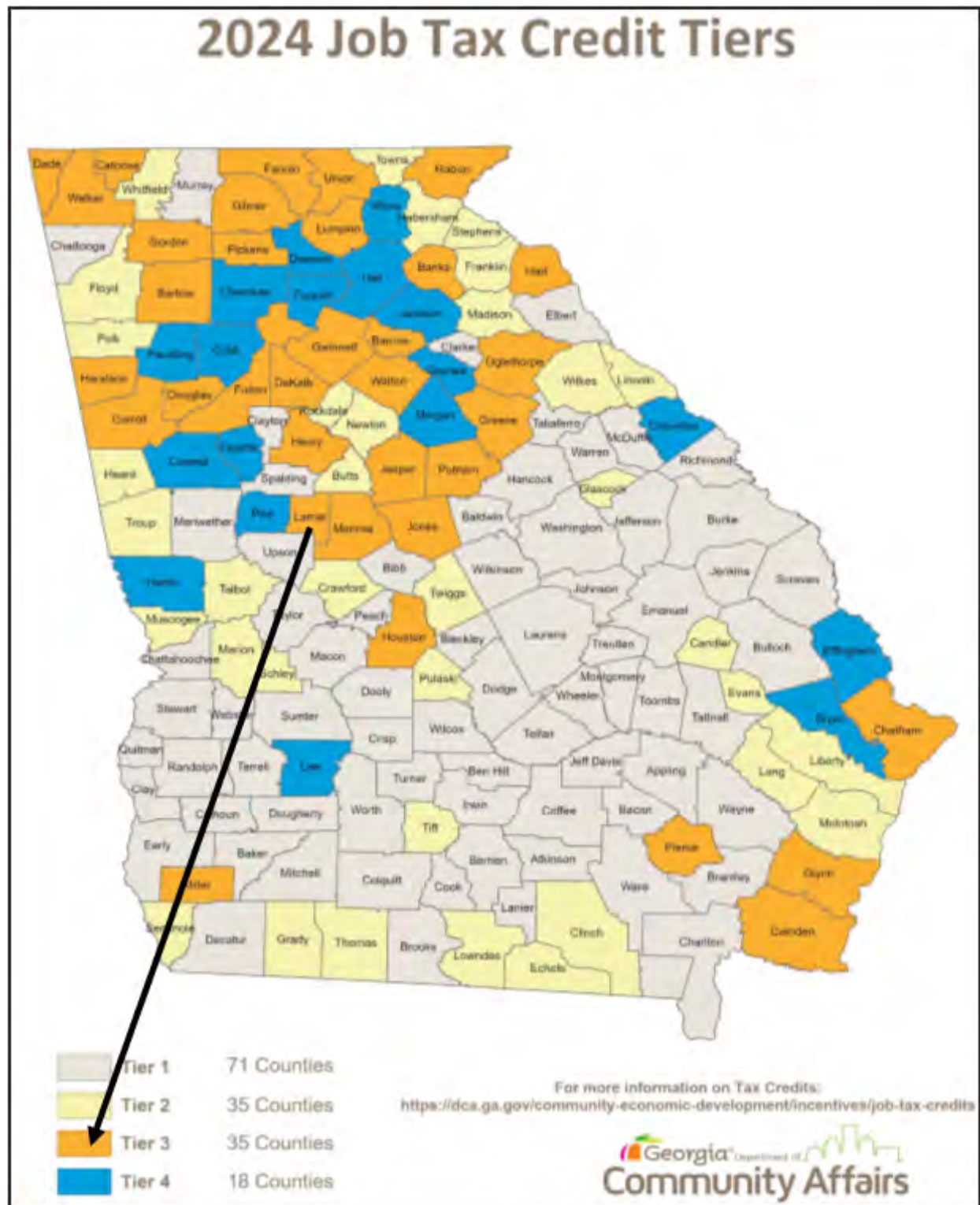
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<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

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Transportation & Logistics

Barnesville and Georgia's Logistics Legacy



#1

Hartsfield-Jackson Airport



#2

Norfolk Southern



#3

Port of Savannah



#4

Superior Interstates

Access to the US Market

Georgia's transportation network of superior roads, rail, air and seaport make it a prime location for reaching the US market and suppliers. Barnesville/Lamar County, Georgia is located an hour's drive, south of Atlanta via Interstate 75.

Atlanta's Hartsfield-Jackson International airport is your gateway to the world by air and the port of Savannah, your gateway by the sea.

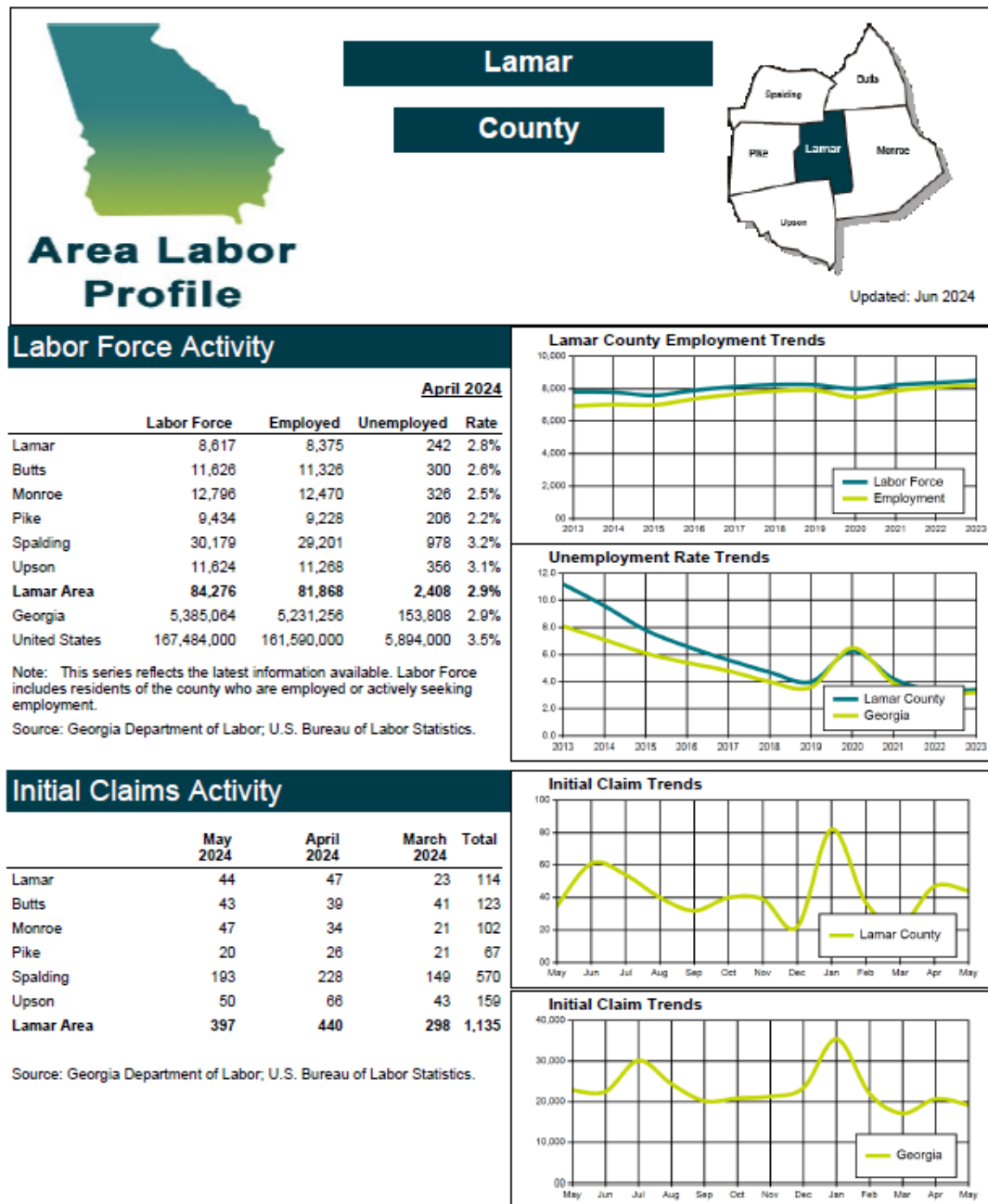
The Port of Savannah, home to the largest single-terminal container facility of its kind in North America, is comprised of two modern, deepwater terminals: Garden City Terminal and Ocean Terminal. Together, these facilities exemplify the GPA's exacting standards of efficiency and productivity. Garden City Terminal is the fourth busiest container handling facilities in the United States, encompassing more than 1,200 acres and moving millions of tons of containerized cargo annually.

Barnesville is served by Norfolk Southern Railroad. Norfolk Southern Corporation is one of the nation's premier transportation companies. Its Norfolk Southern Railway subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern operates the most extensive intermodal network in the East and is a major transporter of coal, automotive, and industrial products.

For corporate travel, the Upson County (OPN) airport is 8 miles from Barnesville's industrial sites. OPN currently provides 6,350 feet of runway, an ILS approach and AWOS. There are 97 based aircraft, including eight business operations, 100 T-hangars and four corporate hangars, two of which are brand new.

You Can Get There From Here

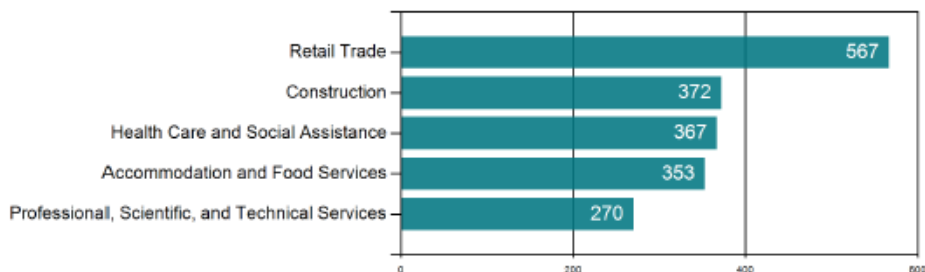




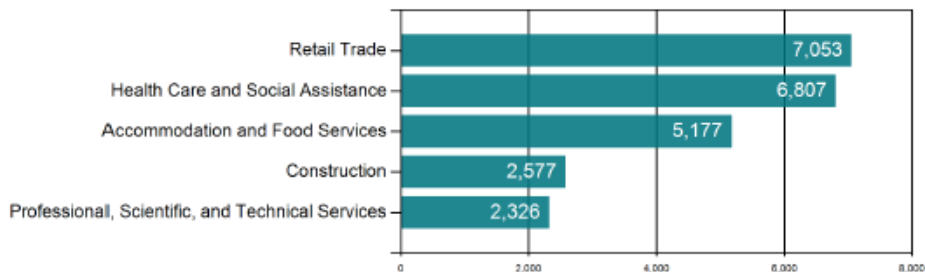
Top Industries - Annual 2023

Lamar Area

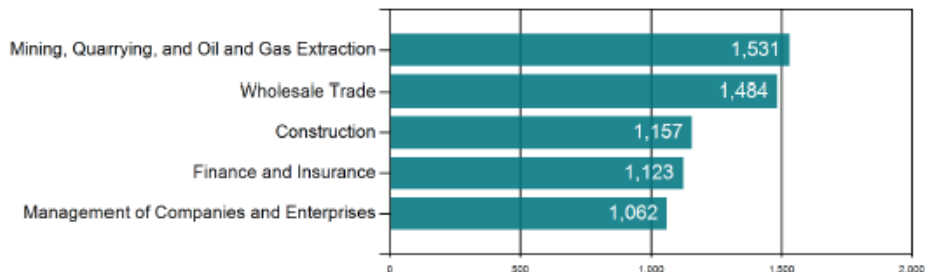
Top Industries by Firms



Top Industries by Employment



Top Industries by Weekly Wages



Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

Top Ten Largest Employers - 2023*

Lamar County	Lamar Area	COUNTY
B&G Equipment Company, Inc.	American Woodmark Corporation	Butts
Continental Tire The Americas, LLC	Caterpillar, Inc.	Spalding
Gordon State College	Dg Distribution Southeast, LLC	Butts
Heritage Inn of Barnesville, LLC	Georgia Department of Corrections	Monroe
Ingles Markets, Inc.	Homenurse, Inc.	Spalding
Jordan Forest Products, LLC	Impact Outsourcing Solutions IX, LLC	Spalding
Langdale Forest Products Company	Masterbrand Cabinets, Inc.	Butts
Peterbilt Of Atlanta, LLC	Personnel Options	Spalding
Ranew Management Co., Inc.	Upson Regional Medical Center	Upson
Rock Springs Christian Academy, Inc.	Wellstar Health System, Inc.	Spalding

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Fourth Quarter of 2023. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Lamar Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	3.3%	1.5%	3.0%	2.5%	2.0%	7.2%
Some High School	11.9%	15.7%	11.3%	11.1%	11.2%	12.0%
High School Grad/GED	38.2%	42.3%	36.5%	34.7%	37.6%	40.7%
Some College	21.5%	29.3%	21.8%	21.3%	21.6%	17.1%
College Grad 2 Yr	7.7%	5.3%	9.7%	8.8%	8.5%	5.7%
College Grad 4 Yr	10.5%	5.6%	12.5%	12.8%	11.0%	8.9%
Post Graduate Studies	6.9%	0.4%	5.2%	8.7%	8.1%	8.4%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.

Georgia Department of Labor Location(s)

Career Center(s)
1514 Highway 16 West
Griffin, GA 30223
Phone: (770) 228 - 7226 Fax: (770) 229 - 3287

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

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DEMOGRAPHICS - LAMAR COUNTY

