

1801 Academy Avenue  
Dublin, GA 31021  
Laurens County

## WAREHOUSE/MANUFACTURING BUILDING



- 27,000 sf on 4.0 acres
- 12' eave height; 20' mid-span
- Building length dock
- Warehouse features fans with gas heaters
- 480 volt/ 1600 amp main/ 3-phase power
- Skylights
- 100-hp air compressor; piped throughout; 4" main air line
- +3,000 sf paint room
- Dry sprinkler system
- ± 2,000 sf office/break room (heated and cooled)
- 32,100 sf fenced yard

**Sale Price: \$785,000**

**Lease Rate: \$2.45/sf**



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | [www.thesummitgroupmacon.com](http://www.thesummitgroupmacon.com)

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | [jrollins@thesummitgroupmacon.com](mailto:jrollins@thesummitgroupmacon.com)

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