

# LARGE BOX WAREHOUSE OPPORTUNITY – FITZGERALD, GA

139 SE Benjamin H Hill Drive,  
Fitzgerald GA 31750



Summary

Area Info

Photos

Floor Plan

Site Map

Agent Info



## CONTACT

**Jenny Howell, Commercial Sales & Leasing**  
478-746-9421 Office  
786-449-8523 Cell  
jenny@fickling.com

Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100  
Macon, GA 31201  
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PROPERTY INFORMATION

PROPERTY

**Property Address:** 139 SE Benjamin H Hill Dr  
Fitzgerald, GA 31750

**County:** Ben Hill

**Building Size:** 80,640± SF

**Year Built:** 1970

**Frontage:** 1,220’± on Benjamin H Hill Dr,  
Visibility on US Hwy 319

**Water Source & Utilities:** Fitzgerald Utilities

**Parking:** Ample, paved, semi-truck access

**Construction Type:** Masonry

SITE

**Site Size:** 16.66± AC

**Opportunity Zone:** Yes

**Parcel ID:** 14 7 4 & 14 7 4A

**Zoning:** Heavy Industrial

**Property Taxes:** \$6,359.01

**REDUCED PRICE: \$2,650,000**  
**~~SALE PRICE: \$2,750,000~~**

Demographics 2024	5 Miles	10 Miles	15 Miles
Population	15,083	22,632	27,555
Avg HH Income	\$56,594	\$62,073	\$62,803
Median Age	37.6	38.2	38.9

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### DESCRIPTION

This 80,640 SF  $\pm$  warehouse is located in Fitzgerald, GA almost at the intersection of US Highway 319, State Route 107 and Benjamin Hill Rd. The building is situated on 16.66 $\pm$  acres, mostly fenced, allowing the opportunity for outside storage or building expansion. The property has ample paved parking and allows different points for semi-truck access. The warehouse includes HVAC controlled office space, four (4) dock-high doors and three (3) grade level doors. Inside, the space is divided into five sections by cinder block walls and includes concrete flooring, multi-stall bathrooms, and a sprinkler system.

The 2,500 $\pm$  SF office area offers four private offices, two bathrooms, a kitchenette, a filing/storage area, a breakroom, and a mezzanine-type space that can serve as a conference room or additional storage. This well-equipped facility provides a versatile opportunity for a variety of industrial or commercial uses.

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### BUILDING SPECIFICATIONS

**Ceiling Height:** 16-20 FT

**Water Supply:** 3" meter, 2" line,  
Approx. 45-60 pounds

**Power Supply:** 480 – 3 Phase Power  
2 MW  
12.4 KV distribution system  
2,500 kVA 277/480

**Column Spacing:** 39 FT

**Natural Gas:** Yes, 2" & 100 Pounds

**Sprinkler System:** Yes

**Roll-Up  
Door Sizes:** 4 loading docks with two 8' x 10' and  
two 10' x 10' roll-up doors,  
3 drive-in bays with 12' x 14' roll-up doors.



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## AREA INFORMATION

### LOCATION

Just off US 319 Hwy this property has convenient access to I-75 and it's approx. 25 miles from Tifton. The property is also located just 4.5 miles from CSX freight transportation.

Industrial Neighbors: Shaw Industries, Watco Companies, MillEx, Astro Products, Elixir Metals, The Raynor Company, West Frazer among others.

### Helpful Links:

- Authorities, boards, commissions and committees:
- <https://www.fitzgeraldga.org/authorities-boards-commissions-and-committees.html>
- Chamber of Commerce: <https://fitzgeraldchamber.org>
- Tourism: <https://www.fitzgeraldga.org/tourism.html>
- Development Authority: <https://developfitzgeraldbenhill.com>

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Work Force	TOTAL	Employed	Unemployed
Age 16±	230,701	115,551	4,487



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## EXTERIOR PHOTOS



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## WAREHOUSE PHOTOS



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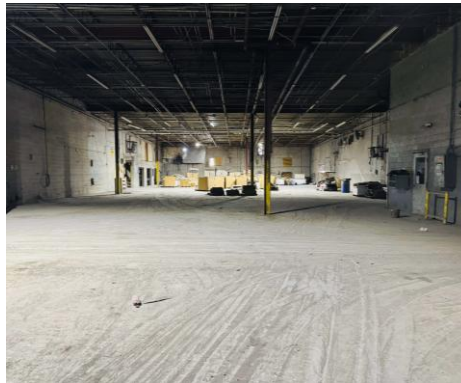
Photos

Floor Plan

Aerial

Site Map

## WAREHOUSE PHOTOS



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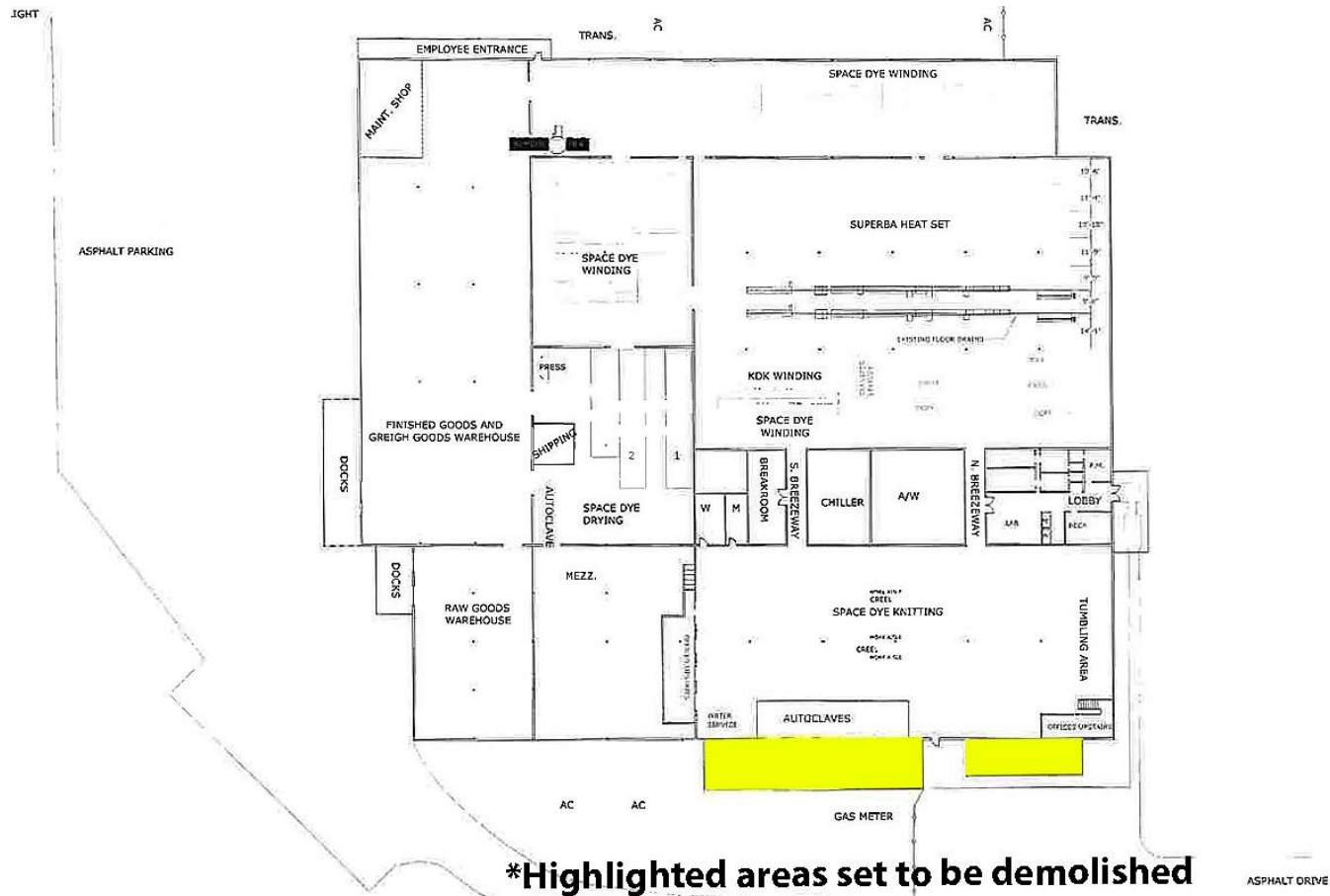
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## Places & Distances:

Tifton, 27 miles

Cordele, 45 miles

Valdosta, 78 miles

Robins AFB, 78 miles

Tallahassee, 118 miles

Savannah Port, 128 miles

Jacksonville, 145 miles

Atlanta, 184 miles

Macon, 108 miles



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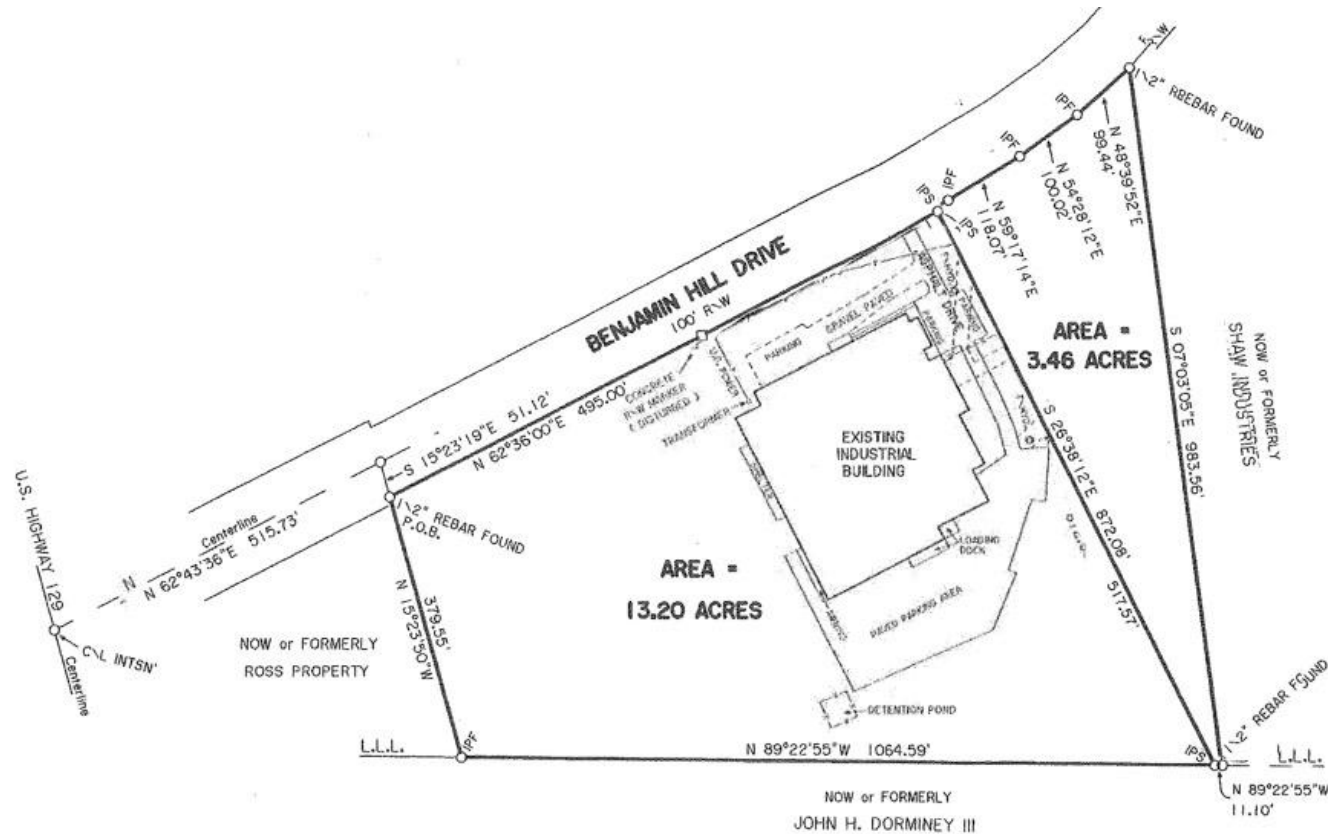
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## AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

### **Presented by: Jenny Howell**

Licensed in Florida and Georgia

Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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