

78,140± SF WAREHOUSE FOR SALE

**139 SE Benjamin H Hill Drive
Fitzgerald GA 31750**



Summary

Area Info

Photos

Floor Plan



CONTACT

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PROPERTY INFORMATION

PROPERTY

Building Size: 78,140± 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

Property Address: 139 SE Benjamin H Hill Dr
Fitzgerald, GA 31750
County: Ben Hill
Site Size: 16.66± AC
Federal Opportunity Zone: Yes
Parcel ID: 14 7 4 & 14 7 4A
Zoning: Heavy Industrial
Property Taxes: \$6,359.01 (2024 est.)

REDUCED PRICE: \$2,490,000 (\$31.87/SF)
~~SALE PRICE: \$2,750,000~~

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DESCRIPTION

This 78,140± SF warehouse is located in Fitzgerald, GA almost at the intersection of US Highway 319, State Route 107, and Benjamin H Hill Drive. The building is situated on 16.66± 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 conditioned 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-fixtured restrooms, and a sprinkler system.

The office area of the warehouse is 2,500± SF, offering four private offices, two restrooms, 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.

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: 2" line at 100 PSI

Sprinkler System: Wet system throughout property

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 Highway, this warehouse is 25 miles from I-75 and 71 miles from I-16. Industrial neighbors include Shaw Industries, Watco Companies, MillEx, Astro Products, Elixir Metals, The Raynor Company, West Frazer among others.

Economic Incentives:

- Federal Opportunity Zone
- \$4,000/ Job Tax Credit
- 100% Freeport exemption
- Local economic incentives
- Georgia Quick Start Training Program (Call for Details)

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



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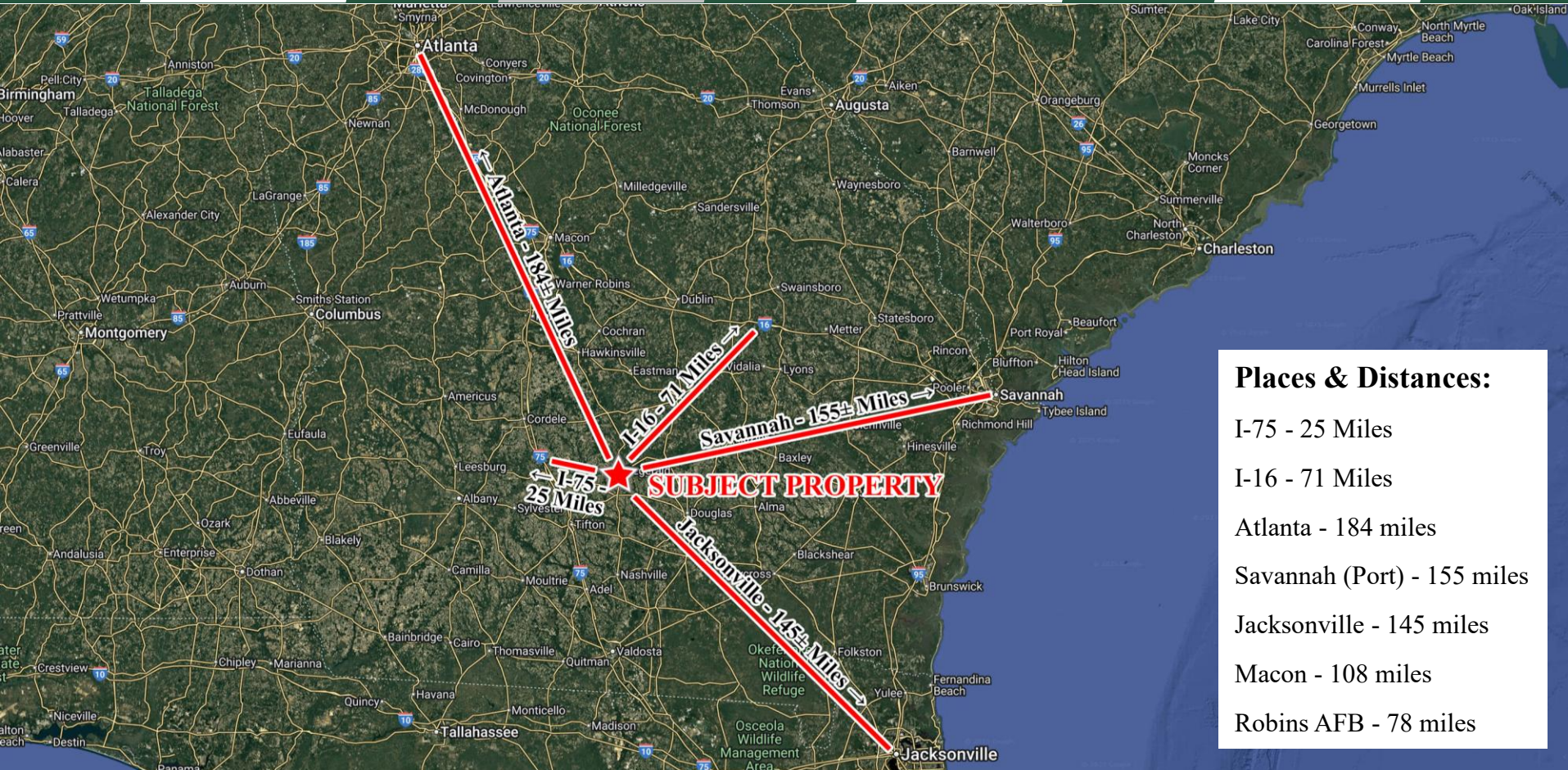


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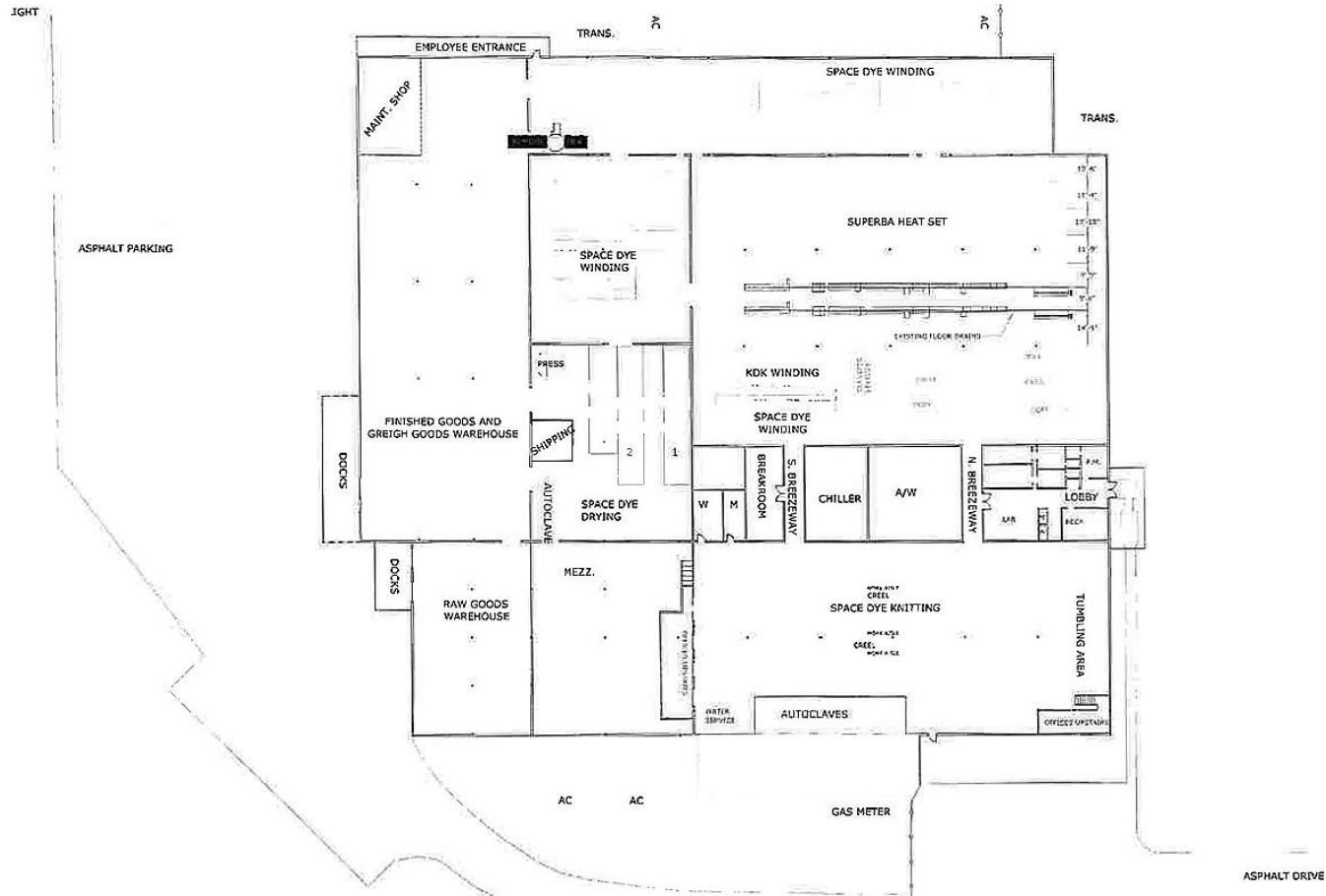


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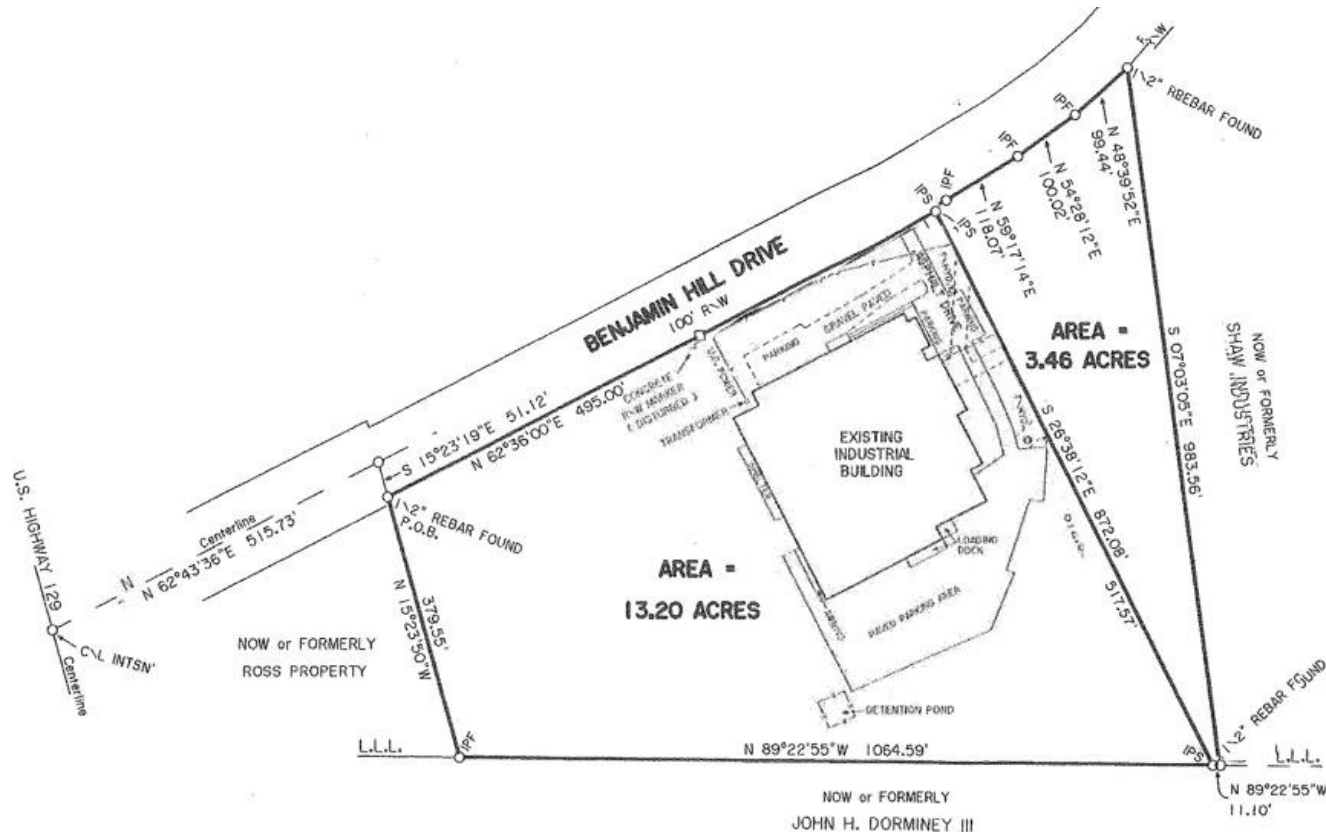


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