

# SALE/LEASE

## DISTRIBUTION WAREHOUSE

206 MATHEWS STREET  
BARNESVILLE, LAMAR COUNTY, GA 30204



**PROPERTY VIDEO: [HTTPS://YOUTU.BE/IMNMSD3U60A](https://youtu.be/IMNMSD3U60A)**

**SALES PRICE: \$10,800,000**

**LEASE RATE: \$4.25/PSF, NNN**

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**MIKI FOLSOM, CCIM**

**478.361.3036**

**MFOLSOM@CBCGEORGIA.COM**

**990 RIVERSIDE DRIVE  
MACON, GA 31201**



**COLDWELL BANKER  
COMMERCIAL**

**EBERHARDT & BARRY**

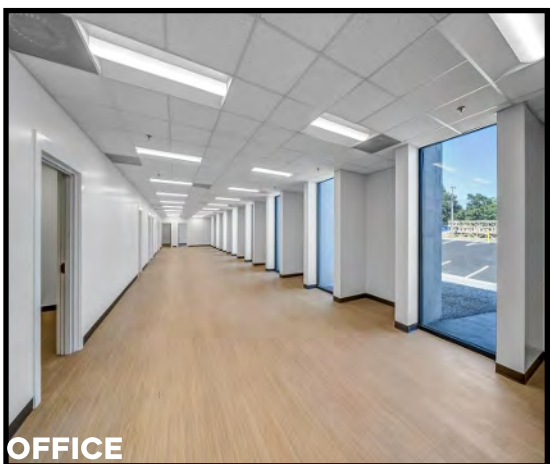
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Revised 10/7/24

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**BUILDING 1**



**OFFICE**



**BUILDING 2**

## BUILDING INFORMATION

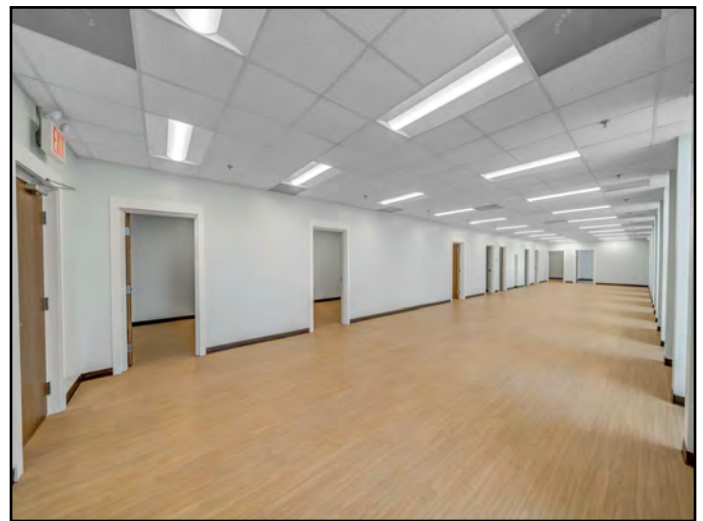
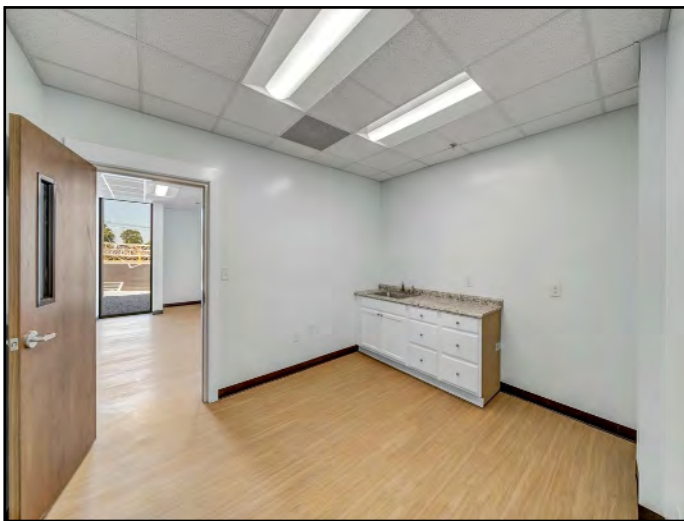
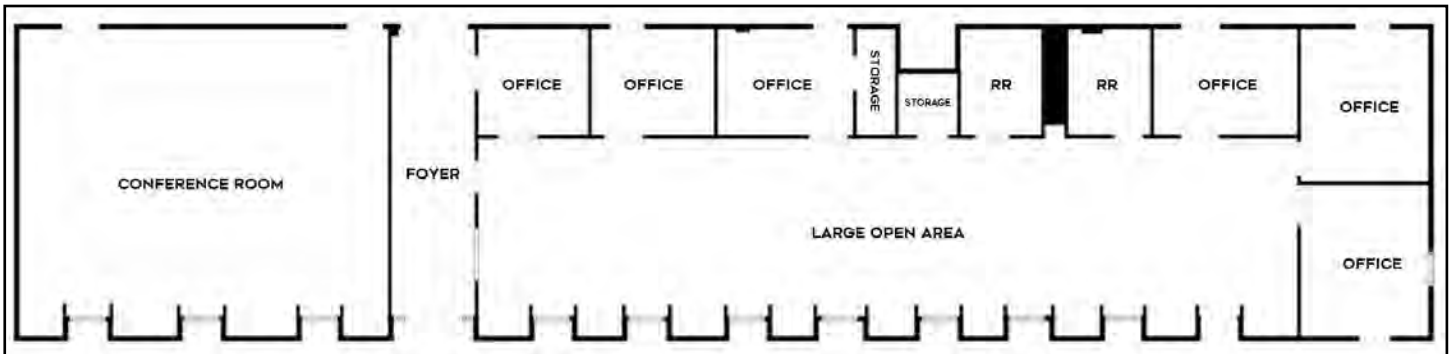
BUILDING SIZE	235,531± SQ FT Two interconnected buildings
IMPROVEMENTS	\$1.7M plus capital improvements (roof improvements, new office, painting, roll-up door repair, fire suppression repairs)
BUILDING 1	159,381± SF West Wing (420' x 320') <ul style="list-style-type: none"> <li>• 134,925± SF Main Warehouse</li> <li>• 4,480± SF Office (140' x 320')</li> <li>• 18,900± SF Mezzanine</li> <li>• 1,076± SF Pass Thru Vestibules</li> <li>• 24' Clear ceiling height</li> <li>• 40' X 35' Column spacing</li> </ul>
BUILDING 2	76,150± SF East Wing (350' x 215') <ul style="list-style-type: none"> <li>• 18.6'± Center ceiling height</li> <li>• 10' Ceiling height (east eave)</li> <li>• 11' Ceiling height (west eave)</li> <li>• 25' X 60' Column spacing</li> </ul>
LOT SIZE	10.67 Acres (Fenced)
YEAR BUILT	1968
TRUCK LOADING	<ul style="list-style-type: none"> <li>• 20 Dock high doors (18 @ 9' W x 9.3' H) (2 @ 8'W x 10'H)</li> <li>• One 12.6' x 14' Drive-in door</li> <li>• Large truck court</li> </ul>
PARKING	100± Spaces
FIRE PROTECTION	Wet sprinklered
AIR COMPRESSOR	Yes
HVAC	<ul style="list-style-type: none"> <li>• Cross Ventilation</li> <li>• 14 Industrial fans</li> </ul>
ELECTRIC	<ul style="list-style-type: none"> <li>• Building 1: 1600 AMP Main, 3-Phase</li> <li>• Building 2: 2000 AMP Main, 3-Phase</li> </ul>
ROOF	Galvanized metal
EXTERIOR WALL	Brick
ACCESS	<ul style="list-style-type: none"> <li>• Interstate 75: 14± Miles</li> <li>• Interstate 85: 50± Miles</li> <li>• Atlanta Airport: 53± Miles</li> <li>• Port of Savannah: 200± Miles</li> </ul>

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## OFFICE PHOTOS / FLOOR PLAN

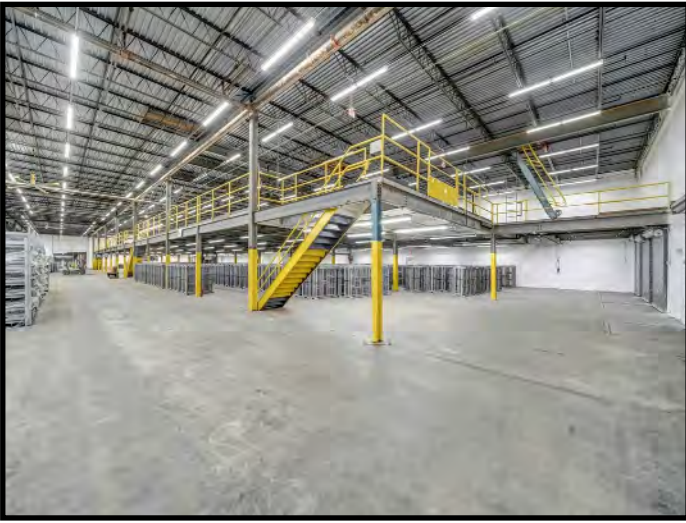


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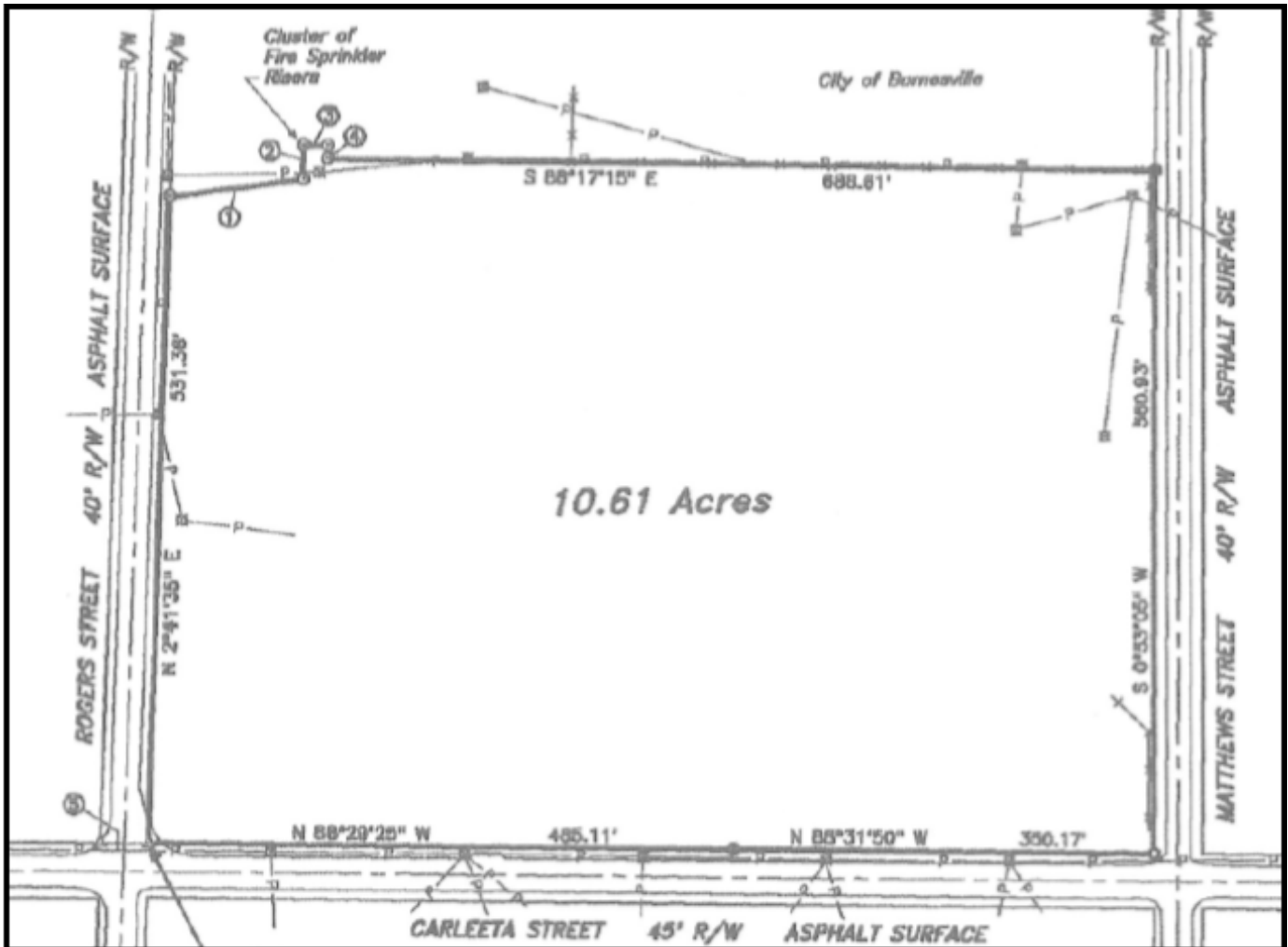


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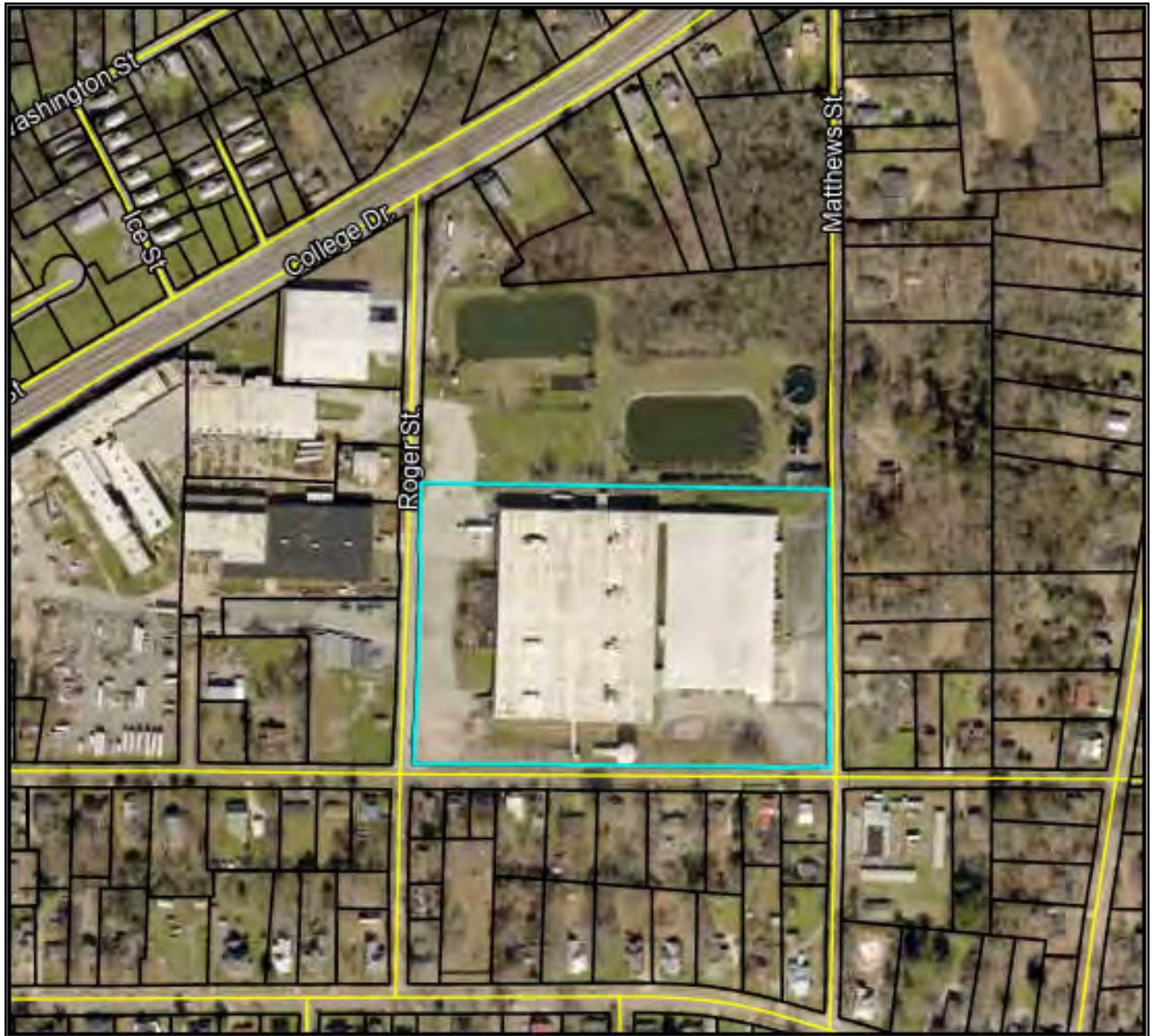


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## PROPERTY SURVEY



## AERIAL PARCEL MAP



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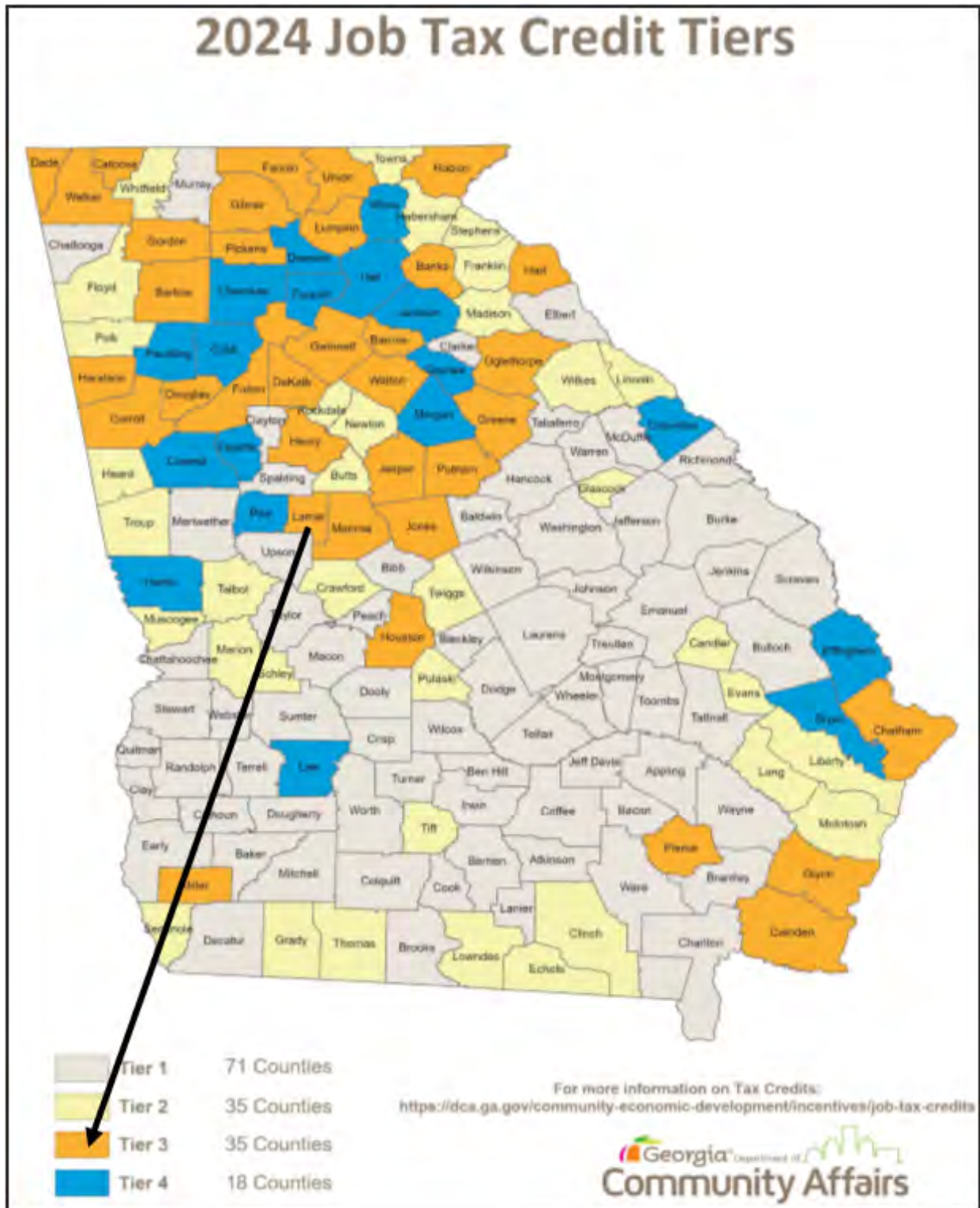


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<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

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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




RAIL TRANSIT TIME FROM GEORGIA




TRUCK TRANSIT TIME FROM GEORGIA





## Lamar County

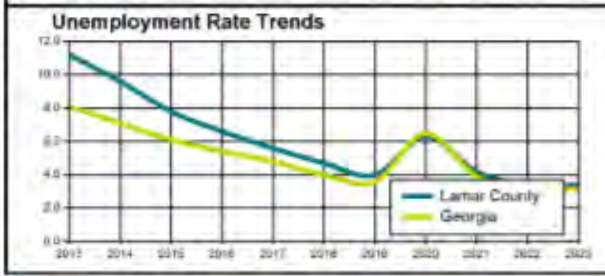
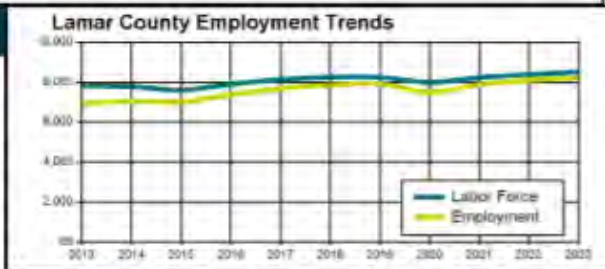


Updated: Jun 2024

### Labor Force Activity

	Labor Force	Employed	Unemployed	Rate
Lamar	8,617	8,375	242	2.8%
Butts	11,626	11,326	300	2.6%
Monroe	12,796	12,470	326	2.5%
Pike	9,434	9,228	206	2.2%
Spalding	30,179	29,201	978	3.2%
Upson	11,824	11,268	356	3.1%
<b>Lamar Area</b>	<b>84,276</b>	<b>81,868</b>	<b>2,408</b>	<b>2.9%</b>
Georgia	5,385,064	5,231,266	153,808	2.9%
United States	167,484,000	161,590,000	5,894,000	3.5%

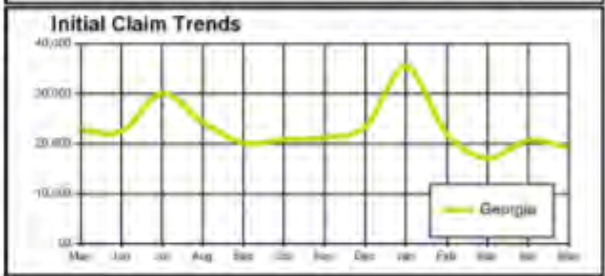
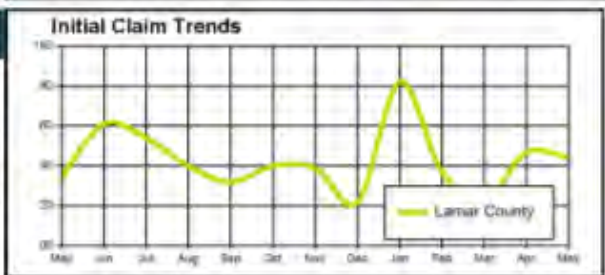
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.  
Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



### Initial Claims Activity

	May 2024	April 2024	March 2024	Total
Lamar	44	47	23	114
Butts	43	39	41	123
Monroe	47	34	21	102
Pike	20	26	21	67
Spalding	193	228	149	570
Upson	50	66	43	159
<b>Lamar Area</b>	<b>397</b>	<b>440</b>	<b>298</b>	<b>1,135</b>

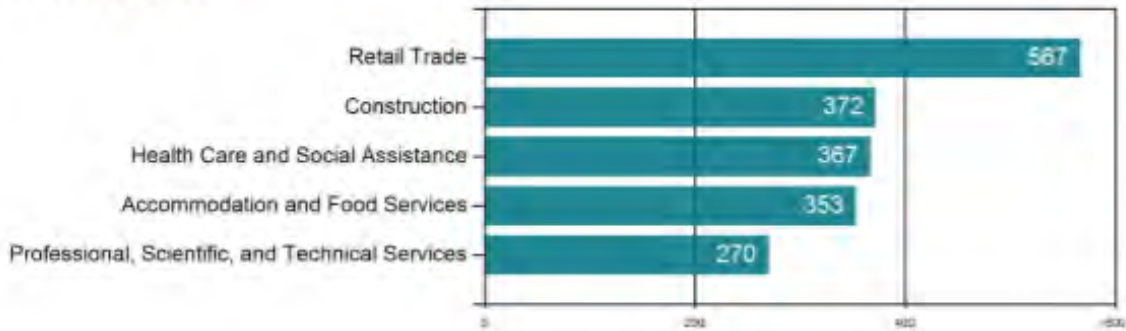
Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



## Top Industries - Annual 2023

### Lamar Area

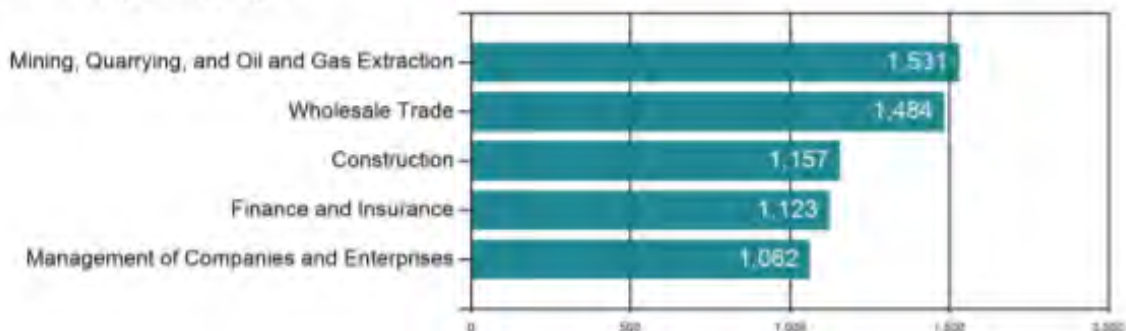
#### Top Industries by Firms



#### 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

B&G Equipment Company, Inc.  
Continental Tire The Americas, LLC  
Gordon State College  
Heritage Inn of Barnesville, LLC  
Ingles Markets, Inc.  
Jordan Forest Products, LLC  
Langdale Forest Products Company  
Peterbilt Of Atlanta, LLC  
Renew Management Co., Inc.  
Rock Springs Christian Academy, Inc.

\*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

### Lamar Area

American Woodmark Corporation  
Caterpillar, Inc.  
Dg Distribution Southeast, LLC  
Georgia Department of Corrections  
Homenurse, Inc.  
Impact Outsourcing Solutions IX, LLC  
Masterbrand Cabinets, Inc.  
Personnel Options  
Upson Regional Medical Center  
Wellstar Health System, Inc.

### COUNTY

Buits  
Spalding  
Buits  
Monroe  
Spalding  
Spalding  
Buits  
Spalding  
Upson  
Spalding

## Education of the Labor Force

### Lamar Area

### PERCENT DISTRIBUTION BY AGE

	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	8.9%	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](mailto:workforce_info@gdol.ga.gov)

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Workforce Statistics Division; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875

## DEMOGRAPHICS - LAMAR COUNTY

