

**Name of Industrial/Warehouse Bldg.:**

1461 Greensboro Hwy.

**Type of Bldg.:**

Industrial

**Location of Bldg.:**

1461 Greensboro Hwy.  
Watkinsville, GA 30677



**Building Information**

**For Sale/Lease:** Yes/Yes

**Available Acreage:** 1.28

**Min Ceiling Height:** 12'

**# Stories:** 1

**Min. Square Footage:** 2,500

**Floor:** Concrete

**Yr. Built:** 2008

**# Truck Doors:** 0

**# Railroad Doors:** 0

**Heat:** Yes

**Miles to Athens:** 10

**Inside City Limits:** Yes

**Total Acreage:** 1.28

**Max. Ceiling Height:** 12'

**# Parking Places:** 10

**Max. Square Footage:** 2,500

**Expandable Lot:** No

**Last Major Renovation:** None

**# Drive-in Doors:** 0

**# Boilers:** 0

**Air Conditioning:** Yes

**Miles to Atlanta:** 70

**Total Square Footage:** 5,000

**Expandable Building:** No

**Sprinkler System:** Yes

**# Dock High Truck Doors:** 0

**# Bridge Cranes:** 0

**Freezer/Cooler Sq. Foot.:** 0

**Ownership:** Private

**Transportation Accessibility**

<u>Mode</u>	<u>Transportation Network</u>	<u>Name</u>	<u>Proximity (mi.)</u>
<b>Roadways:</b>	Interstate Highway	I-20	25
	Interstate Highway	I-85	32
	Nearest Highway	SR 15	0.2
<b>Airports:</b>	Commercial Airport	Hartsfield-Jackson Int'l	79
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	20
<b>Railroad:</b>	<b>Alternative:</b> Intermodal Service	Atlanta, GA	70
		Savannah, GA	214
		Chattanooga, TN	180
		Port Traffic	
	Barge Traffic		

**Utilities**

<u>Type</u>	<u>Provider</u>	<u>Main Size (in.)</u>	<u>Capacity</u>
<b>Water:</b>	Oconee County Utility Dept.	10"	4.0 MGD
<b>Sewer:</b>	Septic	N/A	N/A

**General Building Information**

**Zoning:** Corridor Commercial (some industrial suitable)

**Building Construction Material:** Brick

**Surrounding Land Uses:**

Land Use to North: Industrial  
Land Use to East: Industrial

Land Use to South: Industrial  
Land Use to West: Commercial

**Nearest Fire Station:** Watkinsville

**Dist. to Fire Station (miles):** 2

**ISO Rating:** 5

**Law Enforcement Provider:** Oconee Co. Sheriff's Office

**For more information, please contact**

Rusty Haygood  
Economic Development Director  
(706) 769-5120 (phone)  
(706) 769-0705 (fax)

23 N. Main Street  
P.O. Box 145  
Watkinsville, GA 30677  
[rhaygood@oconee.ga.us](mailto:rhaygood@oconee.ga.us)

