

310,632 SF ON 30.85 AC  
BUILDING FOR LEASE



701 INDUSTRIAL BLVD  
DUBLIN, GA 31021

**CBRE**

701 INDUSTRIAL  
BOULEVARD



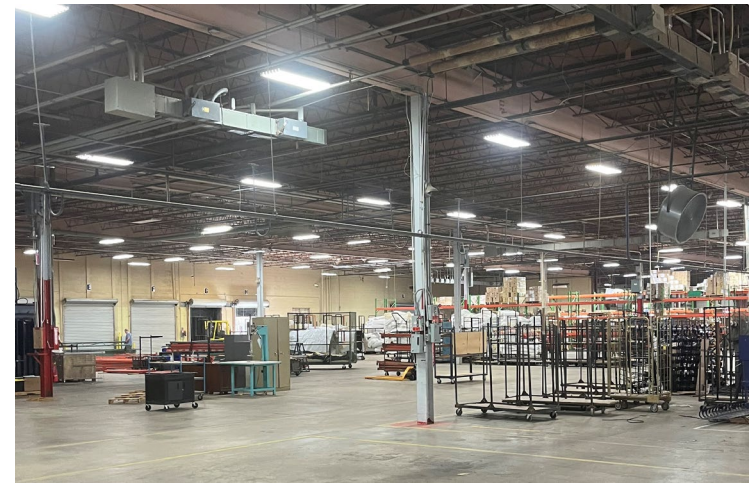
## PROPERTY OVERVIEW

Manufacturing facility available for lease. This expansive property boasts a total area of 310,632 square feet, with 33 loading docks. This facility is perfect for large-scale production operations. The spacious warehouse offers ample storage space, with high ceilings and wide aisles for easy maneuverability. The office space features private offices, conference rooms, and a welcoming reception area. Additional highlights include ample parking space for employees and visitors and a dedicated maintenance area. This property also includes two out parcels providing extra storage space.

**MANUFACTURING &  
DISTRIBUTION  
FACILITY IN  
DUBLIN, GEORGIA**

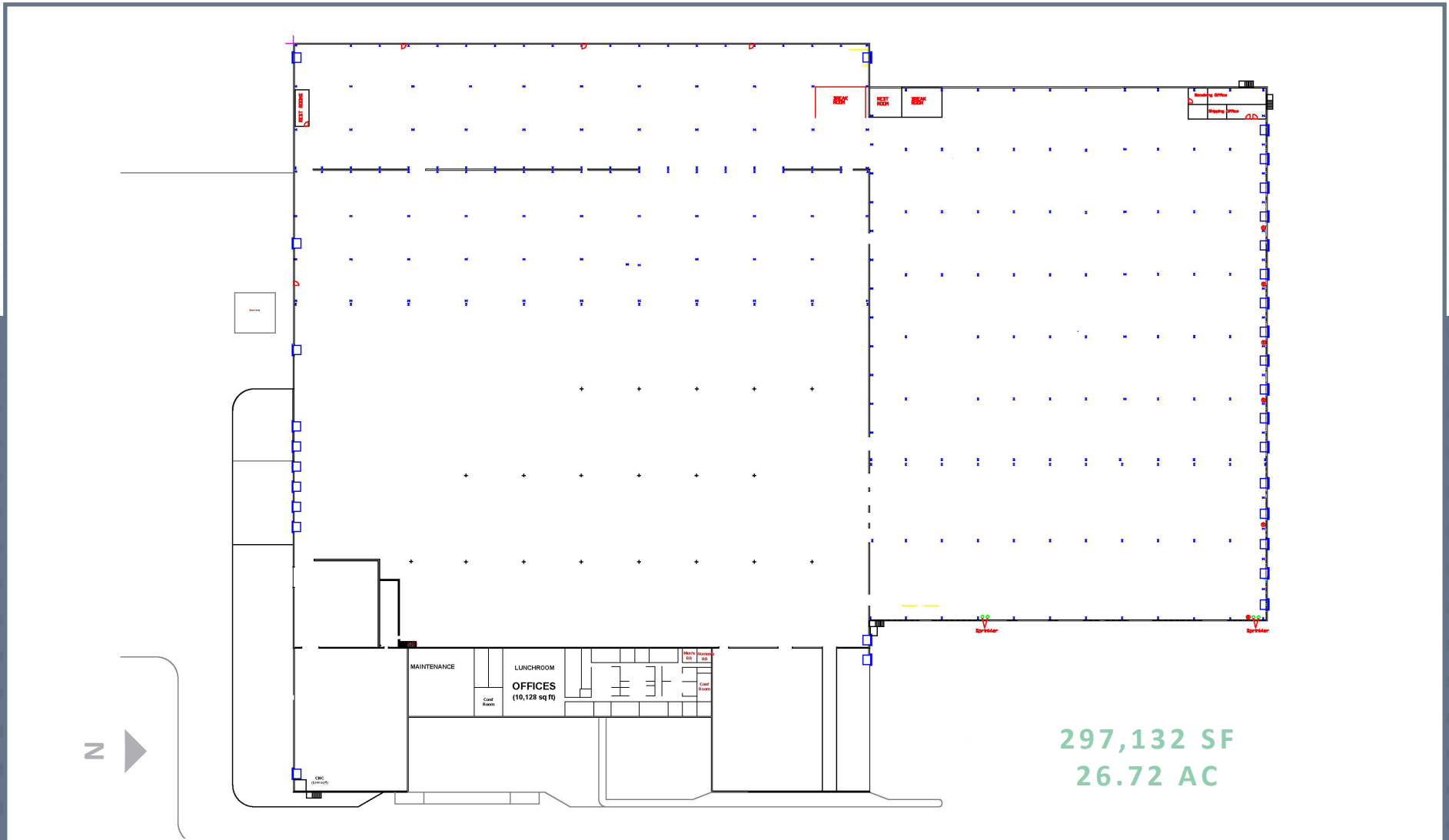
# BUILDING SPECIFICATIONS

Total Square Footage	310,632 SF - 297,132 SF Main Facility - 13,500 SF Secondary Facility
Total Acreage	30.85 AC
Office Area	10,128 SF
Clear Height	15' – 28.5'
Dock Doors	33 (with 26 levelers)
Drive-In Doors	1
Trailer Parking	~100
Auto Parking	282
Floor Thickness	6"
Power	1600 Amps
Two Outparcels	1.84 AC & 2.29 AC



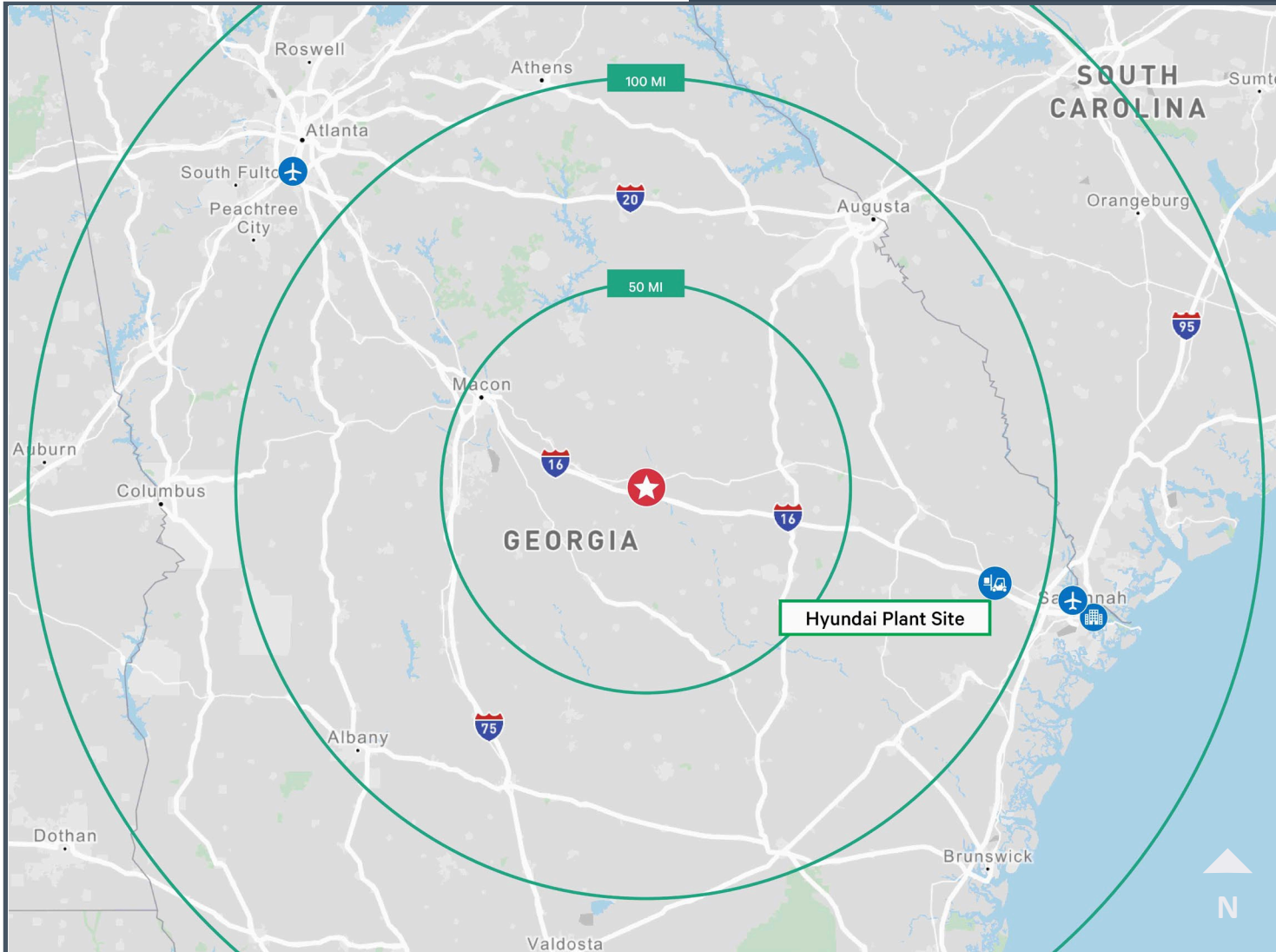
# FLOOR PLAN

## Main Facility



# LOCATION MAP

## Travel Distances



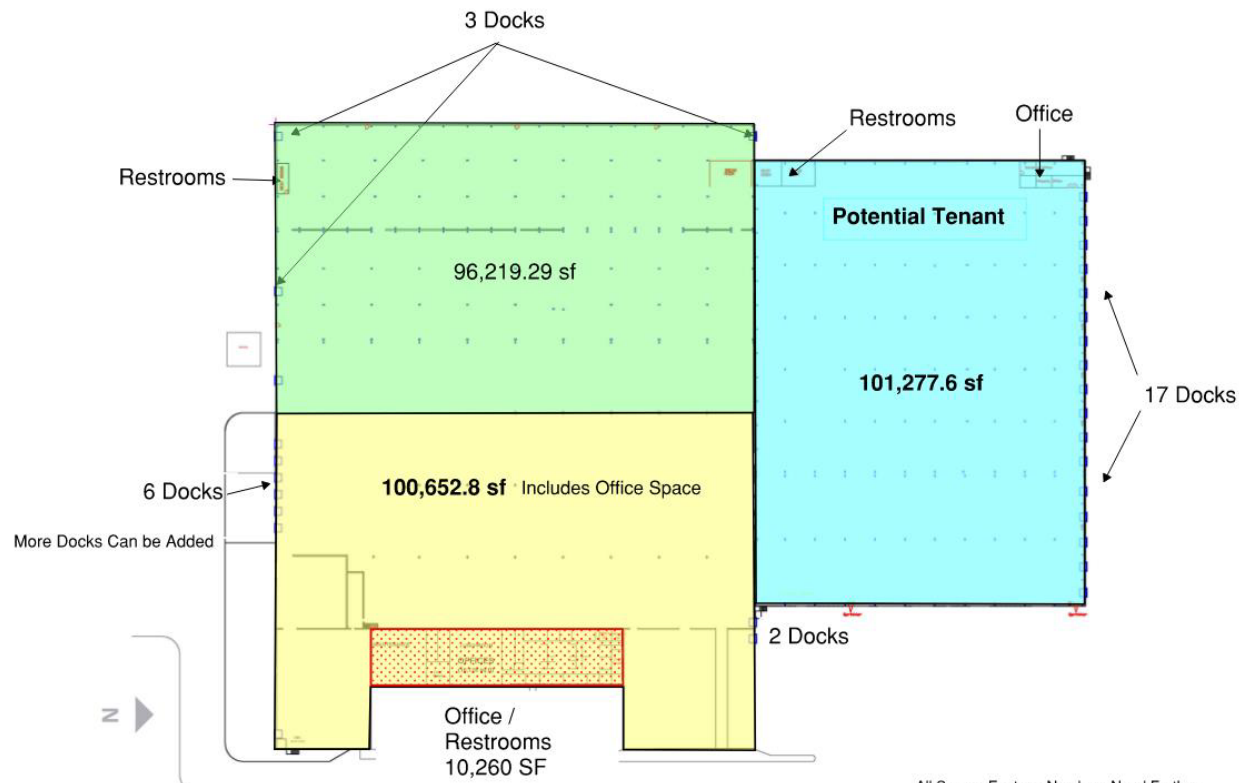
Atlanta Hartsfield Int'l Airport  
**130 miles**

Savannah/Hilton Head Int'l Airport  
**115 miles**

Port of Savannah  
**120 miles**

I-75  
**50 miles**

# 3-TENANT PLAN



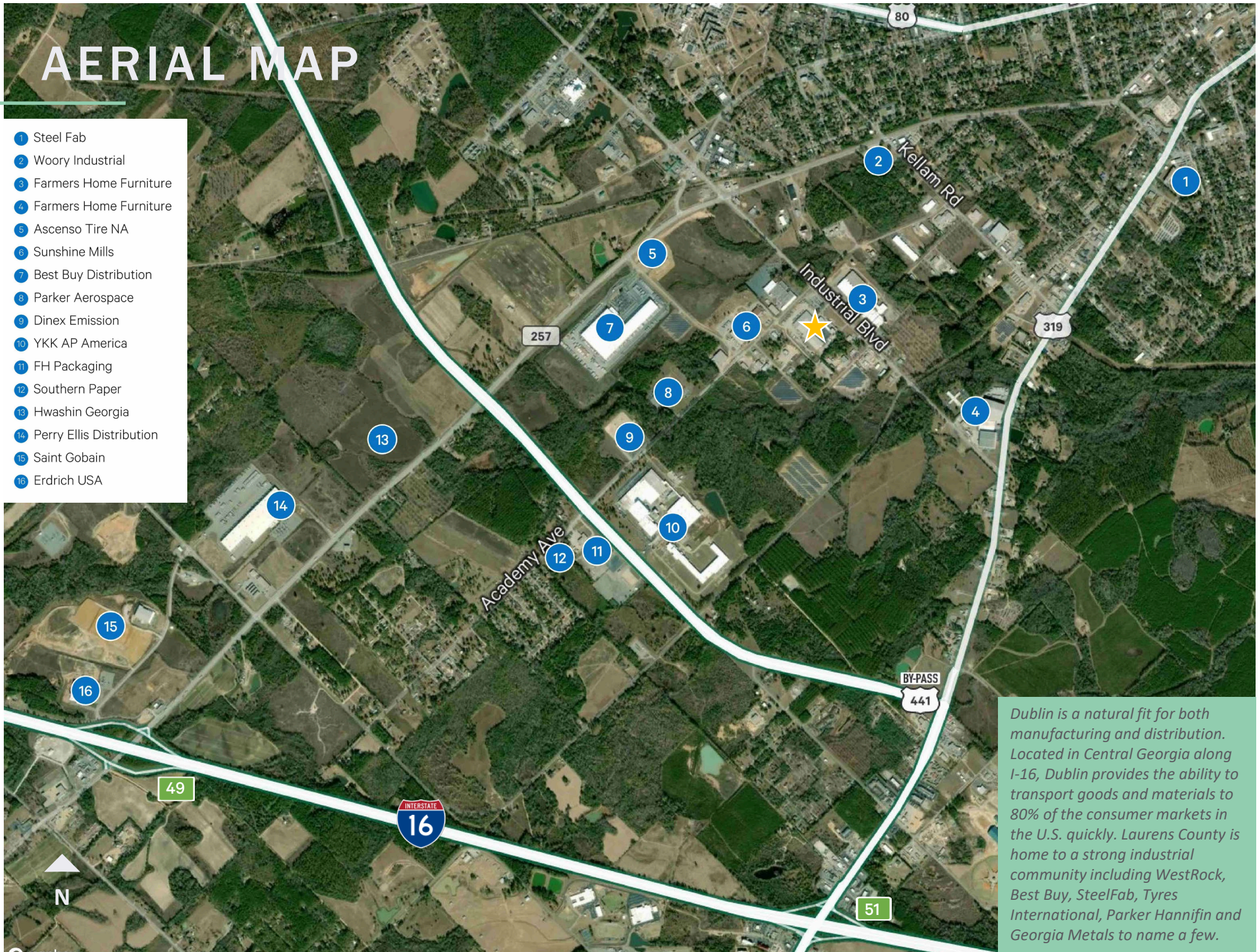
All Square Footage Numbers Need Further Verification By IRG Architect

701 Industrial Blvd, Dublin, Georgia 31021



# AERIAL MAP

- 1 Steel Fab
- 2 Woory Industrial
- 3 Farmers Home Furniture
- 4 Farmers Home Furniture
- 5 Ascenso Tire NA
- 6 Sunshine Mills
- 7 Best Buy Distribution
- 8 Parker Aerospace
- 9 Dinex Emission
- 10 YKK AP America
- 11 FH Packaging
- 12 Southern Paper
- 13 Hwashin Georgia
- 14 Perry Ellis Distribution
- 15 Saint Gobain
- 16 Erdrich USA



Dublin is a natural fit for both manufacturing and distribution. Located in Central Georgia along I-16, Dublin provides the ability to transport goods and materials to 80% of the consumer markets in the U.S. quickly. Laurens County is home to a strong industrial community including WestRock, Best Buy, SteelFab, Tyres International, Parker Hannifin and Georgia Metals to name a few.



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