

FOR SALE

INDUSTRIAL WAREHOUSE / LIGHT MANUFACTURING FACILITY

309 Ash St, Cochran, GA 31014

| | | |
|---|----------------------------------|--|
| ±30,000 SF Industrial Building | ±17.9 Acres Site Area | M-1 Light Industrial Zoning |
|---|----------------------------------|--|

PROPERTY OVERVIEW

Well-positioned industrial property in Cochran, Georgia, offering an approximately 30,000 SF facility on a large ±17.9-acre site. The property is well suited for warehousing, distribution, light manufacturing, packaging, storage, or an owner-user operation. Its Middle Georgia location provides a practical, cost-effective base for regional operations and supply-chain users.

LOCATION & LOGISTICS

- Located in the heart of Middle Georgia
- Approximately 120–135 miles from the Port of Savannah
- Approximately 15 miles to I-16 and 25 miles to I-75
- Convenient access to U.S. 23/129 Alt and GA 87 Business
- Regional distribution access to Savannah, Macon, Atlanta, and throughout the Southeast
- Cochran area benefits from Norfolk Southern rail service and regional airport access

IDEAL FOR

Warehouse • Distribution • Light Manufacturing • Packaging • Storage • Logistics • Redevelopment

CONTACT FOR PRICING, TOURS & DUE DILIGENCE MATERIALS

Innovent Inc. | 309 Ash St, Cochran, GA 31014

DISCLAIMER

All information contained herein has been obtained from sources believed to be reliable but is not guaranteed. Prospective buyers are strongly encouraged to independently verify all information, including but not limited to building and land size, acreage, zoning, permitted uses, utilities, access, condition, taxes, environmental matters, transportation distances, and suitability for the buyer's intended use. Seller and its representatives make no representations or warranties, express or implied, regarding the accuracy or completeness of this information. Any purchase decision should be based solely on the buyer's own inspections, due diligence, and professional advice.