



 Parking  Boundary

Interactive Land Map of 116 Railroad Way

<https://id.land/maps/e6f10cd6c944de3cd883f6241488fac6/share>

5 +/- AC 116 Railroad Way - Zoned C4 - IOS Lamar County, GA

Commercial-Industrial Positioning

- 5.05 ± acres
- Barnesville, Lamar County, Georgia
- Confirmed C-4 Commercial-Industrial zoning
- Broad commercial-industrial use potential
- Existing Industrial Outdoor Storage / IOS configuration
- Suitable for commercial truck and trailer parking
- Fleet storage and operations potential
- Heavy-equipment storage potential
- Material and inventory storage potential
- Contractor yard potential
- Logistics and transportation applications
- Owner-user or investment opportunity

Existing Site Improvements

- Fenced perimeter
- Controlled 24-hour access gate
- Security-camera infrastructure
- Yard lighting
- Improved outdoor storage/parking configuration
- Existing industrial functionality

Transportation & Location

- Access to Highway 41
- Access to Highway 36
- Regional connectivity to Interstate 75
- Located within an established commercial-industrial area
- Strategic location for companies serving Middle Georgia and the Atlanta-to-Macon corridor

Rail Opportunity

- Rail adjacent to the industrial location
- Norfolk Southern approval for a proposed rail spur
- Potential opportunity for direct rail-dependent industrial operations
- Differentiating feature compared with conventional commercial-industrial sites
- Potential applicability for manufacturing, distribution, building materials, agricultural products, timber/forest products, transload and other rail-oriented users



Rail-spur representations should be supported by available seller documentation and remain subject to purchaser verification.

OFFERED AT \$950,000

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