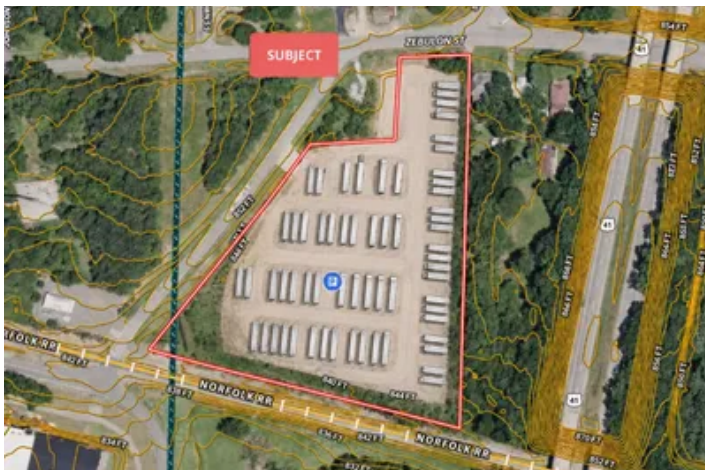
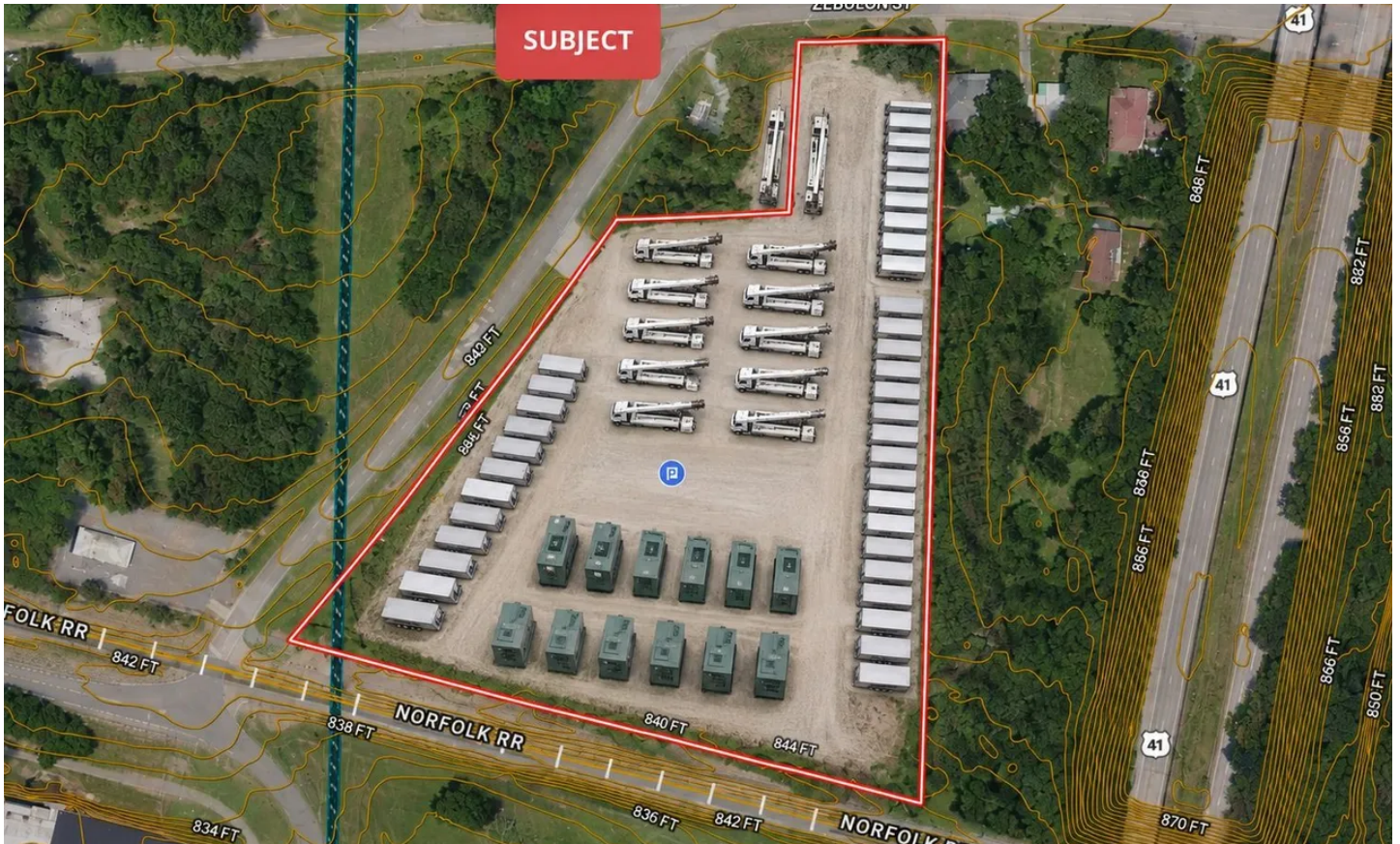


5 AC 116 Railroad Way
116 Railroad Way
Barnesville, GA 30204

\$950,000
5.050± Acres
Lamar County



**5 AC 116 Railroad Way
Barnesville, GA / Lamar County**

SUMMARY

Address

116 Railroad Way

City, State Zip

Barnesville, GA 30204

County

Lamar County

Type

Commercial

Latitude / Longitude

33.053617 / -84.170322

Taxes (Annually)

571

Acreage

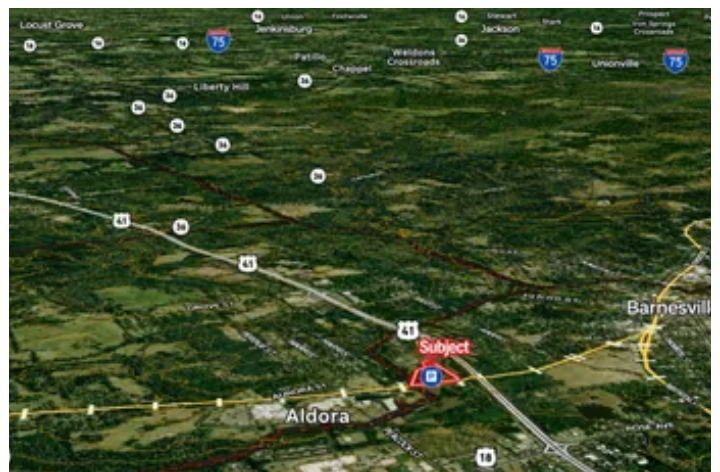
5.050

Price

\$950,000

Property Website

<https://bowersandburns.com/property/5-ac-116-railroad-way-lamar-georgia/116097/>



PROPERTY DESCRIPTION

Listing Description - 116 Railroad Way | Barnesville, GA

5.05± Acres | C-4 Commercial-Industrial | Industrial Outdoor Storage | Norfolk Southern Rail Adjacency

Rare opportunity to acquire an improved **5.05± acre Industrial Outdoor Storage (IOS) property** in Barnesville, Lamar County, Georgia. Zoned **C-4 Commercial-Industrial**, 116 Railroad Way offers an existing secured yard configuration well suited for a variety of industrial, transportation, equipment, contractor, and logistics uses.

The property features a **fenced perimeter, controlled gate access, yard lighting, security-camera infrastructure, and an improved outdoor storage/parking area**, providing an attractive operational setup for an owner-user or investor without starting with an unimproved industrial tract.

Potential applications include **truck and trailer parking, fleet operations, heavy-equipment storage, equipment rental, contractor yards, building-material storage, industrial supply, container storage, equipment staging, and regional logistics support.**

A significant differentiator is the property's **direct adjacency to the Norfolk Southern rail corridor**. Prior property marketing reports indicate approval for a proposed future rail spur, creating potential long-term value for rail-oriented or bulk-material users. Any rail-spur approval, engineering, construction, operating requirements, and continued availability should be independently verified by the purchaser.

The site also benefits from convenient access to **US Highway 41 and GA Highway 36**, approximately 0.5 mile from the property, with regional connectivity to **I-75** and the broader Middle Georgia trade area between Atlanta and Macon.

A compelling opportunity for an **industrial owner-user, IOS operator, equipment/fleet company, contractor, logistics provider, or investor** seeking a strategically positioned operating yard with existing improvements, highway connectivity, and unique Norfolk Southern rail adjacency.

All zoning, permitted uses, acreage, access, rail opportunities, site conditions, and potential uses are subject to purchaser verification and applicable governmental, railroad, engineering, and regulatory approvals.

5 AC 116 Railroad Way
Barnesville, GA / Lamar County



**5 AC 116 Railroad Way
Barnesville, GA / Lamar County**

LISTING REPRESENTATIVE

For more information contact:



Representative

FD Bell

Mobile

(407) 754-6495

Email

fd@landbrokerpro.com

Address

11 West Washington Street

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.

DISCLAIMERS

All zoning, permitted uses, acreage, access, rail opportunities, site conditions, and potential uses are subject to purchaser verification and applicable governmental, railroad, engineering, and regulatory approvals.



Bowers and Burns Real Estate Company
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