Commercial/Industrial Building

For Sale or Lease

804 Harmony Rd

Eatonton, GA 31024

30,000 SF
3.88 AC

Scott Hardeman
shardeman@cresa.com
352.359.7494

Gareth Tremege
jtremege@cresa.com
678.446.2882

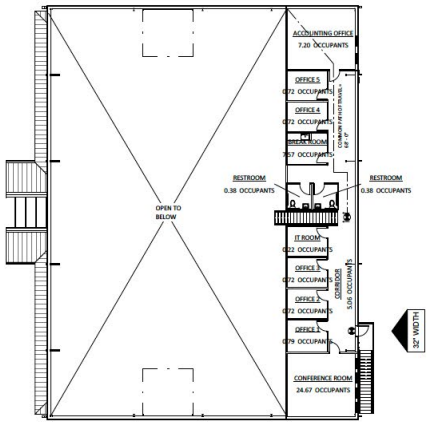
cresa

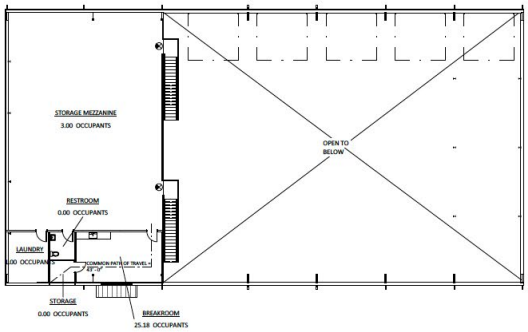
Property Highlights

This unique property features two interconnected buildings that seamlessly combine showroom, office, and service operations into a highly functional and efficient layout. The front building is designed to support both client-facing activities and day-to-day business operations, offering a spacious showroom, private offices, a conference room, kitchen, and restrooms. Complementing the main facility, the dedicated service building includes 10 oversized service bays with 14-foot doors, ideally suited for RVs, marine equipment, and other specialty vehicles. The property is further enhanced by robust operational infrastructure, including multiple vehicle lifts, air compressor and propane systems, floor drains, and comprehensive ethernet connectivity throughout.

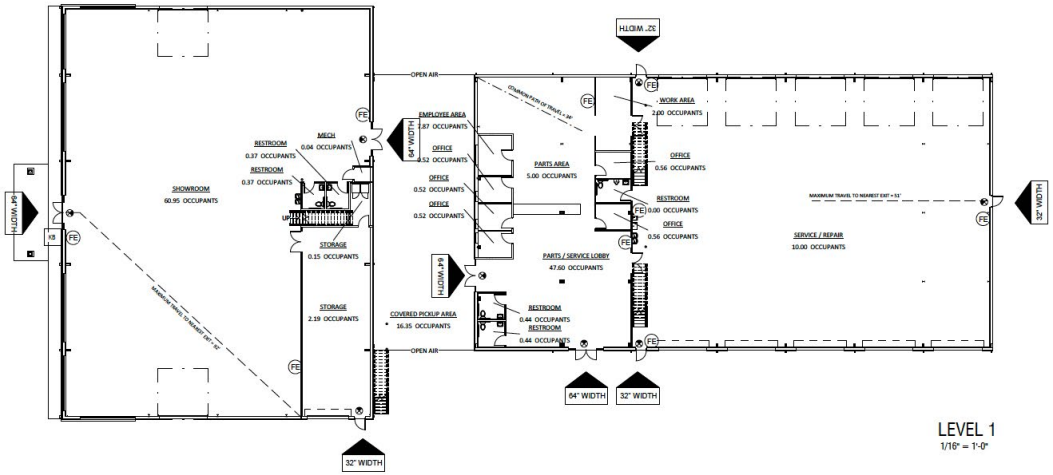
- 30,000 SF Building Total
- 1,500 SF Office
- 3 Conference Rooms
- 14 Private Offices
- 3 Employee Kitchen/Breakrooms
- 44 -RV/Car/Trailer/Parks - With RV hookups with pumpstation - Fenced Paved and Secured
- 2 Total Floors
- Covered Parking
- Fiber/Data Cabling
- On-Site Tenant Lounge
- 28,500 SF Warehouse
- 12-14' x 14' Automatic Roll-up Street-Level Doors all on Glass
- 1-10' x 12' Roll-up Street-Level Door
- Clear Span
- 100% HVAC
- C-2 Zoned
- Trailer and Car Parks - Large Showroom
- 4 Overhead Cranes on Rail (2 - 2-ton) (2 - 3-ton)
- 4 Big Ass Fans
- Floor Drains in Warehouse
- 20'-23' Clear Height
- 9 Bathrooms with 1 Shower
- Mezzanine Storage

Floor Plan





MEZZANINE
1/16" = 1'-0"



LEVEL 1
1/16" = 1'-0"

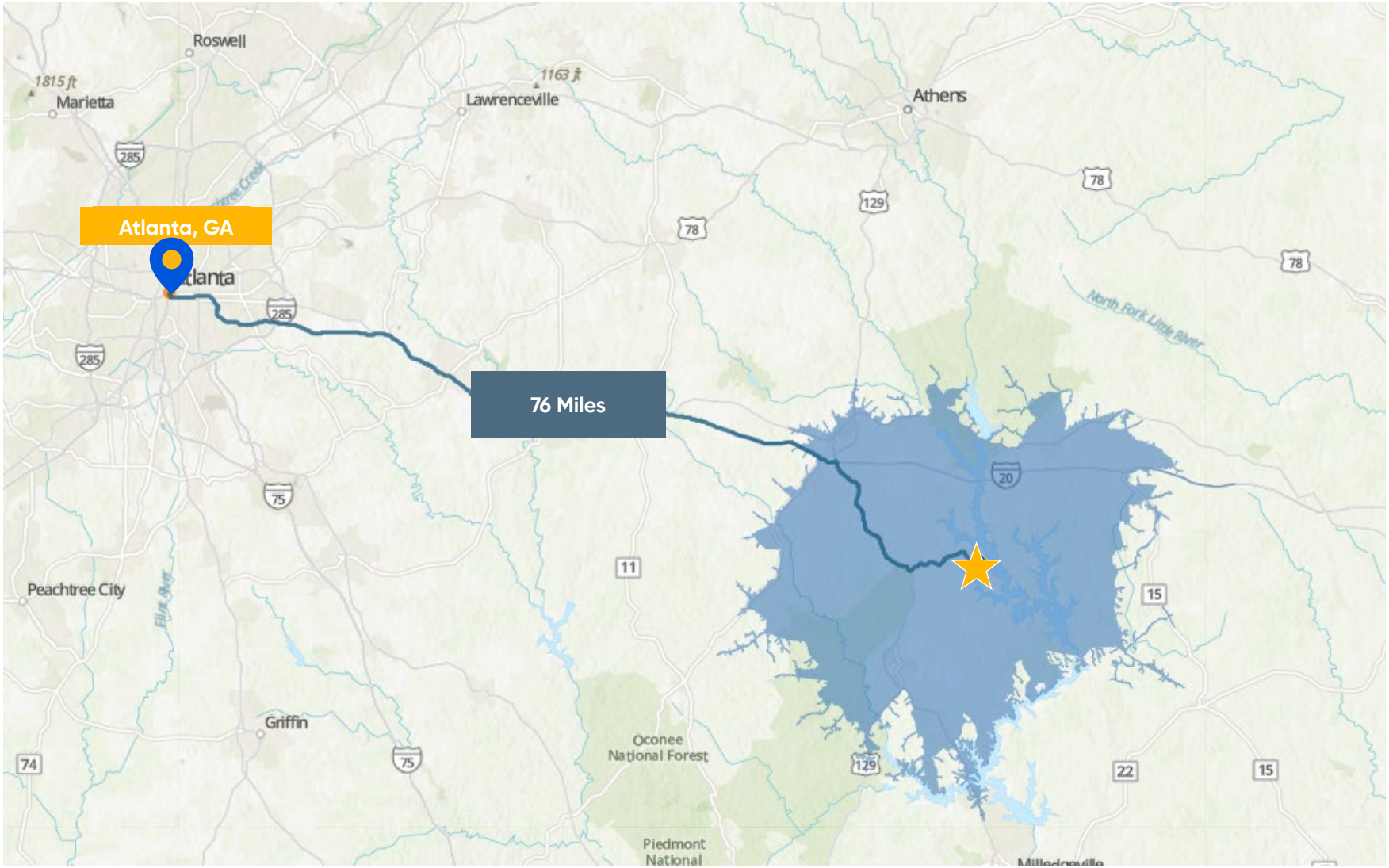
cresa

804 Harmony Rd is strategically positioned in the heart of the Lake Oconee business district, 804 Harmony Road sits on a prominent corner lot at Harmony Road and Lakeman Road with direct access off Highway 44 — one of the primary commercial corridors serving Georgia's premier lake resort market. Located approximately 75 miles east of Atlanta, this high-visibility location places businesses within reach of a rapidly growing, affluent lakeside population, as well as the steady stream of seasonal visitors, boaters, and outdoor recreation enthusiasts that the region draws year-round.

Lake Oconee — one of Georgia's largest and most coveted reservoirs, spanning over 19,000 acres with 376 miles of shoreline — anchors the surrounding trade area and drives robust consumer demand for retail, service, marine, and hospitality uses. The corridor is home to world-class residential communities including Reynolds Lake Oconee, attracting a high-income demographic with strong discretionary spending power and providing a built-in, year-round customer base for businesses operating in this dynamic lakeside market.

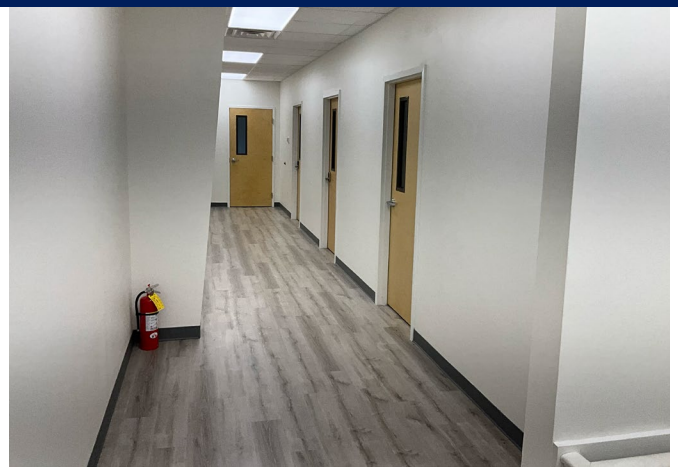
Drive Times + Distances

cresa



804 Harmony Rd

Office



cresa

Warehouse + Showroom

cresa

For More Information

Scott Hardeman
shardeman@cresa.com
352.359.7494

Gareth Tremege
jtremege@cresa.com
678.446.2882

804
Harmony Rd
Eatonton, GA 31024

Cresa © 2026. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

cresa