

Industrial Building FOR SALE OR LEASE

145

Prosperity Way
Dahlonega, GA 30533

20,000 SF
5 AC



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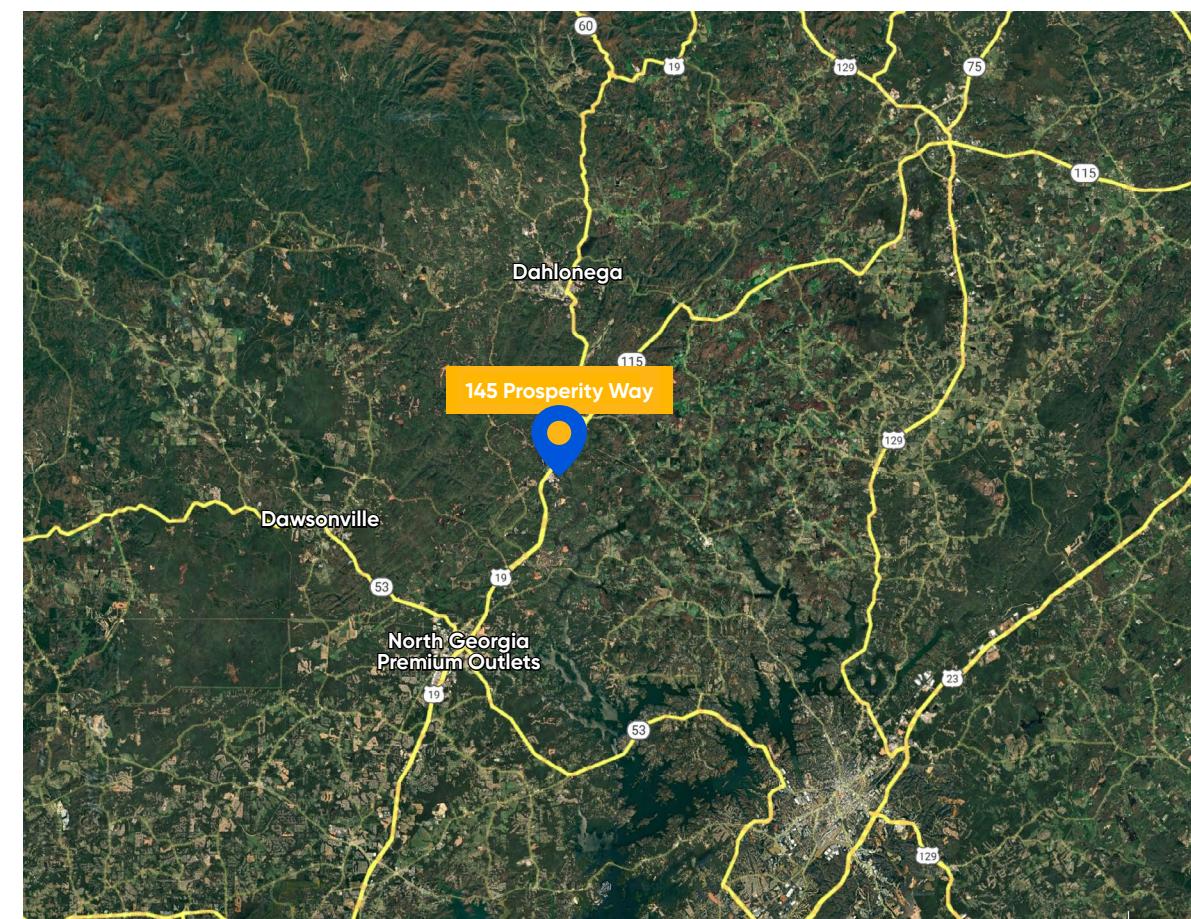
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Property Highlights

- 1.5 AC of leased outside storage included in Sale
- Office Build-to-Suit
- 3 Docks
- 1 Drive-In
- 28' Clear Height
- LED Lighting
- Sprinklered
- Clear Span Building
- Concrete Truck Court
- Estimated Delivery Date: 12/1/25



145 Prosperity Way is strategically located in southern Dahlonega, with direct access to GA-400.

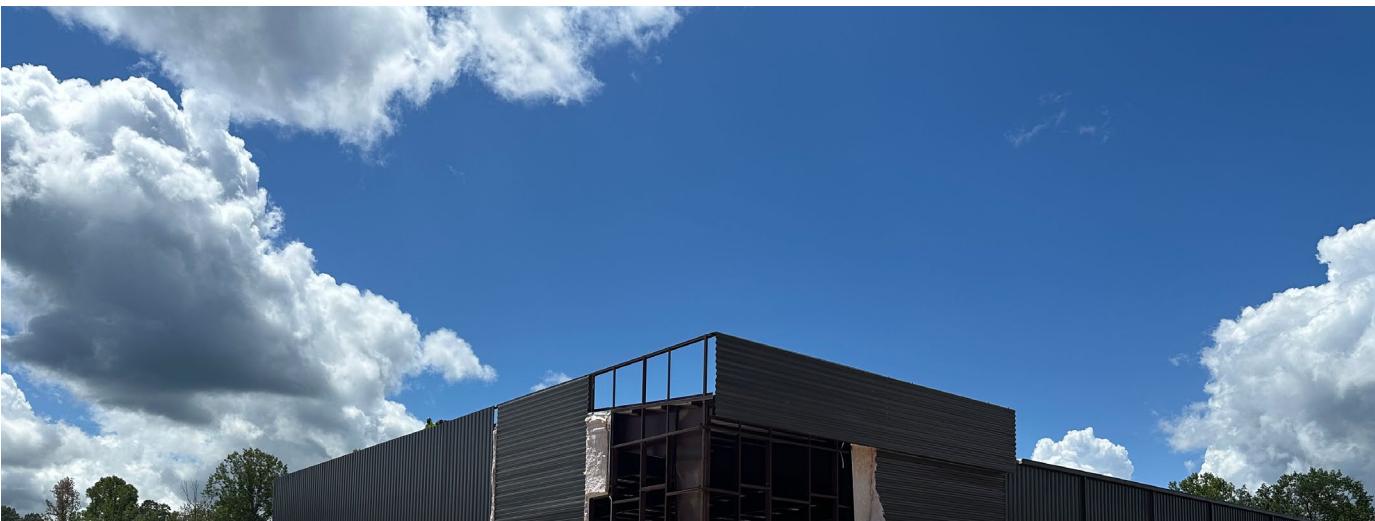


This prime location offers seamless connectivity to Dawsonville, Cumming, and the greater Atlanta metro, while maintaining proximity to Dahlonega's historic downtown and proximity to the Dawsonville Outlets. The site provides an ideal position for industrial, distribution, or logistics operations requiring both regional reach and local accessibility.

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Survey

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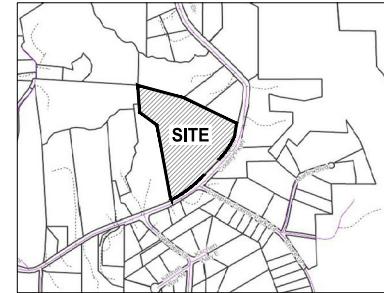
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE (1) FOOT IN 34,452 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT
IS BASED HAS A CLOSURE PRECISION OF 1 FOOT
IN 34,452 FEET AND AN ANGULAR
PRECISION OF 05' PER ANGLE POINT, AND
IS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN PREPARED USING A TOPCON
TOTAL STATION READING DIRECTLY TO 5 SECONDS
OF ARC AND ONE THOUSANDTHS OF A FOOT.

SITE VICINITY MAP-NOT TO DRAWING SCALE:



GENERAL NOTE

1. REFERENCES

PLAY OF BOUNDARY RETRACEMENT SURVEY FOR DENNIS FEDURK BY GEOMAID
LAND SURVEYING DATE 7-16-02 (BOUNDARY)

PLAY C41, SUB1, 300' PC, 182' RW OF LUMPKIN COUNTY PARKWAY

2. THE OVERALL BOUNDARY OF LUMPKIN COUNTY PARKWAY BUSINESS PARK
SUBDIVISION CONSISTS OF TAX PARCEL 007 020

3. TOTAL AREA OF SITE AND TOTAL LOT AREA: 19.836 ACRES

4. THERE IS NO PROPOSED RIGHT OF WAY AT THIS SITE

5. TOTAL NUMBER OF LOTS: 4

6. SITE IS ZONED LUMPKIN COUNTY CC (COMMERCIAL CORRIDOR)
BUILDING SETBACKS AS FOLLOWS:
FRONT - 12'
SIDE - 25'
REAR - 25'

7. ALL UTILITIES WILL BE UNDERGROUND.

8. THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE COVENANTS RECORDED IN
DEED BOOK 1, PAGE 1, LEXINGON COUNTY RECORDS.

9. IRON RONS (4485) SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

10. THIS SUBDIVISION WAS CREATED FOR USE AS A COMMERCIAL DEVELOPMENT,
NO RESIDENTIAL USE, INCLUDING MULTIFAMILY, WILL BE ALLOWED IN THIS
SUBDIVISION.

L.L. = LAND LOT
L.L. = LAND LEVEL LINE
C/L = CENTER LINE
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
P/R = PROPOSED ROAD
I/P = IRON REBAR SET WITH CEMENT
U/P = UTILITY POLE
-E = OVERHEAD WIRES
DB = DEED BOOK
PB = PLAT BOOK
CAB = PLAT CABINET
SL = SURVEY LINE
PG = PAGE
FH = FIRE HYDRANT
WV = WATER VALVE
TF = TECUMSEH PESTAL
FOB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

SUBDIVISION PLAT FOR:

LUMPKIN COUNTY PARKWAY BUSINESS PARK

LOCATED IN
LAND LOTS 283,284 & 340, 13TH DISTRICT, 1ST SECTION
LUMPKIN COUNTY, GEORGIA

SCALE: 1"=100'
GRAPHIC SCALE:
0' 100' 200'

OWNER / DEVELOPER: ADE 1008 & 1009, LLC
300 WILBANKS DRIVE
BALL GROUND, GA

24 HR. CONTACT: SCOTT MERRELL, P.E.
770-401-0950
scottmerrell01@gmail.com

NO.	DATE	DESCRIPTION OF REVISION
0	10-12-2022	PRELIMINARY PLAT

PREPARED BY:
**NORTH GEORGIA DESIGN
& CONSTRUCTION, INC.**
CHARLES SCOTT MERRELL, P.E.
P.O.B. 668 WALESKA, GA 30183
770-401-0650 smerrill@windstream.net

For More Information



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