

FOR LEASE



205 SILO LN. LAVONIA, GA 30553

40,000 SF INDUSTRIAL WAREHOUSE W/OUTDOOR STORAGE

\$6.00 PSF/YR NNN ESTIMATED TICAM \$0.33 PSF/YR



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

205 Silo Lane offers a total of $\pm 40,000$ SF of industrial space on a 4.64 acre parcel in Lavonia, Georgia, strategically located along I-85 near the South Carolina border. Featuring clear heights up to 25', 3 dock-high doors, 3-phase/440V power, skylights, and outdoor storage areas. The property is zoned Heavy Industrial (H-I) and is fully sprinklered, making it ideal for manufacturing, distribution, and logistics uses.

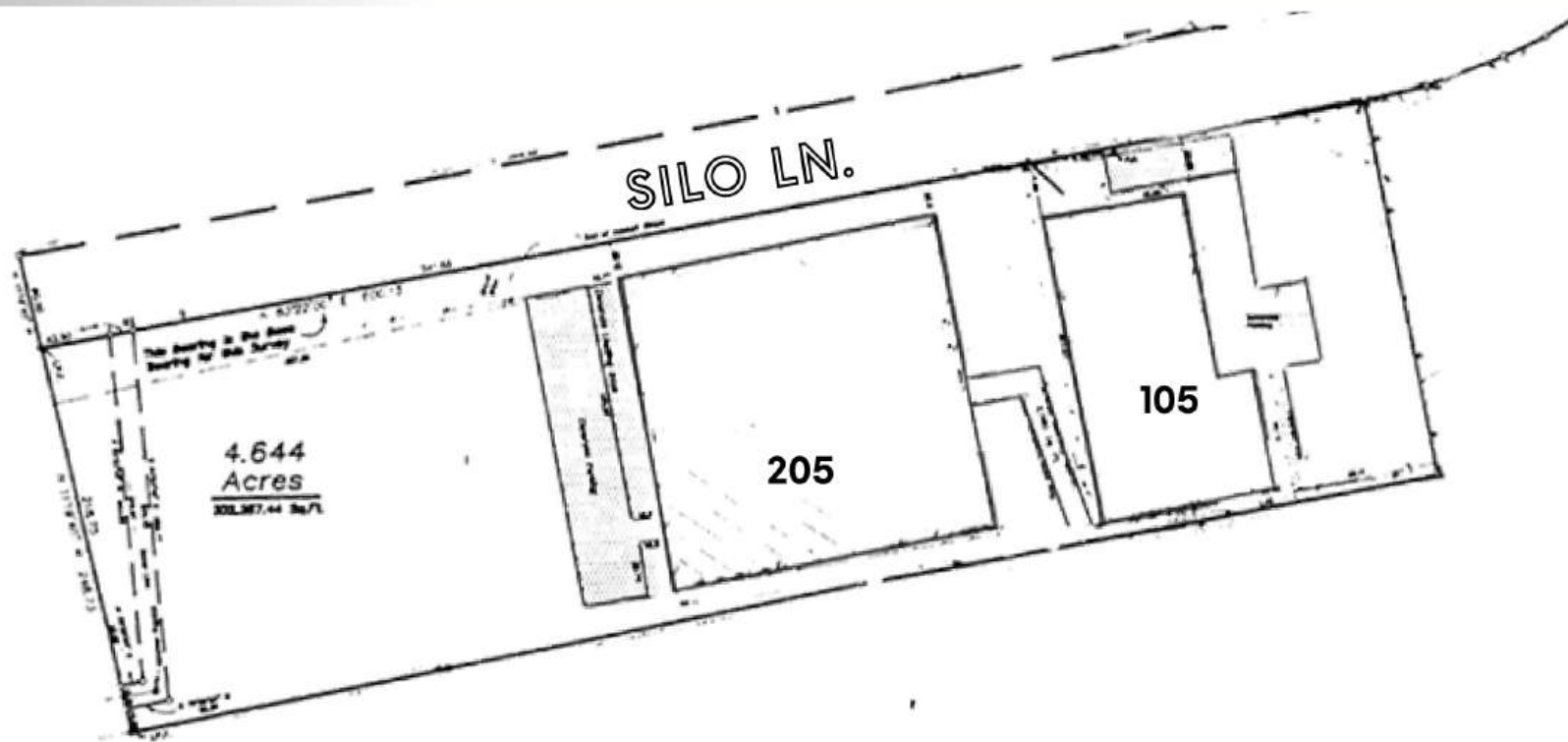
Lavonia is a growing industrial hub with access to a skilled workforce and proximity to major manufacturing and logistics corridors in Greenville–Spartanburg and Atlanta. This property presents a compelling opportunity for investors or owner-users seeking functional industrial space with strong connectivity, immediate income, and long-term growth potential.

Building 205

- $\pm 40,000$ SF
- 1.2 acres
- Built 1983
- Zoned Heavy Industrial (H-I)
- Clear height 25'
- 3-phase / 440-volt power
- Fully sprinklered
- Reinforced concrete w/steel frame foundation
- 3 dock high doors







BUILDING FEATURES:

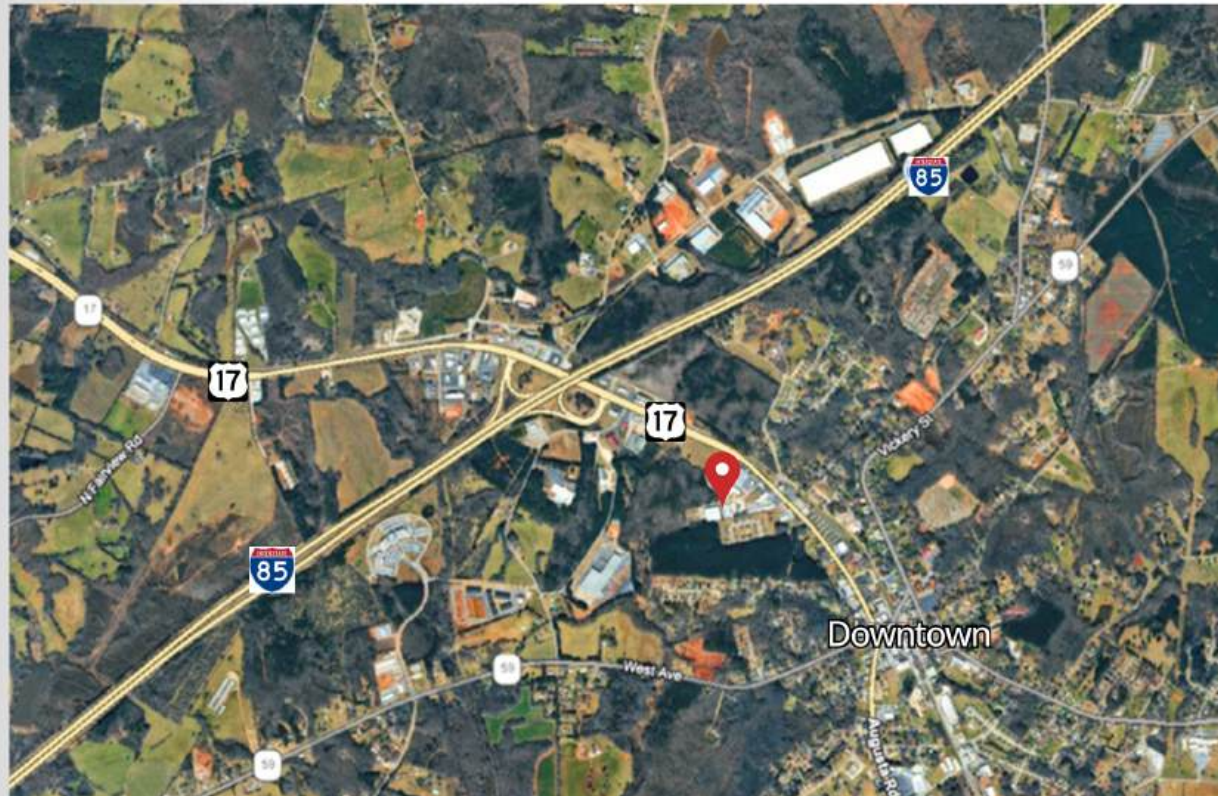
- Foundation: Reinforced concrete
- Frame: CMB
- Exterior Walls: CMB
- Interior Walls: CMB
- Roof: Composite
- Ceiling: Acoustical tile in office; exposed steel framing/metal decking in warehouse
- HVAC: Central in office area
- Exterior Lighting: Mercury Vapor fixtures
- Interior Lighting: Fluorescent fixtures (office); Suspended metal halide, T-5, T-8 fixtures, rail
- Flooring: Carpet/concrete in office area; sealed concrete in warehouse

LOCATION

205 Silo Lane is strategically situated just minutes from downtown Lavonia, providing convenient access to local amenities while remaining well-positioned for industrial operations. The property lies directly along Interstate 85, offering seamless regional connectivity to Greenville, Spartanburg, and Atlanta.

The surrounding area hosts a growing base of major employers across manufacturing, distribution, and logistics sectors, making it an ideal location for businesses seeking access to a skilled workforce and robust supply chain networks. This location combines the benefits of a small-town industrial hub with excellent transportation infrastructure, supporting both operational efficiency and long-term growth potential.

- LINDE + WIEMANN US Inc.: Large automotive structural components manufacturer
- Greif Inc: Global industrial packaging company (steel/plastic containers)
- Fanello Industries Inc: Textile manufacturing in downtown Lavonia
- Fenner Dunlop Americas Weaving Facility: Conveyor belting / industrial textile manufacturing
- Bosal Industries: Automotive exhaust systems manufacturer
- Kautex Textron: Automotive fuel systems
- Carry-On Trailer Corporation: Utility trailer manufacturing



LOCATION

105 Silo Lane is located within minutes of a variety of restaurants, hotels, and everyday services that support employees and visitors alike. Nearby amenities include lodging such as Days Inn & Quality Inn, national franchises like McDonald's, Cracker Barrel, Taco Bell, Longhorn Steakhouse, and quick access to healthcare at St. Mary's Sacred Heart Hospital.

This convenient setting offers strong transportation access and nearby amenities that support both industrial operations and workforce needs.



TAX INCENTIVES

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4000	2	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS
2	\$3000	10	50% OF TAX LIABILITY	10 YEARS
3	\$1750	15	50% OF TAX LIABILITY	10 YEARS
4	\$1250	25	50% OF TAX LIABILITY	10 YEARS

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$3500	2	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS
4	\$3500	5	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS

To confirm incentives, please call 404.962.4840.

Business Key Facts 205 Silo Ln, Lavonia, Georgia, 30553 | Rings: 10 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

810 Total Businesses	7,729 Total Employees	\$1.31B Total Sales	4.7% Unemployment Rate
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Daytime Population

 27,849 Total Daytime Population	 9,667 2025 Daytime Pop: Workers	 18,182 2025 Daytime Pop: Residents
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 7.6 Avg Number of Employees	 3 Total Businesses Per Square Mile
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Largest Businesses in Area

 12 100 or More Employees	 24 \$10M+ Annual Sales Vol
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Most Employees

AutoZone	Branch	500
Sage Automotive Interiors	Branch	185
Davis Transfer Co Inc	Independent	150
Fanello Industries, Inc	Headquarters	130
Ritz Instrument Transformers	Independent	118

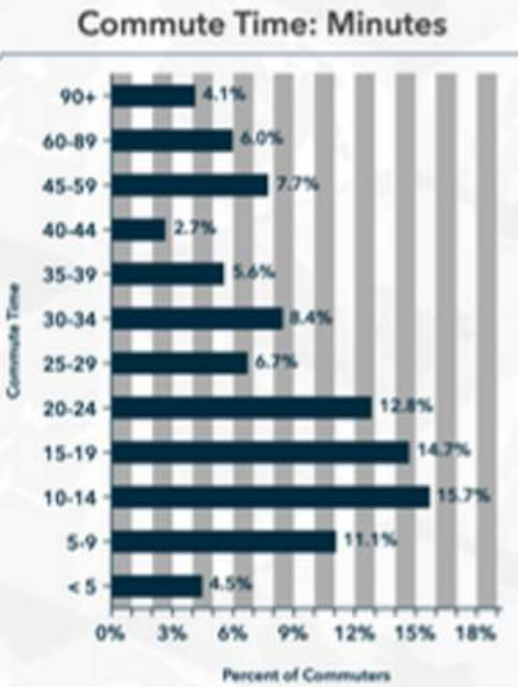
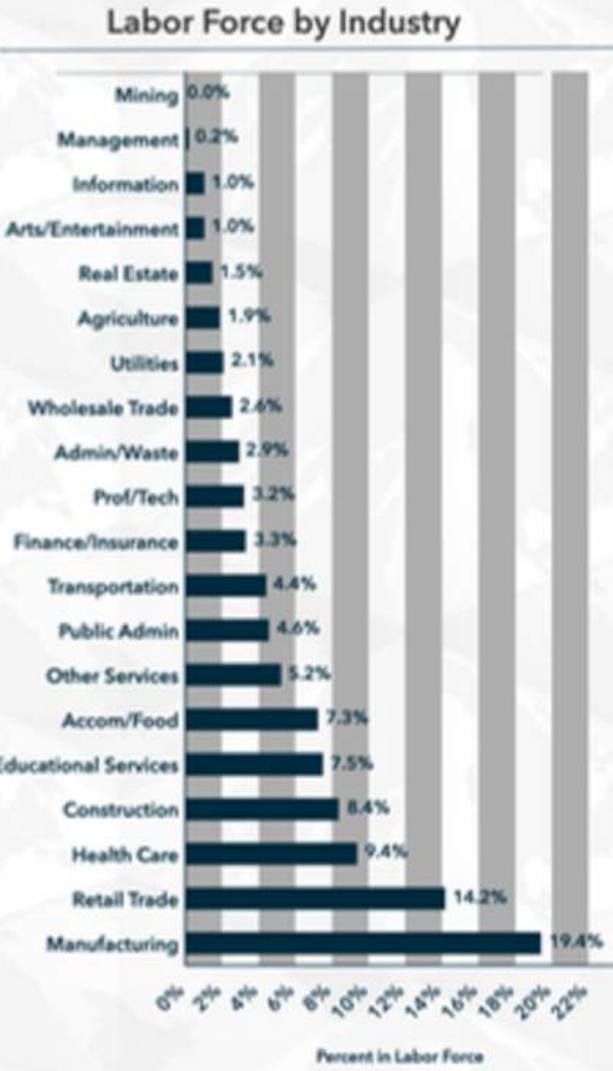
Highest sales volume

Drake Gas Co Inc	Independent	\$97.4M
AutoZone	Branch	\$77.8M
Sanders Oil Co Inc	Independent	\$73.1M
AutoZone Distribution Center	Branch	\$72.0M
Eastanollee Livestock Market	Independent	\$35.3M

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Economic Development Profile

205 Silo Ln, Lavonia, Georgia, 30553



Source: This infographic contains data provided by ACS (2019-2023), Esri-Data Axle (2025), Esri (2025), Esri-U.S. BLS (2025), AGS (2025).

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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