

00 Ash Street

canton, GA 30115

- 3.13 Acre Development site
- Approved site plan + 10,500sf warehouse design
- Investment or Owner /Operator

\$550,000

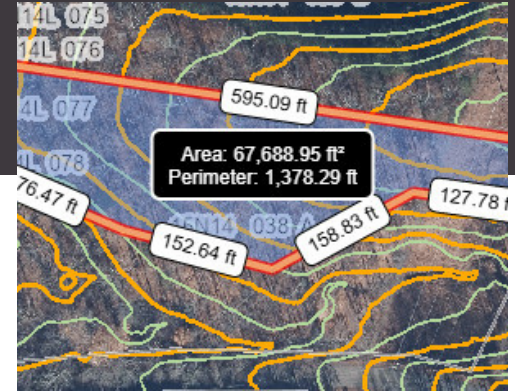


Unlock a high-efficiency development opportunity in one of Cherokee County's most strategically positioned industrial submarkets. This 3.13-acre parcel on Ash Street in Canton, GA delivers the rare combination of PUD zoning, approved site plan, and pre-designed 10,500 SF

warehouse building, significantly reducing entitlement risk and accelerating time to vertical construction.

Situated just minutes from Interstate 575, the site offers direct connectivity to the region's major transportation

corridors, supporting seamless distribution throughout Metro Atlanta and the broader Southeast. The area's strong industrial fundamentals—tight vacancy, sustained rent growth, and expanding commercial activity—make this parcel an attractive option for both developers and long-term investors..



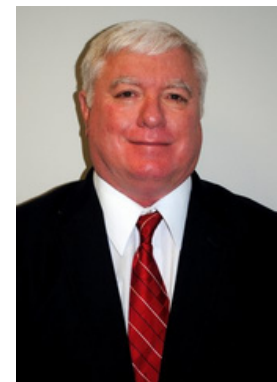
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