

318 Bell Park Dr.  
Woodstock, GA 30188  
Cherokee County

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

For Sale/Lease



Scott Hutchison

404-234-9740 or email  
Scott@wilsonhutch.com

Mike Weber

770-560-9942 or email  
Mike@wilsonhutch.com



WILSON HUTCHISON  
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | [www.wilsonhutch.com](http://www.wilsonhutch.com)

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- +/- 33,835 SF (+/- 2,800 SF office space)
- +/- 2.52 AC
- 1600 Amps 480v. 3-phase power
- ESFR sprinkler system
- LED lighting in the warehouse and some offices
- TPO roof +/- 7 years old
- 2 Dock doors
- 5 Drive-in doors
- Built in 1989 with different additions built on over the years
- On sewer
- Clear heights vary from 17' to 22'
- Approximately 35 parking spaces
- 8-Ton OH crane
- Modular offices on the mezzanine could be easily removed if needed
- An additional +/- 5,100/SF concrete mezzanine with 3 AC units.

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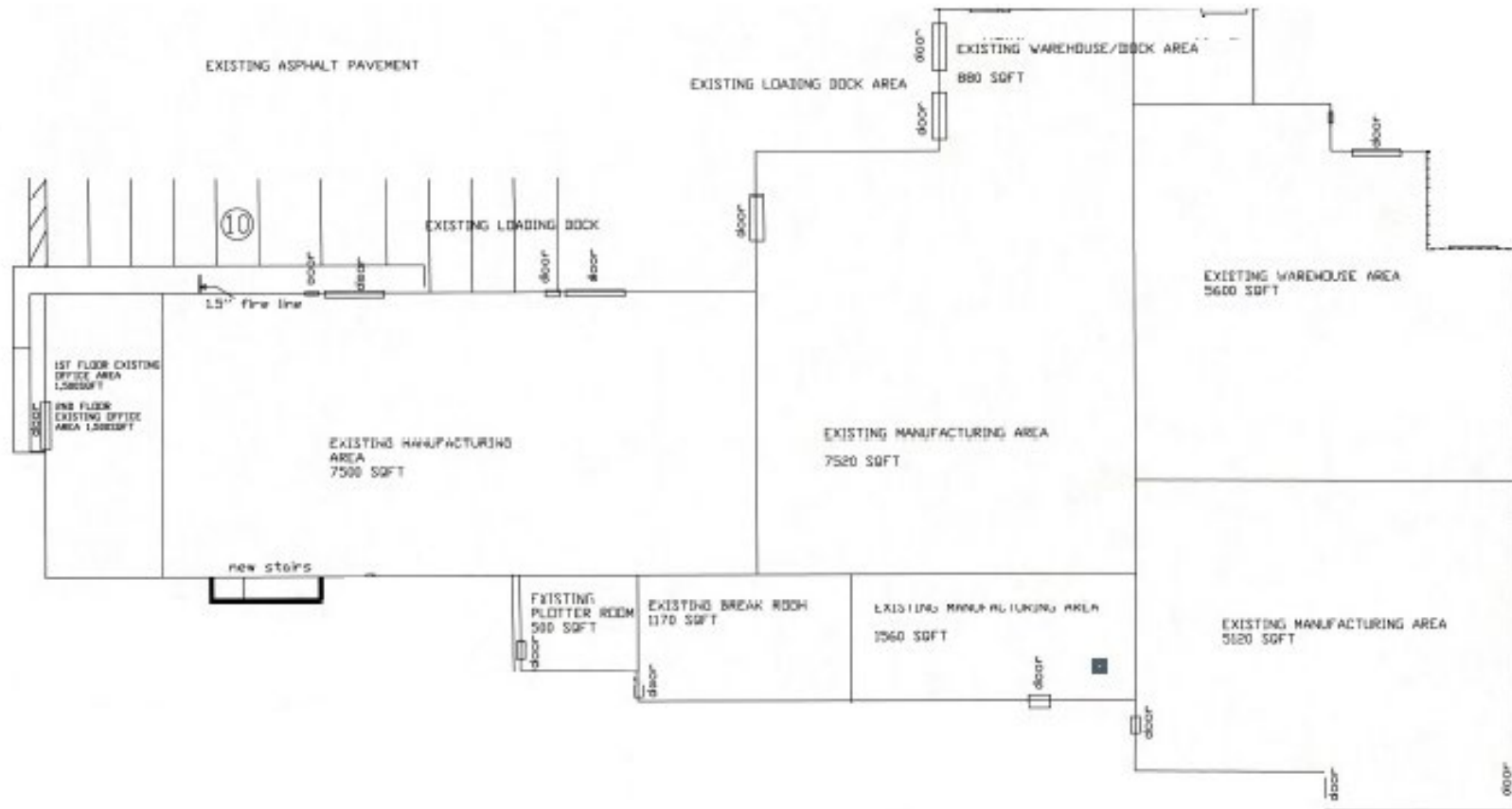
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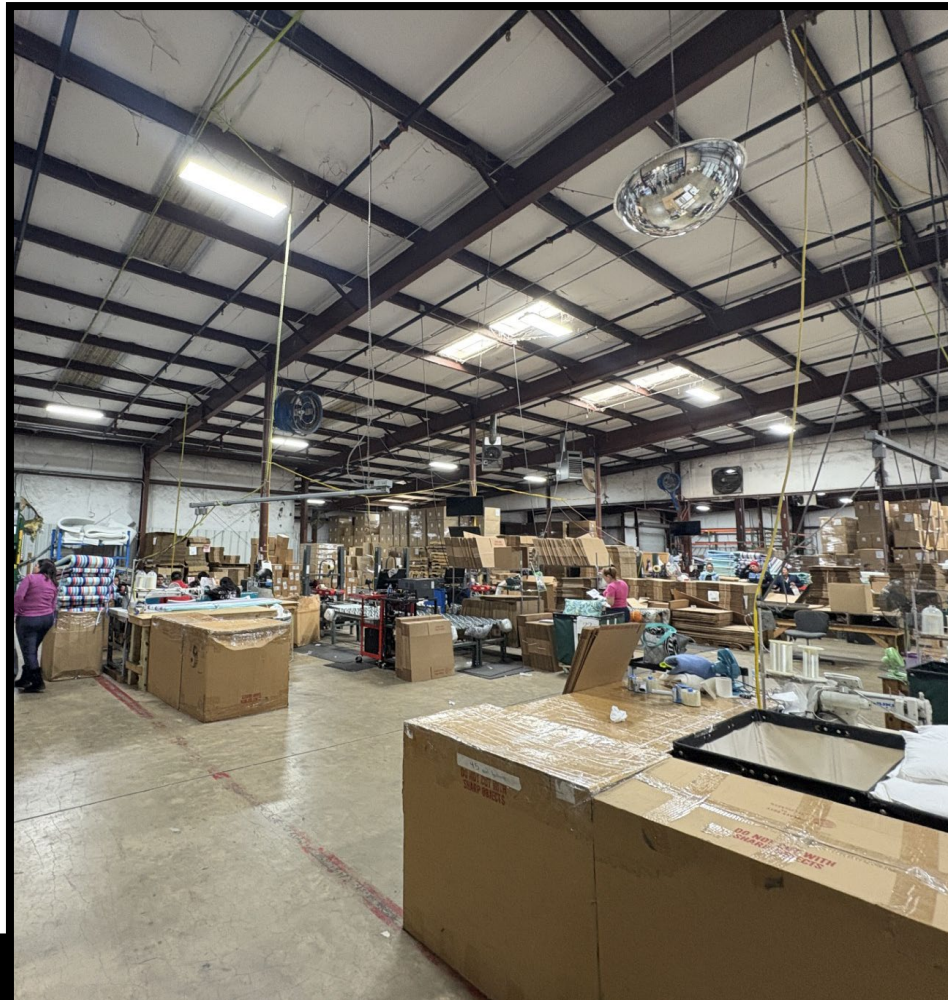
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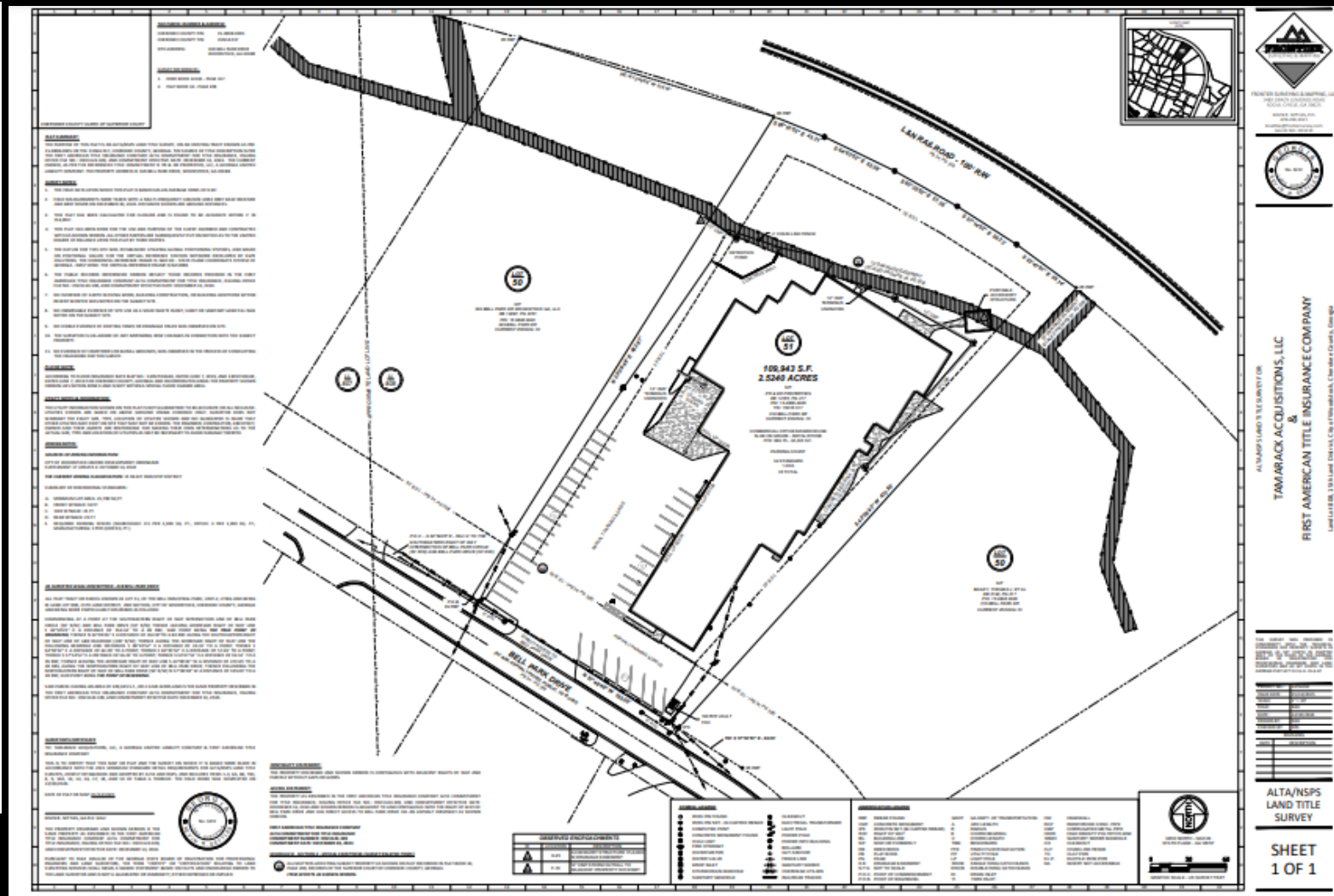
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