

CALHOUN  
ENTERPRISE  
PARK

# INDUSTRIAL SITE FOR SALE OR LEASE

151,200 SF AVAILABLE

103 ENTERPRISE DRIVE  
CALHOUN, GA



OWNED &  
MANAGED BY:

103 ENTERPRISE DRIVE, CALHOUN, GA



# PROPERTY

## OVERVIEW

### BUILDING SPECIFICATIONS

PARCEL ID	C47 004C
SIZE (ACRES)	8.84 AC
YEAR BUILT	2013
BUILDING SF	151,200 SF
AVAILABLE SF	151,200 SF
OFFICE SF	500 SF; Climate controlled
CLEAR HEIGHT	27'
COLUMN SPACING	28' X 60'
BUILDING DEPTH	375'
SPRINKLERS	Wet
DOCK HIGH DOORS	14
DRIVE-IN DOOR	1 ramp (12' X 14")
TRAILER PARKING	12 (expandable) spaces
AUTO PARKING	±20 spaces
TRUCK COURT	150'
POWER	400amps, 3-phase, 4 wire, 480/277
UTILITIES	City water & sewer, natural gas, florescent lighting, & exterior building lighting
ZONING	General Industrial
OCCUPANCY	Flexible

▲ DOCK DOOR  
■ DRIVE-IN DOOR

53

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151,200 SF  
AVAILABLE

375'

60'

28'

150'

Shipping  
Office

500 SF  
Office

41

ENTERPRISE DR



# LOCATION & AREA

## CONNECTIVITY

STRATEGICALLY LOCATED ON I-75 NORTHWEST CORRIDOR, OFFERING EXCELLENT TRANSPORTATION ACCESS AND INDUSTRIAL INFRASTRUCTURE IDEAL FOR LOGISTICS, MANUFACTURING, AND LAST-MILE DELIVERY OPERATIONS

LOCATION	DISTANCE
U.S. ROUTE 41	Immediate Access
HWY 53	0.3 miles
INTERSTATE 75	1 mile
TOM B. DAVID AIRPORT - CZL	1.3 miles
APPALACHIAN REGIONAL PORT	39 miles
CHATTANOOGA, TN	56.2 miles
ATLANTA, GA	65.3 miles
HARTSFIELD-JACKSON INT'L AIRPORT	73.2 miles







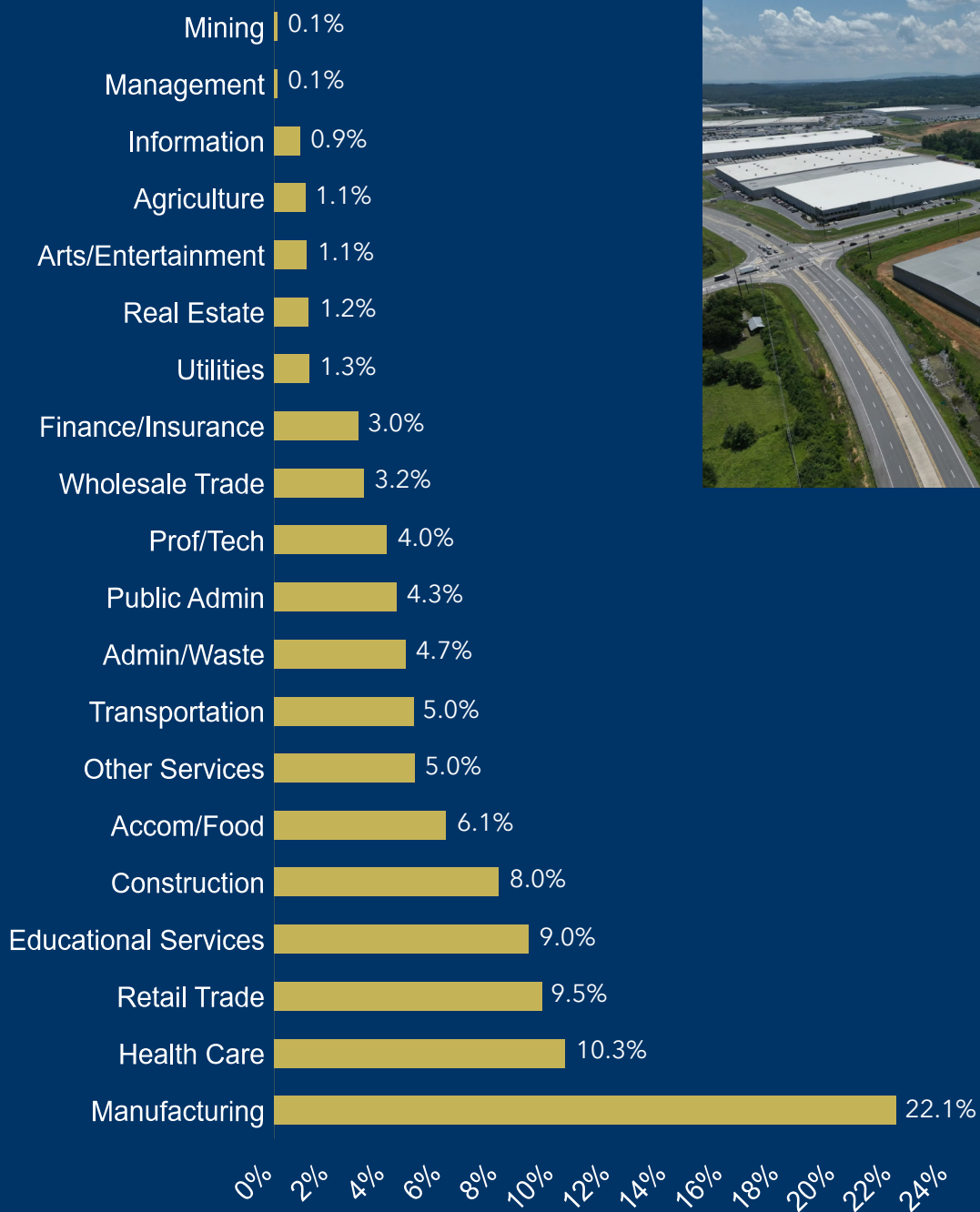


# DEMOGRAPHICS

## TOP EMPLOYERS IN CALHOUN, GA



DEMOGRPAHICS	1 MILE	5 MILES	10 MILES
2024 Total Population	230	27,466	65,900
Median Age	41.3	38.3	38.5
2024 Households	89	10,267	24,178
Annual Growth 2020-2024	0.3%	2.0%	1.4%
Total Specifcied Consumer Spending	\$3.1M	\$287.9M	\$716.9M
Average Household Income	\$83,112	\$67,572	\$73,635
Median Home Value	\$311,765	\$187,013	\$187,393
Daytime Employment	603	18,962	27,970
Service-Producing Industries: Employees	255	14,584	20,197
Service-Producing Industries: Businesses	23	1,661	2,250
2025 Occupation: Trade Transportation/Utilities	214	5,521	6,576
2025 Occupation: Construction	0	1,183	1,492
2025 Industry: Manufacturing	323	3,116	6,177







## FOR MORE INFORMATION, PLEASE CONTACT:

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