

For Sale
60,593 SF
22.35 Acres
99 CRAFTON DRIVE
DAHLONEGA, GEORGIA

Shown by appointment only.
Please do not disturb tenant.



*Industrial Single Tenant
Sale – Leaseback*



JOHN WILKINSON, SIOR
+1 423 298 2662
john.wilkinson@cushwake.com

GREG M. DICKERSON, SIOR
+1 404 682 3452
greg.dickerson@cushwake.com

ASHLEY ADAMS
+1 404 996 9235
ashley.adams@cushwake.com

99 Crafton Drive, Dahlonega, GA



Office Space
3,790 SF



Dock High
Doors
4



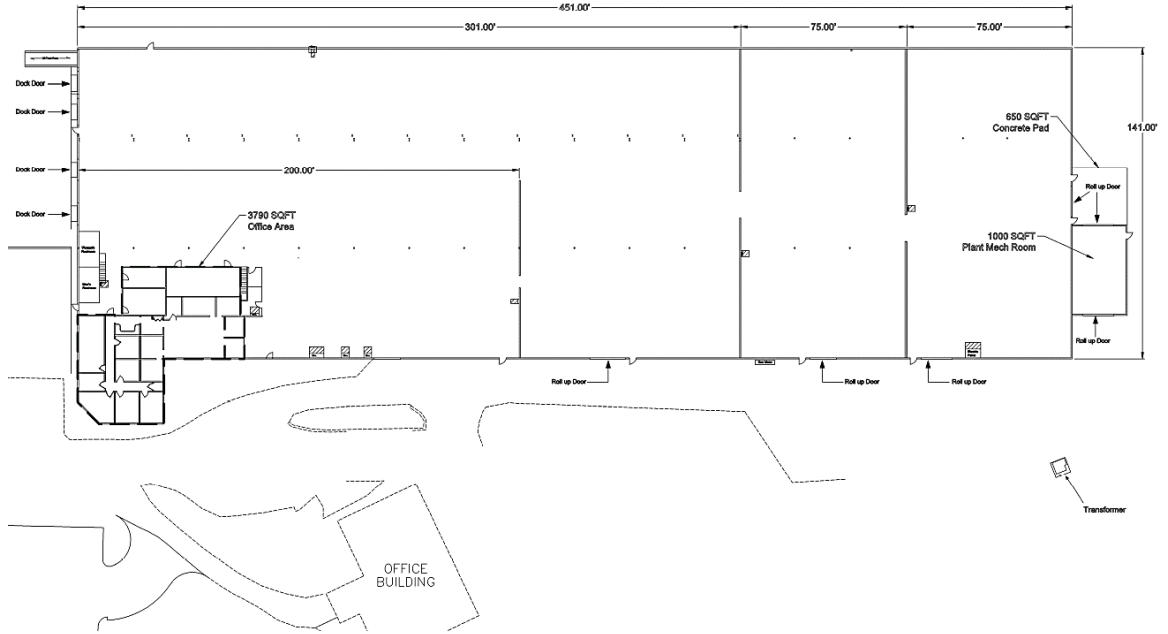
Drive In Door
1



Clear Height
Varies



Outdoor Storage



\$ Asking Price: \$3,133,333.00

Absolute Net Lease

\$4.00 PSF Base Rent

18-Month Absolute Net Lease

Insurance and Real Estate Taxes Paid by Tenant



Shown by appointment only.
Please do not disturb tenant.

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.