



\$2,750,000
Sale Price



\$7.50/SF NNN
Asking Lease Rate

NEWLY RENOVATED INDUSTRIAL ATLANTA MSA


701 Lovvorn Rd | Carrollton, GA



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HIGHLIGHTS

 Prime Investment Opportunity | Newly Renovated Industrial Warehouse | Available for Sale or for Lease | Value-Add Opportunity by Filling Vacancy or Ideal for an Owner User | **Seller Financing Will be Considered**

 **Over \$1M Spent in Extensive 2025 Renovations** | Improvements & Replacements Include a New Roof, New HVAC, New Plumbing & Electrical, New Office Buildout, New LED Lighting, New Sprinkler System, Interior & Exterior Paint, New Drive-In Doors, Resealed & Striped Parking Lot, & More

 32,500 SF on 1.94 AC | M-1 Light Industry Zoning | Four Drive-In Doors and One Loading Dock | 16' Clear Height | 3-Phase, 800-Amp Power

 Limited Industrial Supply in the W Carroll County Submarket | Nearly 0% Vacancy for Like-Kind Industrial Properties in the City of Carrollton

 Strategic Location | Less than 1 Mile from Both Highway 27 & the University of West Georgia (14,390+ Students) | 7 Miles from the West Georgia Regional Airport | 9.5 Miles to I-20



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