

**Warehouse Condos  
Dawsonville, GA  
Dawson County**

**Industrial and Personal  
Small-Bay Warehouse  
Condominiums**

**246, 250 and 253 Grogan Drive  
Dawsonville, GA**

**Great location behind Dawsonville Outlet Mall**

**Built in 2020**

**Suites ranging from +/- 1,250 SF to +/- 2,000 SF  
All Suites 100% HVAC and on Sewer**

**Robert Wilson  
770-318-9439 – Cell**

**Or**

**Robert@wilsonhutch.com**



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**

**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 246  
Units 1-8  
\$185/SF**

**Units 1-8 are +/- 1,250 SF (\$231,250.00)**



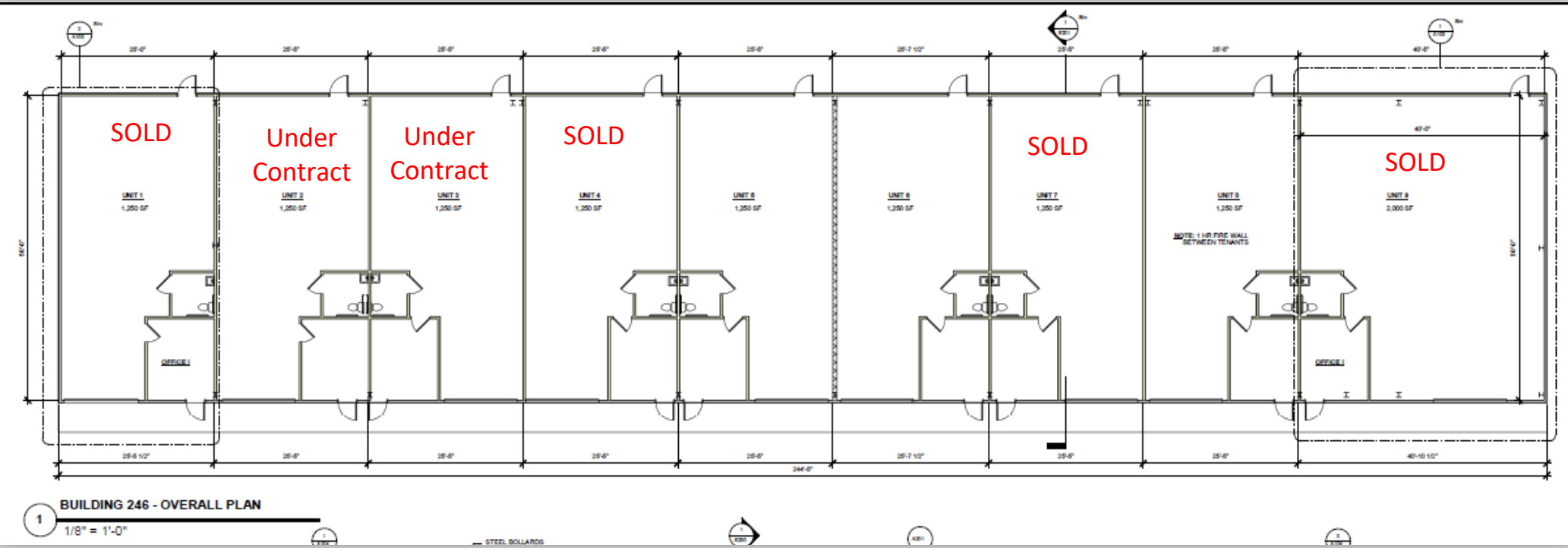
**Robert Wilson  
770-318-9439 – Cell  
Or  
Robert@wilsonhutch.com**

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**

**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 246 - Floorplan  
Units 1-9**



**Robert Wilson**  
770-318-9439 – Cell  
Or  
[Robert@wilsonhutch.com](mailto:Robert@wilsonhutch.com)





**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 250  
Units 125-130  
\$195/SF**

Unit 125 +/- 1,500 SF (\$292,500.00)  
Unit 130 +/- 1,200 SF (\$234,000.00)

These units include 2  
offices with a mezzanine



**Robert Wilson  
770-318-9439 – Cell  
Or  
Robert@wilsonhutch.com**

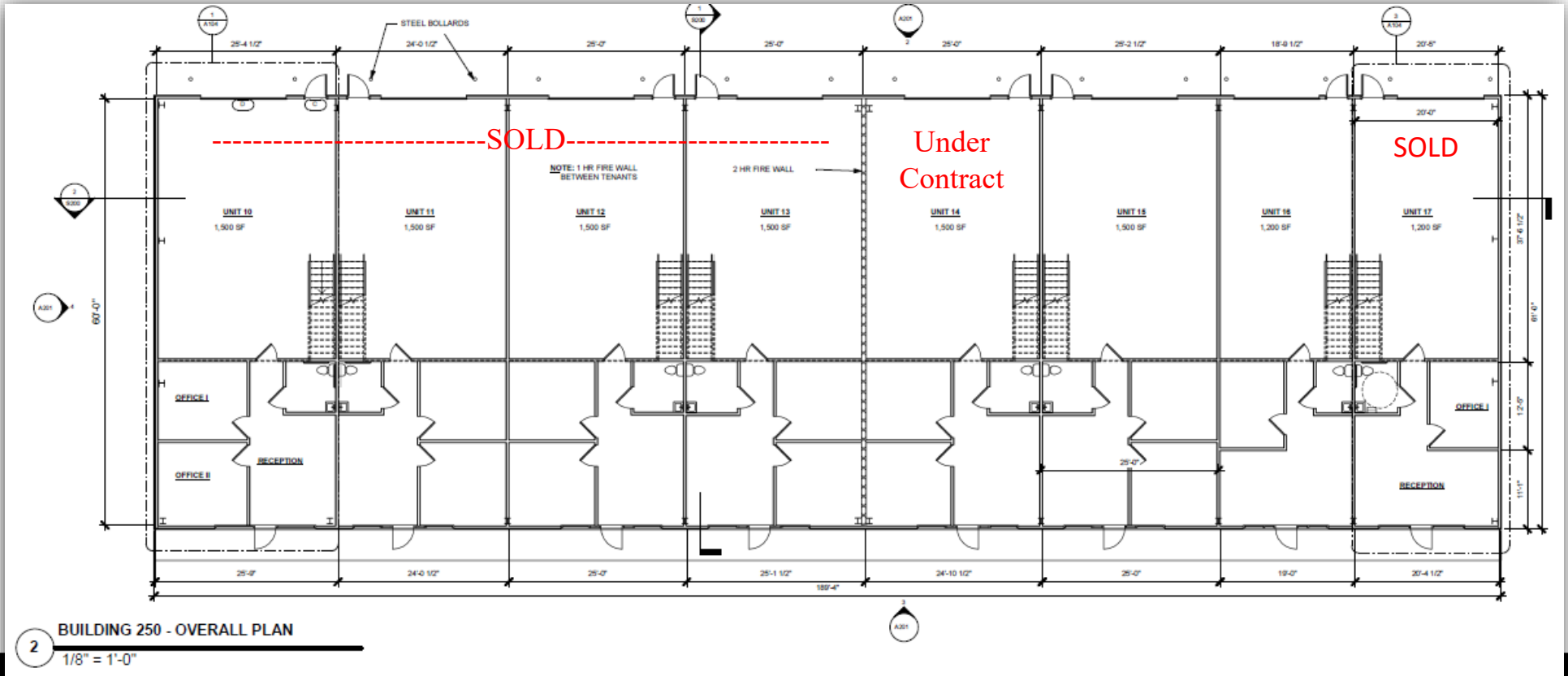


The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

**5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com**

**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 250 - Floorplan  
Units 100-135**



2

**Robert Wilson**  
770-318-9439 – Cell  
Or  
[Robert@wilsonhutch.com](mailto:Robert@wilsonhutch.com)



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)**



**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 253**

**Units 18-24**

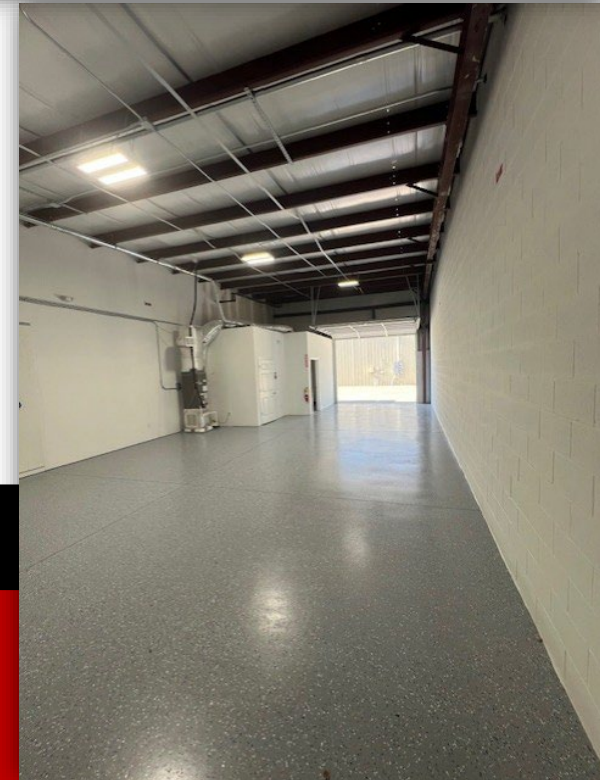
**\$185/SF (\$231,250.00)**

**Unit 25**

**\$195/SF (\$390,000.00)**



**Unit 25 is +/- 2,000 SF  
End unit with additional parking**



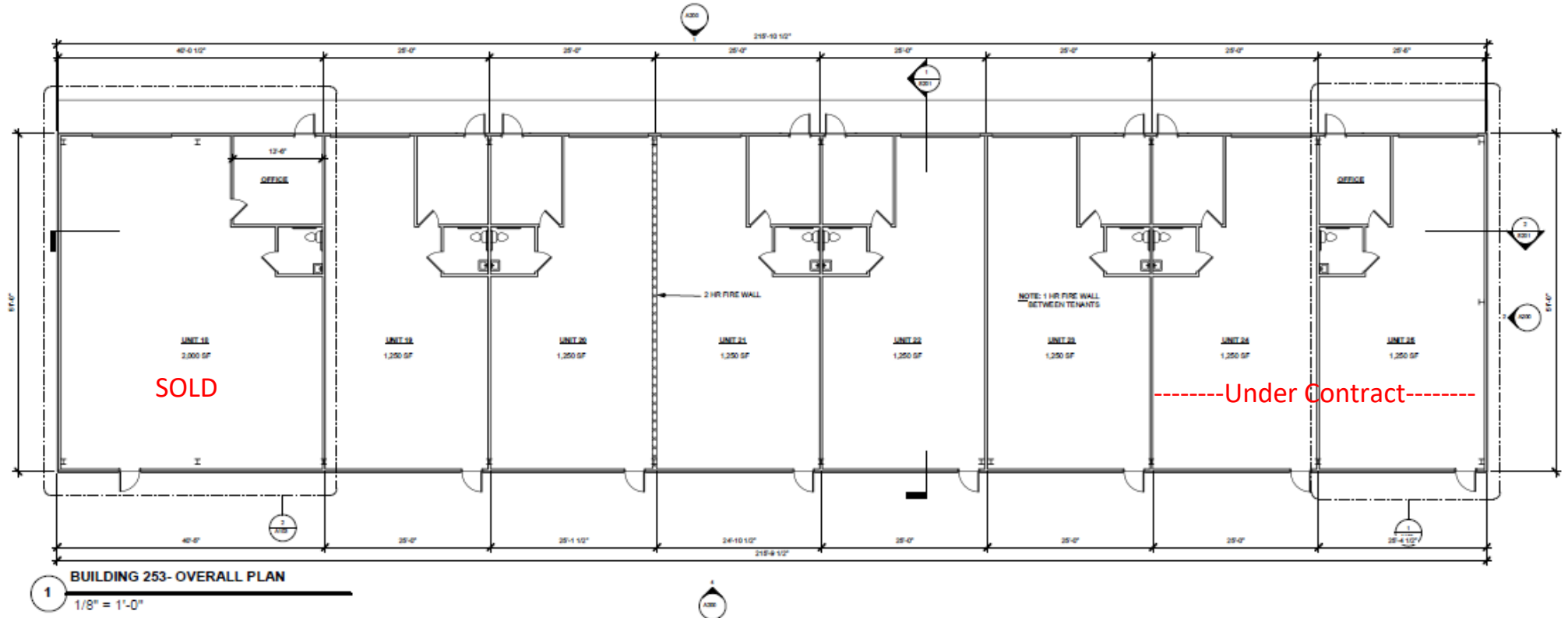
**Robert Wilson  
770-318-9439 – Cell  
Or  
Robert@wilsonhutch.com**

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**

**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 253 - Floorplan  
Units 18-25**



**Robert Wilson**  
770-318-9439 – Cell  
Or  
[Robert@wilsonhutch.com](mailto:Robert@wilsonhutch.com)



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)