

# WAREHOUSE COMPLEX FOR SALE OR LEASE

660 PEAVY ROAD BYRON,  
GA 31008, PEACH COUNTY

±48,000 SF OFFICE/WAREHOUSE  
2,400 SF REAR COVER CANOPY  
5,016 SF FRONT COVERED CANOPY  
24.45 ACRES

**SALE PRICE REDUCED :**

~~\$3,200,000~~

**\$2,999,000**



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## PROPERTY INFORMATION

- 24.45 acres with 800 feet of frontage on Peavy Road.
- Great visibility from Interstate 75
- 6 acres zoned C-1
- 18.45 acres zoned R-AG
- Year built - 1995; with approximately 8,000 SF of office space that was completely renovated in 2015 including all new HVAC throughout.
- Parking lot and driveway newly paved in 2015
- Ample parking



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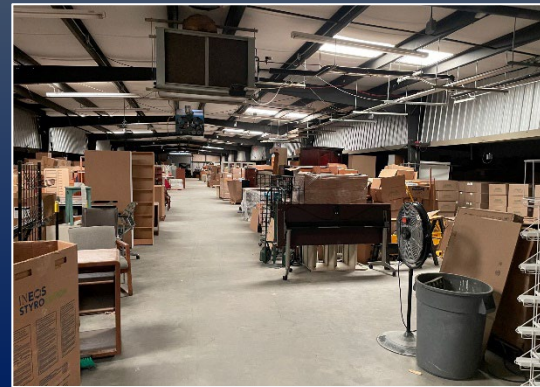
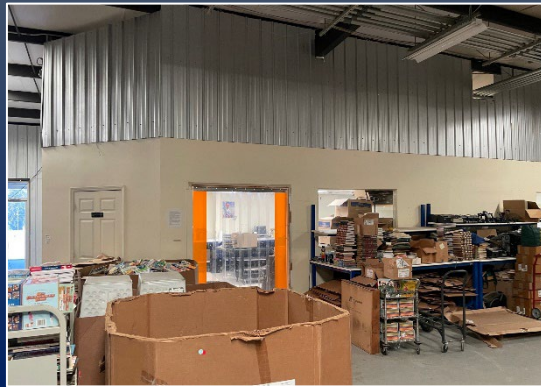
- High ceilings in main warehouse (varies from approximately 10' to 20')
- 3-phase power
- City water and sewer with two fire hydrants at the property
- \$2,000/mo income from truck parking on the empty lot
- \$200/mo income from billboard lease
- Road improvement/widening project scheduled to begin in the coming months.
- Easy truck access for loading/unloading



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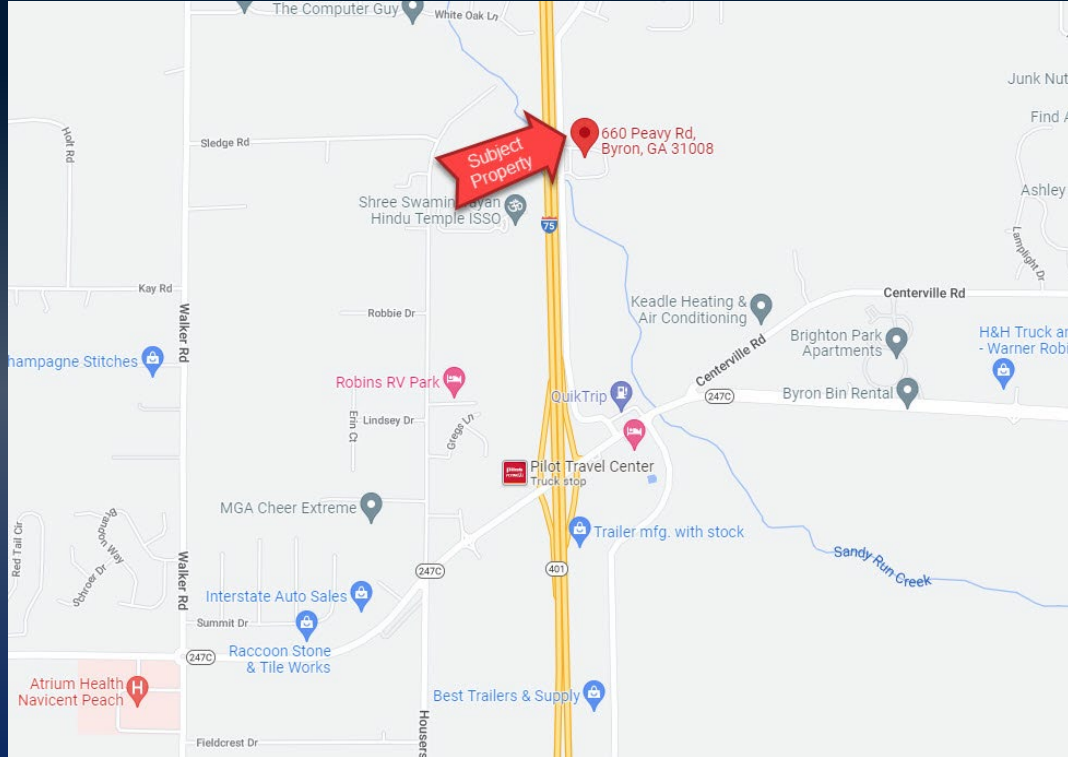
## INTERIOR PHOTOS



660 PEAVY ROAD  
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# MAP



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