

For Lease

Warehouse Property

\$7/SF/YR NNN | 17,000 SF



Example Building Rendering - To Be Built

New Build-to-Suit Warehouse For Lease

00 Highway 72 W
Hull, Georgia 30646

Property Description

New build-to-suit warehouse lease opportunity located in Madison County. It's conveniently located with easy access just off Georgia Highway 72. The site has been cleared and the developer will start construction with Tenant once an agreement has been made. Great corner lot with the ability to accommodate a facility up to 17,000 SF. Developer also owns the adjacent lot and can combine to meet larger space needs.

Location Overview

Highway 72 is a growing area with lots of business growth and development. Located just 3 miles from the Kroger Marketplace Shopping Center which includes lots of dining and under 4 miles to Athens Technical College. Downtown Athens and The University of Georgia are just under 10 miles away. Athens Loop 10 Bypass is less than 10 minutes away.

Property Highlights

- New Warehouse Space
- Up to 17,000 SF Available
- Build-To-Suit Opportunity
- Under 1 Mile Outside of Athens
- Less than 8 miles from the University of Georgia
- 8 Minutes to Athens Loop 10 Bypass

OFFERING SUMMARY

Lease Rate	\$7/SF/Yr NNN
Lot Size	3.64 Acres
Building Size	17,000 SF

For more information

Brian Elrod, CCIM

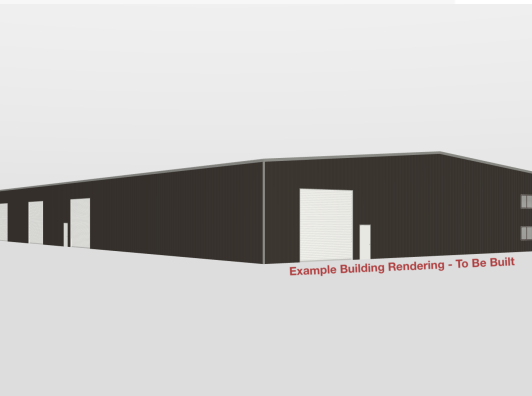
O: 706.553.1000 | C: 678.859.6110
brian@naielrod.com

Daniel Bennett, CCIM

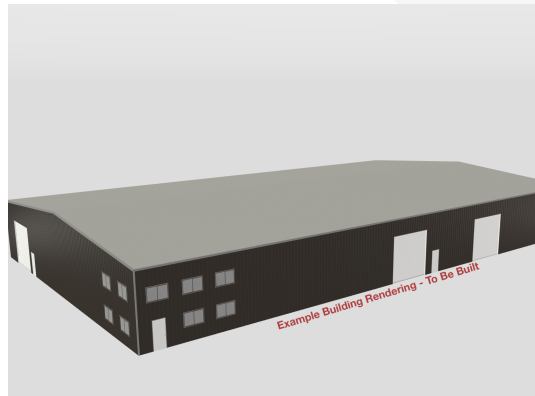
O: 706.553.1000 | C: 706.340.6066
daniel@naielrod.com



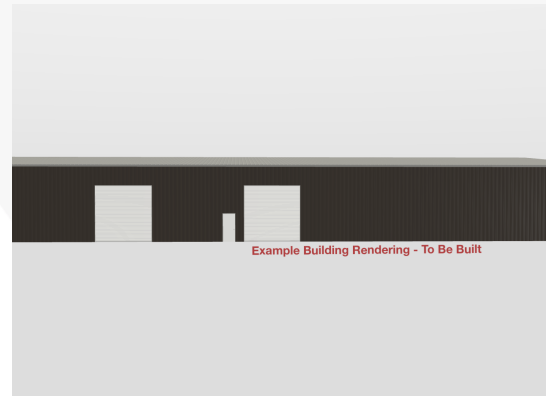
Example Building Rendering - To Be



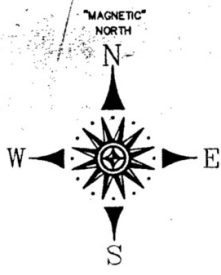
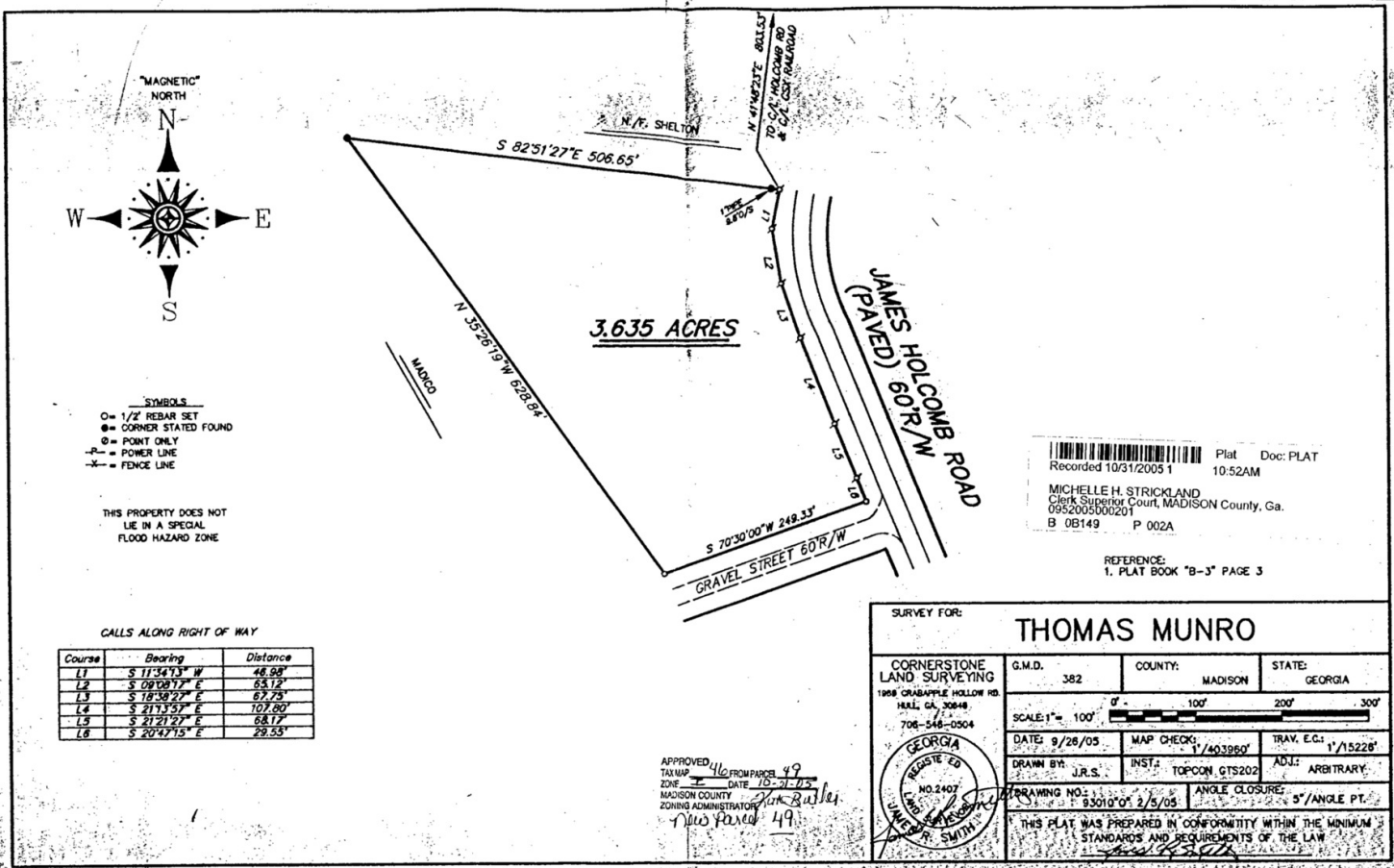
Example Building Rendering - To Be Built



Example Building Rendering - To Be Built



Example Building Rendering - To Be Built



SYMBOLS
 ○ = 1/2 REBAR SET
 ● = CORNER STATED FOUND
 ○ = POINT ONLY
 -P- = POWER LINE
 -X- = FENCE LINE

THIS PROPERTY DOES NOT
 LIE IN A SPECIAL
 FLOOD HAZARD ZONE

CALLS ALONG RIGHT OF WAY

Course#	Bearing	Distance
L1	S 11°34'13\"	48.98'
L2	S 09°28'17\"	65.12'
L3	S 18°38'27\"	67.75'
L4	S 21°3'57\"	107.80'
L5	S 21°21'27\"	68.17'
L6	S 20°42'15\"	29.53'

3.635 ACRES

Plat Doc: PLAT
 Recorded 10/31/2005 1 10:52AM
 MICHELLE H. STRICKLAND
 Clerk Superior Court, MADISON County, Ga.
 0952005000201
 B 0B149 P 002A

REFERENCE:
 1. PLAT BOOK "B-3" PAGE 3

SURVEY FOR: **THOMAS MUNRO**

CORNERSTONE LAND SURVEYING 1908 GRAPPLER HOLLOW RD. HALL, GA 30848 706-548-0504	G.M.D. 382	COUNTY: MADISON	STATE: GEORGIA
	SCALE: 1" = 100' 		
DATE: 9/28/05	MAP CHECK: Y/403860'	TRAV. E.C.: 1/15228'	
DRAWN BY: J.R.S.	INST.: TOPCON GTS202	ADJ.: ARBITRARY	
DRAWING NO.: 93010'0" 2/5/05	ANGLE CLOSURE: 5'/ANGLE PT.		
THIS PLAT WAS PREPARED IN CONFORMITY WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW			

APPROVED: [Signature]
 TAX MAP 46 FROM PARCEL 49
 ZONE [blank] DATE 10-21-05
 MADISON COUNTY ZONING ADMINISTRATOR [Signature]
 New Parcel 49

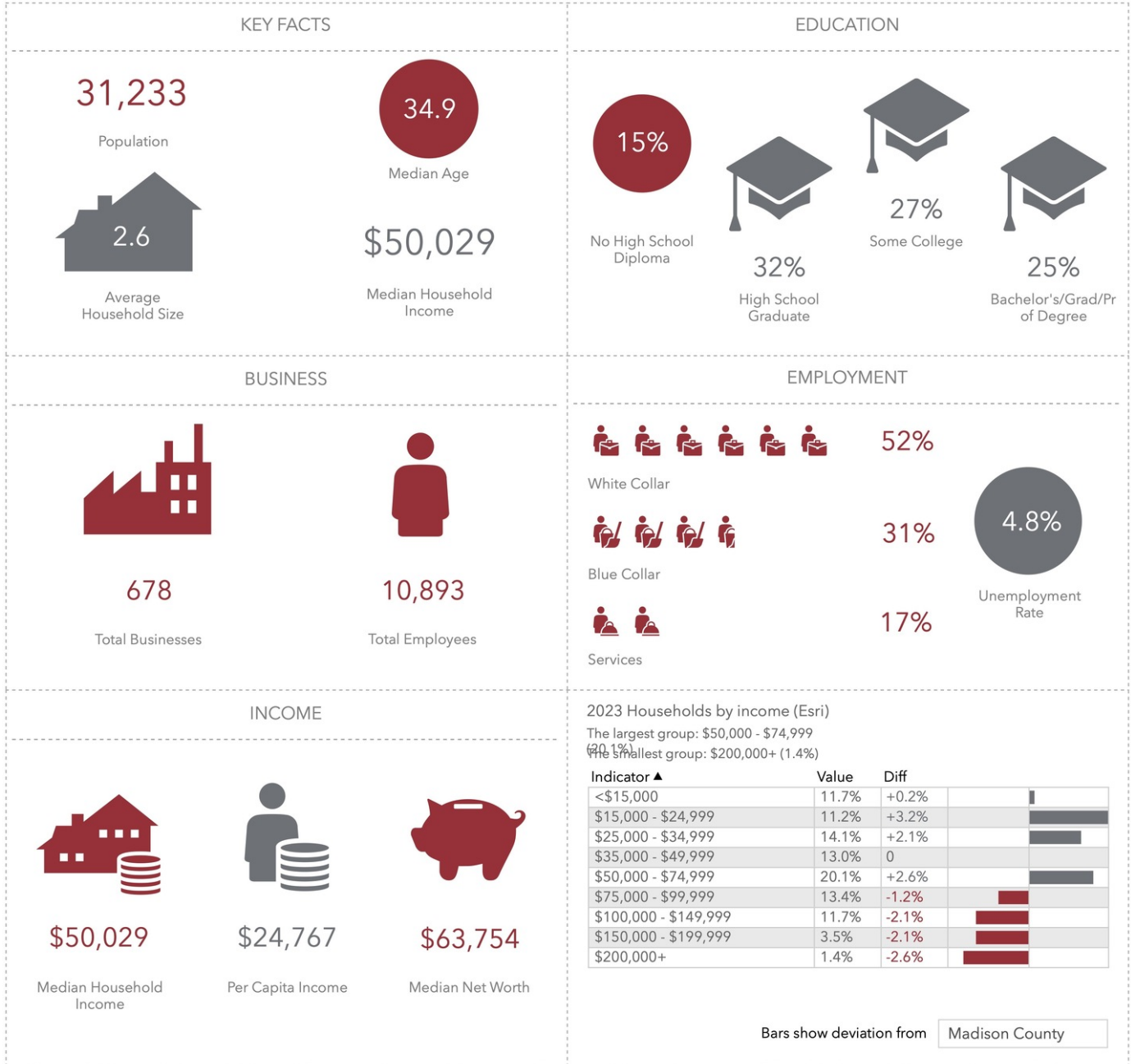


Demographics - 5Mi Radius

NAI Global Primary (Esri 2023)

Highway 72 W, Hull, Georgia, 30646 2 (5 miles)
 Highway 72 W, Hull, Georgia, 30646
 Ring of 5 miles

Prepared by Esri
 Latitude: 34.01310
 Longitude: -83.29889



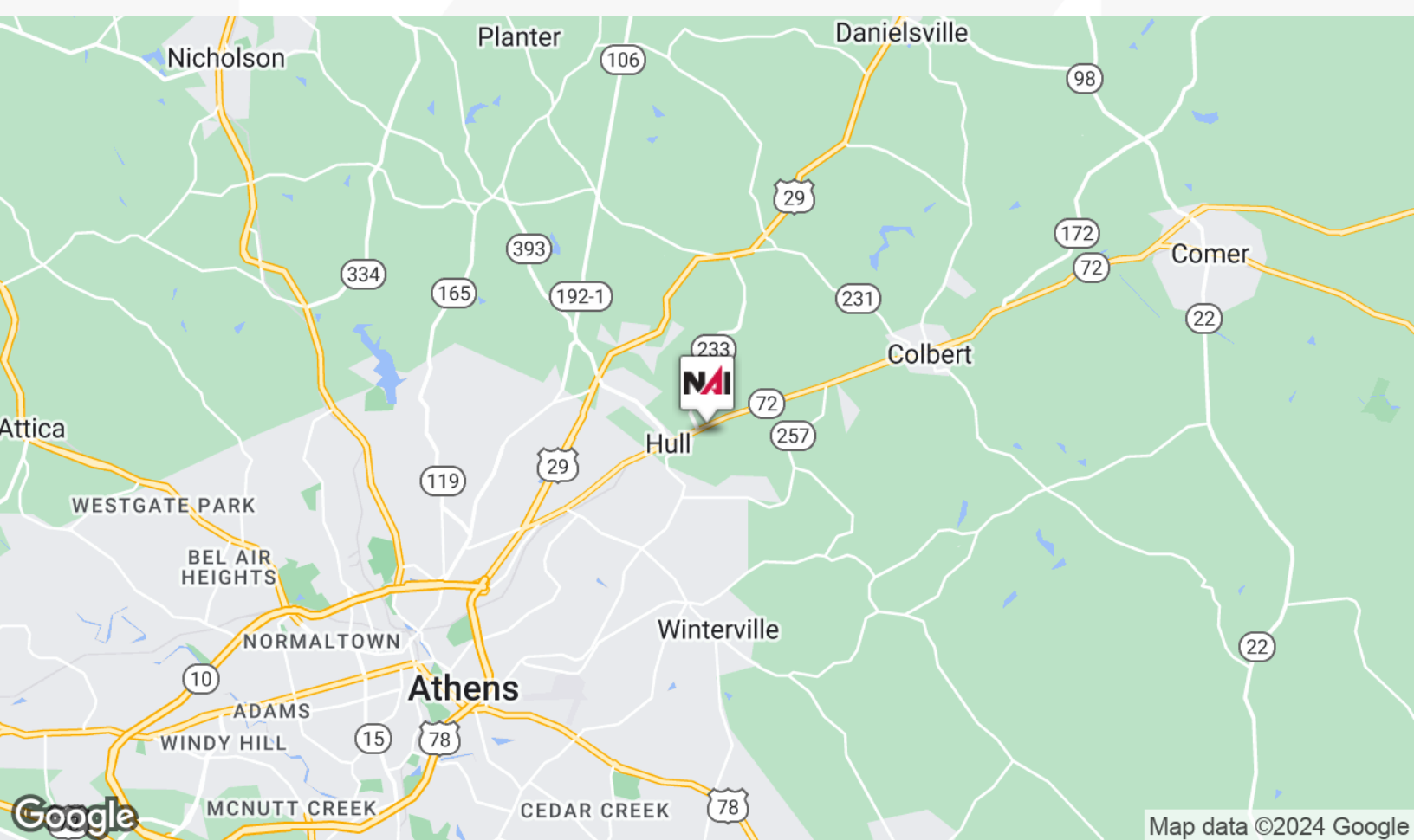
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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Location Maps



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