

FOR SALE OR LEASE

410 S RIVER STREET | CALHOUN, GEORGIA • 30701



INDUSTRY
REAL ESTATE PARTNERS

STEPHEN POND
Founding Principal
spond@industry-rep.com
(678) 230-8389



PROPERTY SPECIFICATIONS

ADDRESS	410 S River Street, Calhoun, GA • 30701	CONSTRUCTION	Steel
PROPERTY TYPE	Industrial Warehouse	CLEAR HEIGHT	Various; Up to 28' Clear
YEAR BUILT	1968	DOCK HIGH DOOR	Eleven (11) Dock-High Doors
YEAR(S) RENOVATED	1985/2026	DRIVE-IN DOOR	Two (2) Drive-In Doors
TOTAL SITE	10.96 Acres	POWER	Heavy Power (Over 5,000 amps)
TOTAL SQUARE FEET	±210,000 SF	ADDITIONAL FEATURES	Approx. 3.5 Acres of Extra Parking/Storage
OFFICE AREA	±5,800 SF (2.8%)	ZONING	IND-G, General Industrial District
WAREHOUSE AREA	±202,200 SF (96.3%)	COUNTY	Gordon

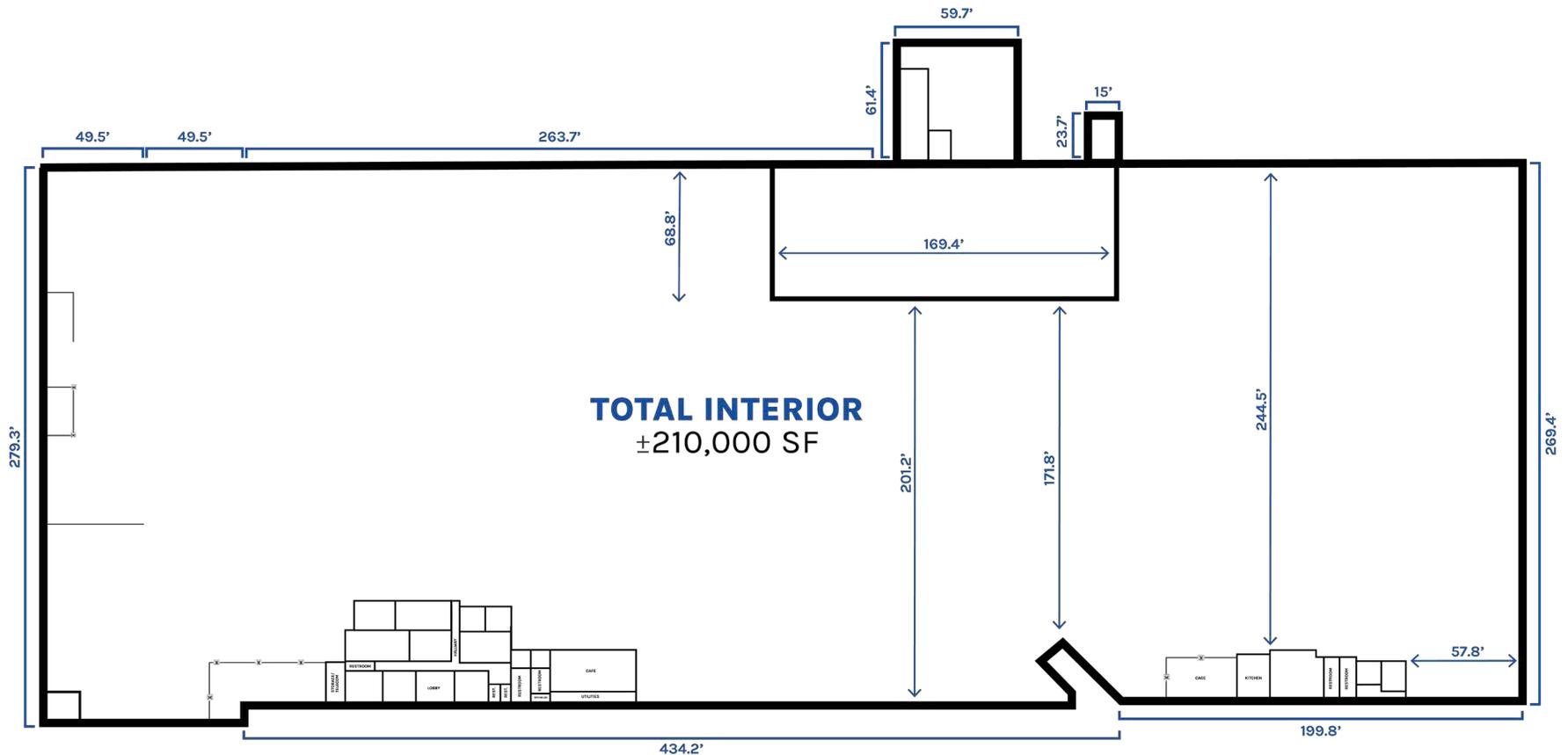
PROPERTY OVERVIEW

Positioned in the heart of the thriving Atlanta I-75 North Corridor, this industrial property in Calhoun, GA offers owner/users, investors and tenants a strategic foothold in one of the Southeast's fastest-growing logistics hubs. With proximity to the Appalachian Regional Port (just 34 miles north) this location benefits from explosive container traffic growth and direct rail access to the Port of Savannah.

The corridor boasts the highest truck volume in Georgia, a deep labor pool with the one of the most affordable workforces in Atlanta, and strong demand driven by reshoring and foreign investment. High barriers to entry and a robust tenant base anchored in production, manufacturing and a heavily entrenched flooring industry, make this an exceptional opportunity for long-term industrial performance.

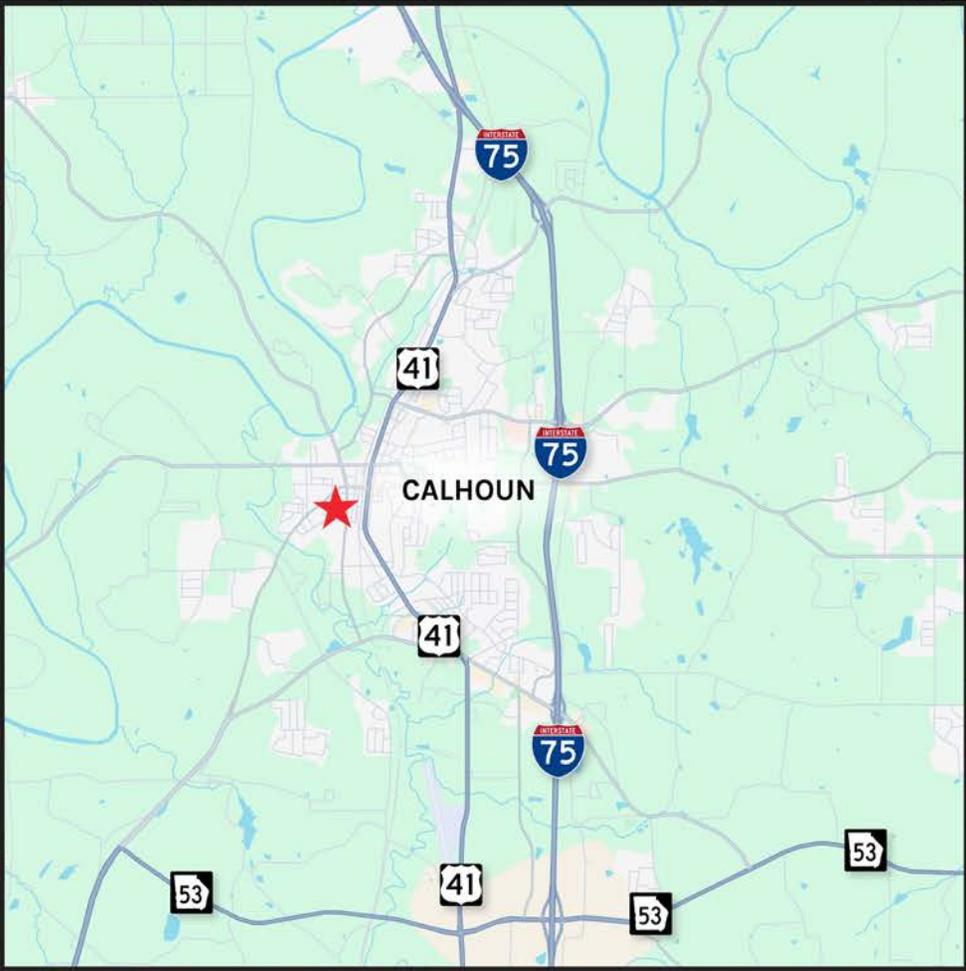
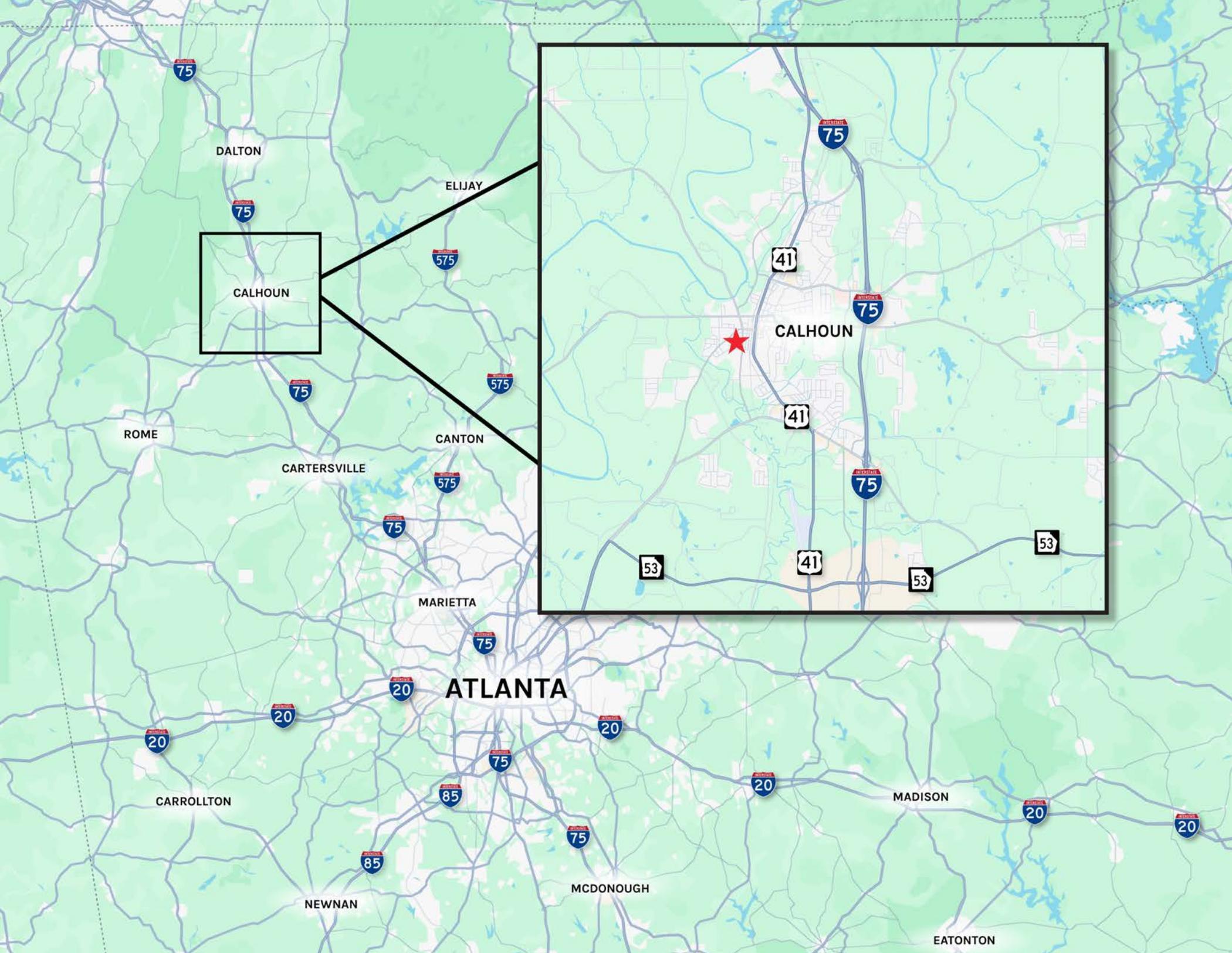


FLOOR PLAN



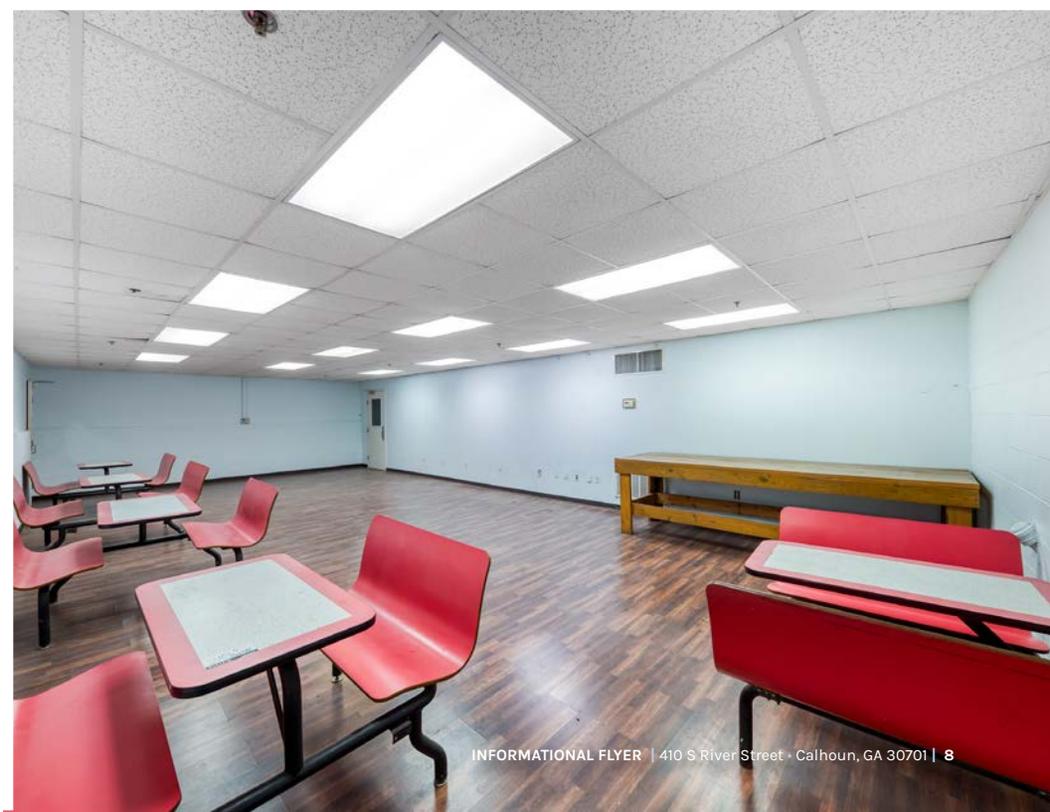
KEY FEATURES INCLUDE:

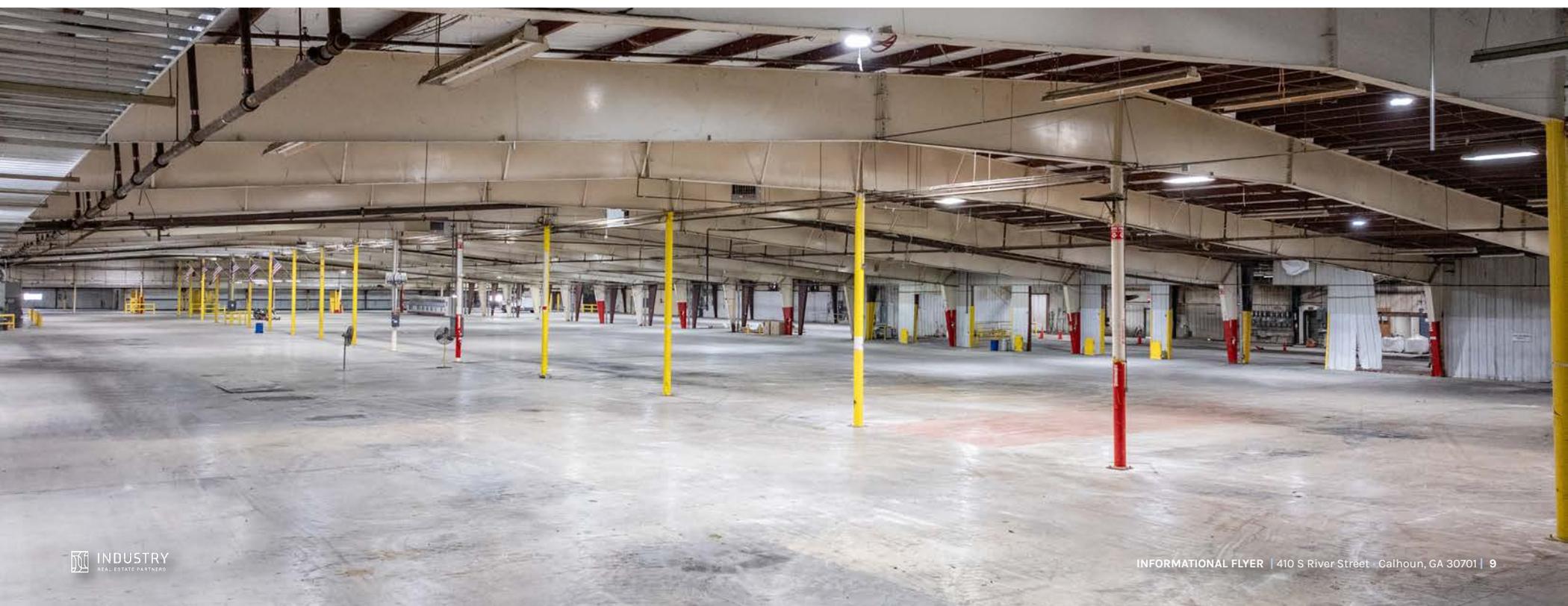
- Expansive warehouse area with a flexible layout for storage or manufacturing configurations.
- Private office space positioned within the warehouse footprint, suitable for administrative or management functions.
- Multiple loading options, including 11 dock doors and 2 drive-in doors for efficient shipping, receiving, and vehicle access.
- Robust electrical infrastructure, including a 2,000-amp main switch (480/277V) and multiple secondary panels (400-amp, 600-amp, 800-amp, and 200-amp services), indicating strong capacity for industrial or heavy equipment users.
- Nearly \$500K spent on recent improvements, including: exterior paint, new asphalt in the truck court, LED lights in the warehouse, dock pads, refreshed warehouse offices and restrooms.

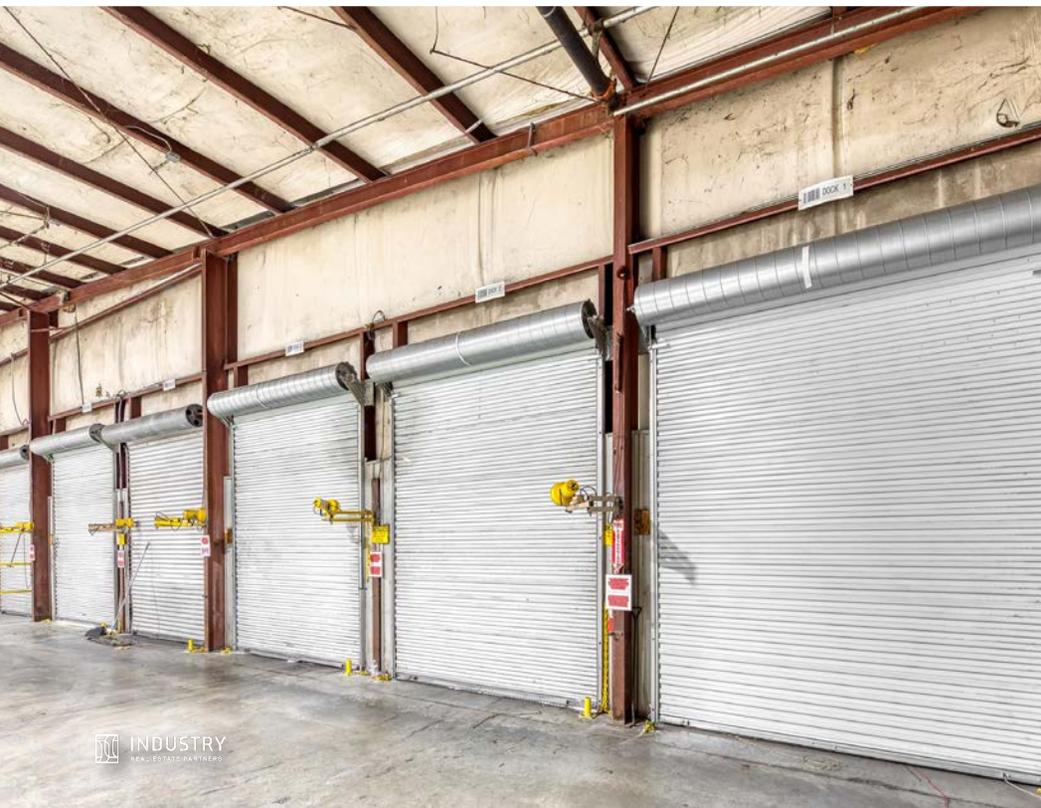












FOR MORE INFORMATION:

STEPHEN POND

Founding Principal

678-230-8389

spond@industry-rep.com



INDUSTRY
REAL ESTATE PARTNERS

770-458-2051 | IndustryRealEstatePartners.com

5901-B Peachtree Dunwoody Road NE

Suite 350 • Atlanta, GA 30328