

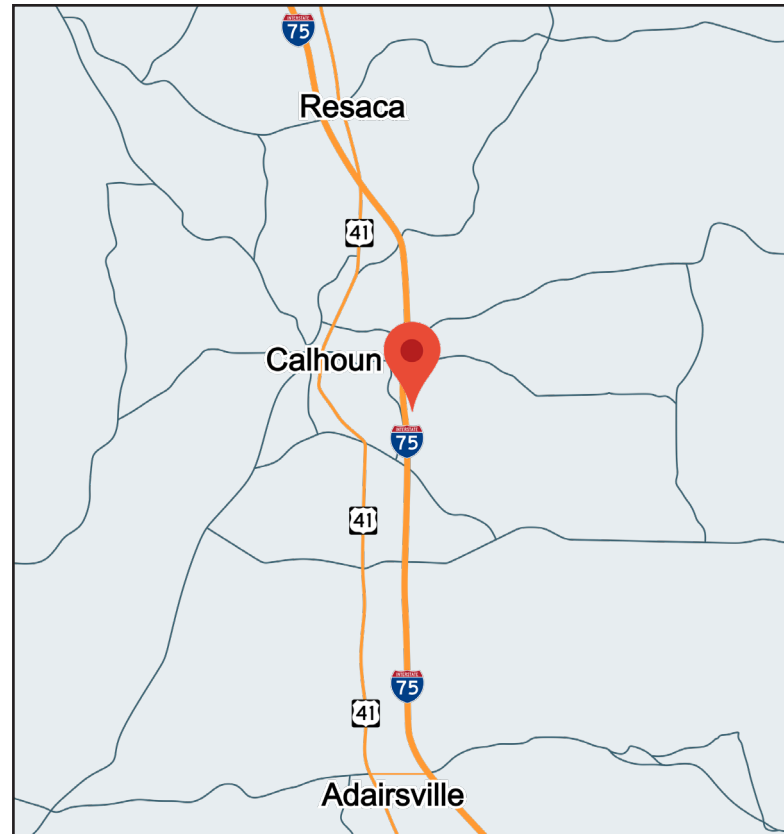
FOR SALE

520 LOVERS LANE ROAD
CALHOUN, GA 30701



PROPERTY INFORMATION

- +/-40,180 SF Industrial Building
- 2 Suites:
 - Suite 520A: +/-30,000 SF
 - Suite 520B: +/-10,000 SF (updated finishes, fully climatized)
- Metal Building
- Four (4) Dock High Doors
- Three (3) Drive In Doors
- Clear Height: 22' at Center & 18' at Eaves
- Fully Sprinklered Building
 - Sprinklered racks in warehouse
- New LED Lights
- +/-5.27 Acres Total
- Close proximity to I-75 and a wide variety of retail amenities
 - +/-1.5 miles North to I-75, Exit 315 (Rosebud Rd/SR 156)
 - +/-2 miles South to I-75, Exit 312 (Hwy 53)



Cade McDonald

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Stuart Bracey

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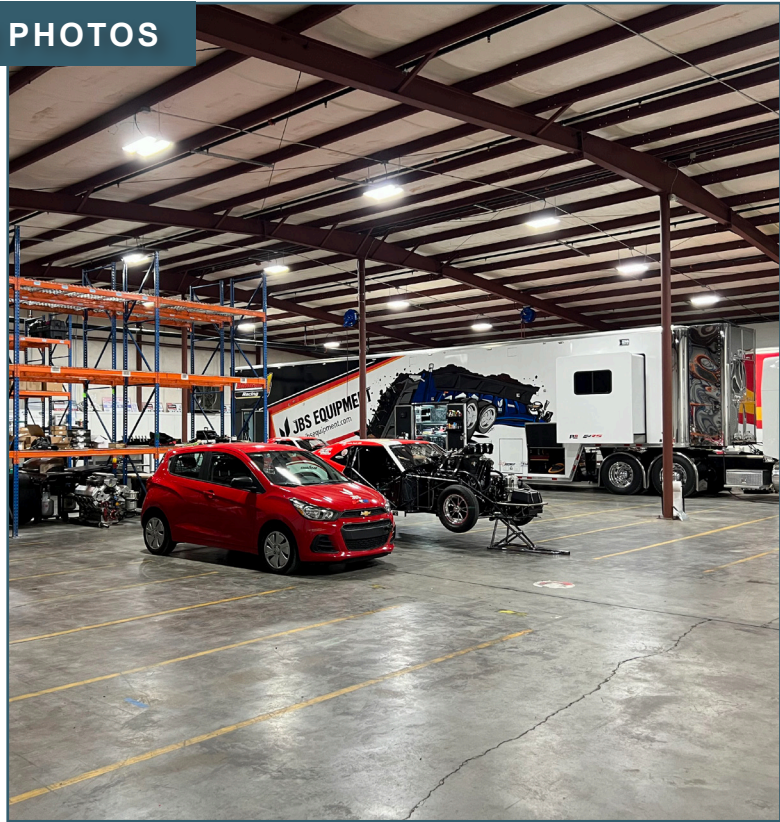
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PROPERTY GROUP

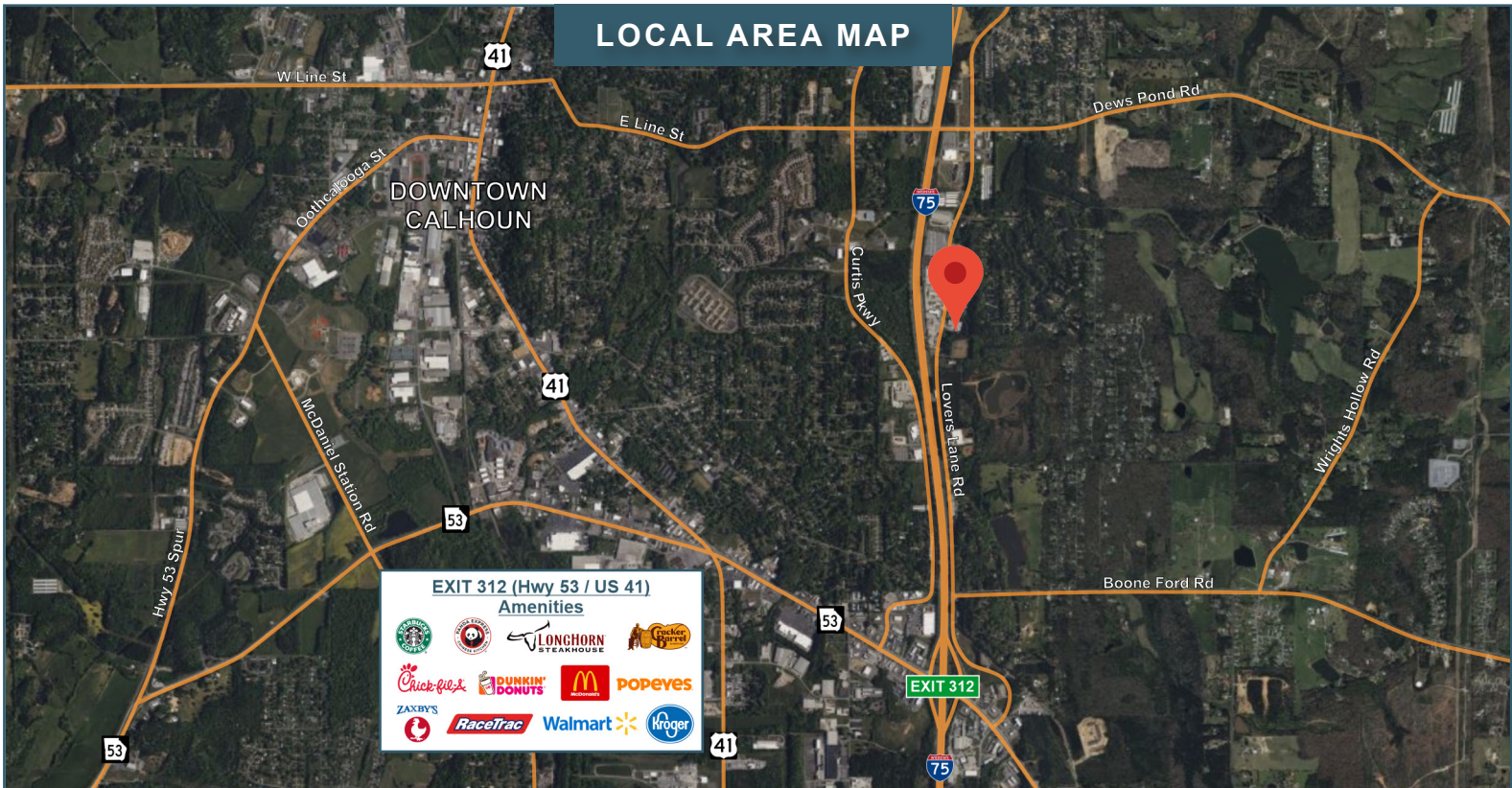
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INTERIOR PHOTOS



LOCAL AREA MAP



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AERIAL VIEW

SUITE 520A
+/-30,000 SF

SUITE 520B
+/-10,000 SF



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All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.