

OPPORTUNITY FOR  
OWNER/USER



**FOR SALE**  
**ASKING \$1,900,000**

**125 CARNES DRIVE**

FAYETTEVILLE, GEORGIA 30214

**9,000 SF AVAILABLE NOW**



## 125 CARNES DRIVE

FAYETTEVILLE, GA 30214

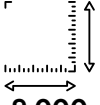

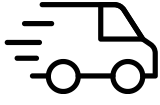




### PROPERTY HIGHLIGHTS

<b>Total Size:</b>	9,000 SF
<b>Office:</b>	3,700 SF
<b>Warehouse:</b>	5,300 SF
<b>Loading:</b>	One (1) Oversized Dock High Door Four (4) Oversized Drive-In Doors
<b>Clear Height:</b>	20'
<b>Available:</b>	Immediately
<b>Access:</b>	+/- 9 miles to I-85 +/- 9.3 miles to I-285 +/- 10.2 miles to Atlanta Airport +/- 11.5 miles to I-75 +/- 23 miles to I-20



# SITE PLAN



 <b>9,000</b> TOTAL SF	 <b>1.09</b> ACRE LOT	 <b>FOUR (4)</b> OVERSIZED DRIVE-IN DOORS	 <b>ONE (1)</b> OVERSIZED DOCK HIGH DOOR	 <b>20'</b> CLEAR HEIGHT	 <b>GATED</b> TRUCK COURT	 <b>2020</b> RENOVATIONS
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# PROPERTY OVERVIEW

Located at 125 Carnes Drive, Fayetteville, GA 30214, this versatile industrial property offers 9,000 SF of total space, comprising 3,700 SF of office and 5,300 SF of warehouse. Equipped for efficient logistics, the warehouse features one oversized dock-high door and four oversized drive-in doors, complemented by a clear height of 20'. Situated on a secure 1.09-acre gated lot, the property provides ample outdoor storage space, making it ideal for businesses requiring both indoor and outdoor operational capabilities.

## Potential Users

This property is well-suited for a variety of industrial uses, including light manufacturing operations, field services industries, warehousing and storage facilities, and third-party (3PL) providers serving the Atlanta market.

## Location & Accessibility

Positioned for optimal logistics and distribution, it's just 9 miles from I-85, 9.3 miles from I-285, and 11.5 miles from I-75. Furthermore, it provides swift connectivity for regional and national travel, with I-20 only 23 miles away. For businesses with global reach, Hartsfield-Jackson Atlanta International Airport is a mere 10.2 miles away. This prime location ensures seamless connectivity throughout the greater Atlanta metropolitan region and to international markets, making it an ideal hub for businesses demanding efficient transportation and accessibility.



# PROPERTY PHOTOS



# PREMIER LOCATION

## I-85:

Located 9 miles from the property, northbound on I-85 connects you to Greenville, South Carolina, Charlotte, North Carolina and beyond, while southbound leads to Atlanta and points south, including Montgomery, Alabama and ultimately, Mobile, Alabama.

## I-285:

Situated 9.3 miles away, this premier highway encircles the Atlanta metropolitan area, connecting to all other major interstates serving the city.

## Hartsfield-Jackson Atlanta International Airport:

Situated only 10.2 miles away, providing convenient access to domestic and international destinations worldwide.

## I-75:

11.5 miles from the property, offering access to Chattanooga, Tennessee, to the north and Macon, Georgia, and Florida to the south.

## I-20:

Located 23 miles away, providing connections to Birmingham, Alabama, to the west and Augusta, Georgia, and Columbia, South Carolina, to the east.



# CONTACT INFORMATION

## ANDY HEAD

**Office:** (404) 595 - 1466

**Cell:** (404) 713 - 4601

[ahead@apexindustrialre.com](mailto:ahead@apexindustrialre.com)

## JEREMIAH ALLEN

**Office:** (770) 264 - 9421

**Cell:** (404) 747 - 4971

[jallen@apexindustrialre.com](mailto:jallen@apexindustrialre.com)

