

**8,100 SQ. FT. OFFICE / WAREHOUSE ON 3.53 ACRES**  
1206 SHANNON BLVD, LOUISVILLE, GA 30434

### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

8,100 sq. ft. Office / Warehouse Building situated on 3.53 Acres. The Building has 2,100 sq. ft. of Office Space consisting of 4 Private Offices, Large Open Cubicle Area, Kitchen and Two Bathrooms. The Warehouse has 2 Drive-In Overhead Doors, 16' Clear Ceiling Height and Mezzanine Storage above Office Space. The Building has a fenced yard in the rear. Located in the Louisville Airport Industrial Park on Hwy 1 in the heart of Louisville.

#### PROPERTY HIGHLIGHTS

- 8,100 sq. ft. Office /Warehouse Building
- 2,100 sq. ft. of Office Space
- Situated on 3.53 Acres
- Fenced Yard
- Located on Hwy 1 in Louisville

#### OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	3.53 Acres
Building Size:	8,100 SF

#### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	48	186
Total Population	25	130	497
Average HH Income	\$113,190	\$108,339	\$104,988

#### For More Information:

**Scott A. Atkins, SIOR, CCIM**

President

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)



# ATKINS

COMMERCIAL PROPERTIES

INDUSTRIAL PROPERTY FOR SALE

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## ADDITIONAL PHOTOS



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## LOCATION MAP



### LOCATION OVERVIEW

Located in Louisville, GA fronting on Hwy 1. The Building is located in Louisville Airport Industrial Park and has frontage on Shannon Blvd as well as Hwy 1.

Google

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