

CALHOUN  
ENTERPRISE  
PARK

# INDUSTRIAL SITE FOR SALE OR LEASE

151,200 SF AVAILABLE

103 ENTERPRISE DRIVE  
CALHOUN, GA



OWNED &  
MANAGED BY:

103 ENTERPRISE DRIVE, CALHOUN, GA

 Triten  
REAL ESTATE PARTNERS

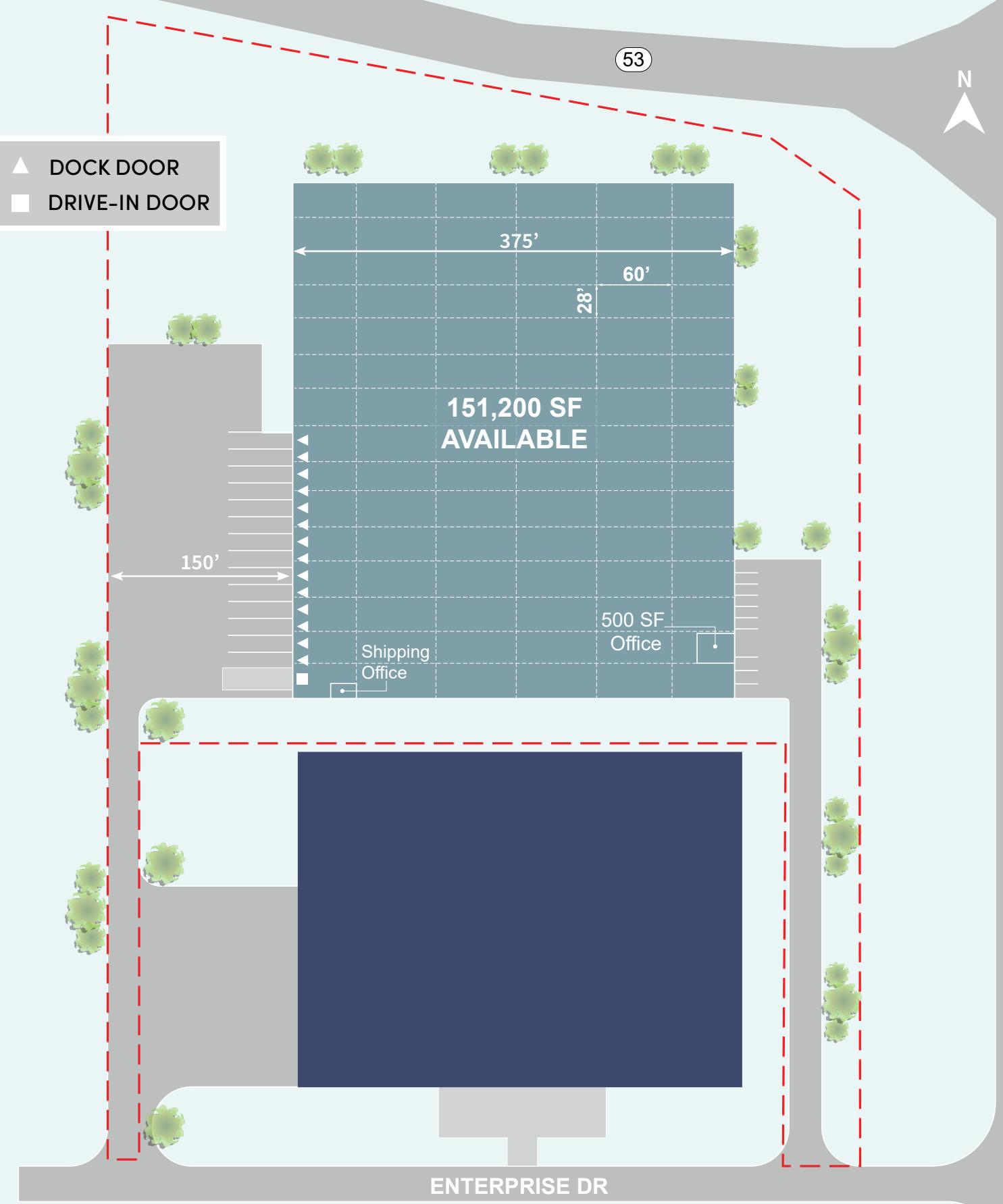
 JLL

# PROPERTY OVERVIEW

## BUILDING SPECIFICATIONS

<b>PARCEL ID</b>	<b>C47 004C</b>
<b>SIZE (ACRES)</b>	8.84 AC
<b>YEAR BUILT</b>	2013
<b>BUILDING SF</b>	151,200 SF
<b>AVAILABLE SF</b>	151,200 SF
<b>OFFICE SF</b>	500 SF; Climate controlled
<b>CLEAR HEIGHT</b>	27'
<b>COLUMN SPACING</b>	28' X 60'
<b>BUILDING DEPTH</b>	375'
<b>SPRINKLERS</b>	Wet
<b>DOCK HIGH DOORS</b>	14
<b>DRIVE-IN DOOR</b>	1 ramp (12' X 14")
<b>TRAILER PARKING</b>	12 (expandable) spaces
<b>AUTO PARKING</b>	±20 spaces
<b>TRUCK COURT</b>	150'
<b>POWER</b>	400amps, 3-phase, 4 wire, 480/277
<b>UTILITIES</b>	City water & sewer, natural gas, florescent lighting, & exterior building lighting
<b>ZONING</b>	General Industrial
<b>OCCUPANCY</b>	Flexible





# LOCATION & AREA

## CONNECTIVITY

**STRATEGICALLY LOCATED ON I-75 NORTHWEST CORRIDOR, OFFERING EXCELLENT TRANSPORTATION ACCESS AND INDUSTRIAL INFRASTRUCTURE IDEAL FOR LOGISTICS, MANUFACTURING, AND LAST-MILE DELIVERY OPERATIONS**

LOCATION	DISTANCE
<b>U.S. ROUTE 41</b>	Immediate Access
<b>HWY 53</b>	0.3 miles
<b>INTERSTATE 75</b>	1 mile
<b>TOM B. DAVID AIRPORT - CZL</b>	1.3 miles
<b>APPALACHIAN REGIONAL PORT</b>	39 miles
<b>CHATTANOOGA, TN</b>	56.2 miles
<b>ATLANTA, GA</b>	65.3 miles
<b>HARTSFIELD-JACKSON INT'L AIRPORT</b>	73.2 miles





# DEMOGRAPHICS

## TOP EMPLOYERS IN CALHOUN, GA



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>2024 Total Population</b>	230	27,466	65,900
<b>Median Age</b>	41.3	38.3	38.5
<b>2024 Households</b>	89	10,267	24,178
<b>Annual Growth 2020-2024</b>	0.3%	2.0%	1.4%
<b>Total Specified Consumer Spending</b>	\$3.1M	\$287.9M	\$716.9M
<b>Average Household Income</b>	\$83,112	\$67,572	\$73,635
<b>Median Home Value</b>	\$311,765	\$187,013	\$187,393
<b>Daytime Employment</b>	603	18,962	27,970
<b>Service-Producing Industries: Employees</b>	255	14,584	20,197
<b>Service-Producing Industries: Businesses</b>	23	1,661	2,250
<b>2025 Occupation: Trade Transportation/Utilities</b>	214	5,521	6,576
<b>2025 Occupation: Construction</b>	-	1,183	1,492
<b>2025 Industry: Manufacturing</b>	323	3,116	6,177





## FOR MORE INFORMATION, PLEASE CONTACT:

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### **OWNED & MANAGED BY:**



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