

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



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

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



▲ DOCK DOOR
■ DRIVE-IN DOOR

53

N

151,200 SF
AVAILABLE

375'

60'

28'

150'

Shipping
Office

500 SF
Office

41

ENTERPRISE DR

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





DEMOGRAPHICS

TOP EMPLOYERS IN CALHOUN, GA



DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

2024 Total Population

230

27,466

65,900

Median Age

41.3

38.3

38.5

2024 Households

89

10,267

24,178

Annual Growth 2020-2024

0.3%

2.0%

1.4%

Total Specified Consumer Spending

\$3.1M

\$287.9M

\$716.9M

Average Household Income

\$83,112

\$67,572

\$73,635

Median Home Value

\$311,765

\$187,013

\$187,393

Daytime Employment

603

18,962

27,970

Service-Producing Industries: Employees

255

14,584

20,197

Service-Producing Industries: Businesses

23

1,661

2,250

2025 Occupation: Trade Transportation/Utilities

214

5,521

6,576

2025 Occupation: Construction

-

1,183

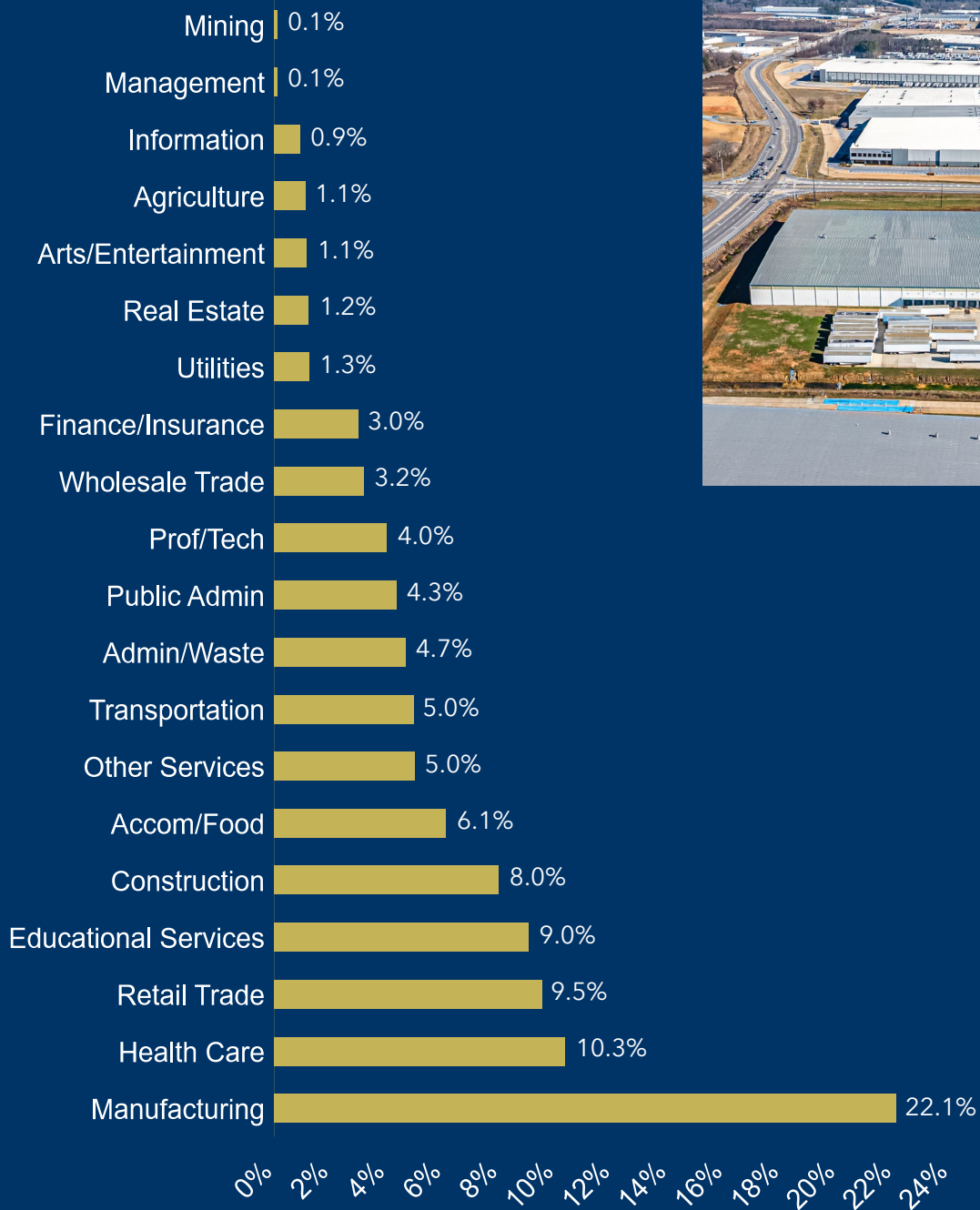
1,492

2025 Industry: Manufacturing

323

3,116

6,177





FOR MORE INFORMATION, PLEASE CONTACT:

Tom Cromartie, SIOR
Executive Managing Director
+1 770 540 5904
tom.cromartie@jll.com

Rachel Roberts
Senior Associate
+1 404 495 8716
rachel.roberts1@jll.com

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