FOR SALE OR LEASE

Cold Storage Warehouse with **Industrial Acreage**

525 Industrial Park Road, Sylvania, GA 30467

- ±35,000 SF cold storage warehouse on ±20.08 acres
- ±600 SF office and a ±6,600 SF custom built hydrocooler
- Metal construction
- Zoned Industrial
- Warehouse includes 3 dock doors, 3 drive-in doors and 56 gravel parking spaces
- Insulated and air conditioned warehouse with fire sprinklers
- Served by City of Sylvania / MEAG Power
- Built in 1992, renovated in 2010
- Located less than 60 miles to the Port of Savannah

Sale Price Reduced: \$2,800,000 \$3,250,000

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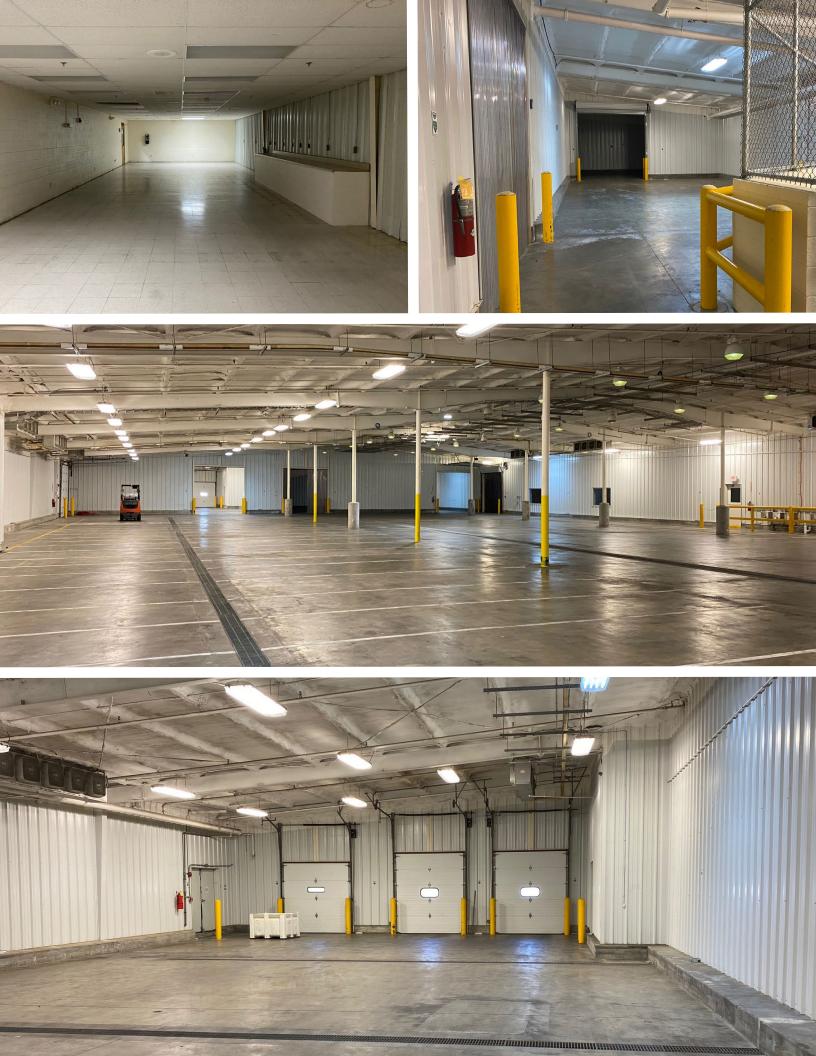
Lease Rate: Please Inquire

Contact Us:

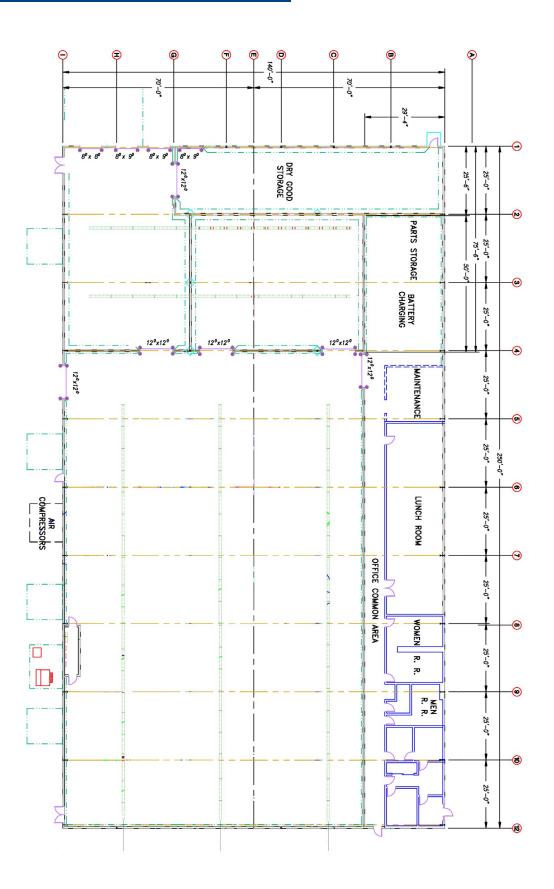
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Floor Plan



Building Specifications



±35,000 SF



3 Dock Doors



3 Drive-in Doors



56 Parking Spaces



14' - 20' Ceiling Height



6" Floors

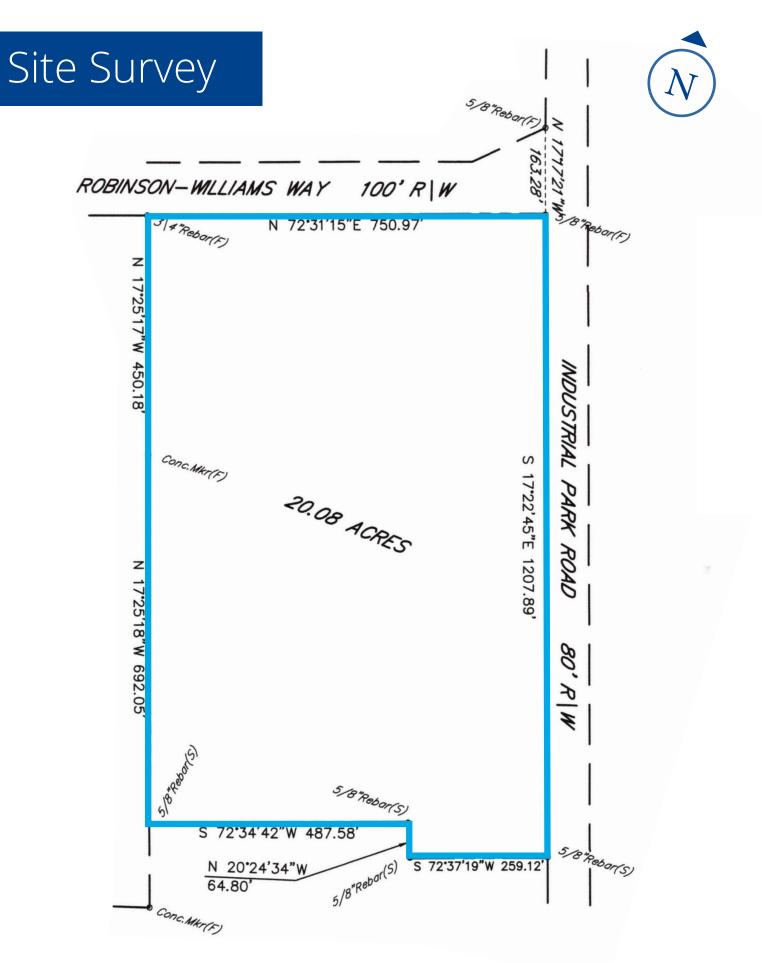


3 Phase Electric Power

Property Aerial







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