



FOR SALE

13.27 ACRES

2259 GREENVILLE ROAD
LAGRANGE, GA 30241



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1025 1st Ave | Columbus, GA 31901 | 706-256-1500



KENNON PARKER,
DUNCAN & DAVIS



± 13.27 acre fenced industrial site with existing office/ warehouse space in Troup County. With this partially developed space, there is vast opportunity for expansion and future development in the rear of the property.

± 3,075 sf | **OFFICE/
WAREHOUSE**

± 13.27 ACRES

Valley
Newnan
Peachtree City
West Point
South ATL MSA | **MARKET**

FEATURES

- Large Office / Warehouse
- Brick and Iron Gated Fence Area
- Poured Slabs in Rear
- Spacious Lot for Truck Parking & Turnaround
- Cleared & Ready for Development or Expansion
- Truck Weight Scale
- All Utilities Available



SCAN HERE
FOR DRONE FOOTAGE



SALE PRICE
\$3,500,000.00

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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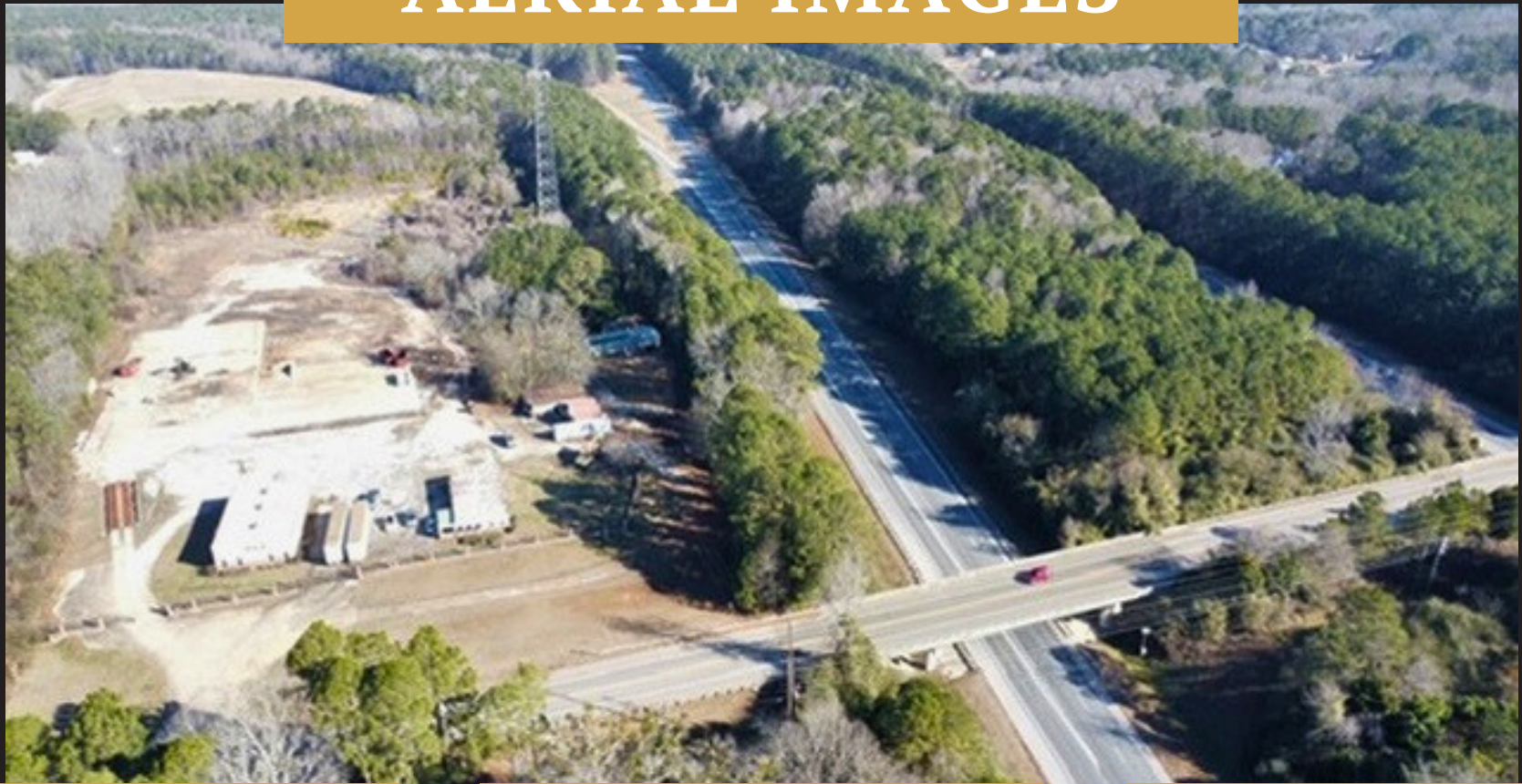


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AERIAL IMAGES



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BOUNDARY



La Grange City Landfill



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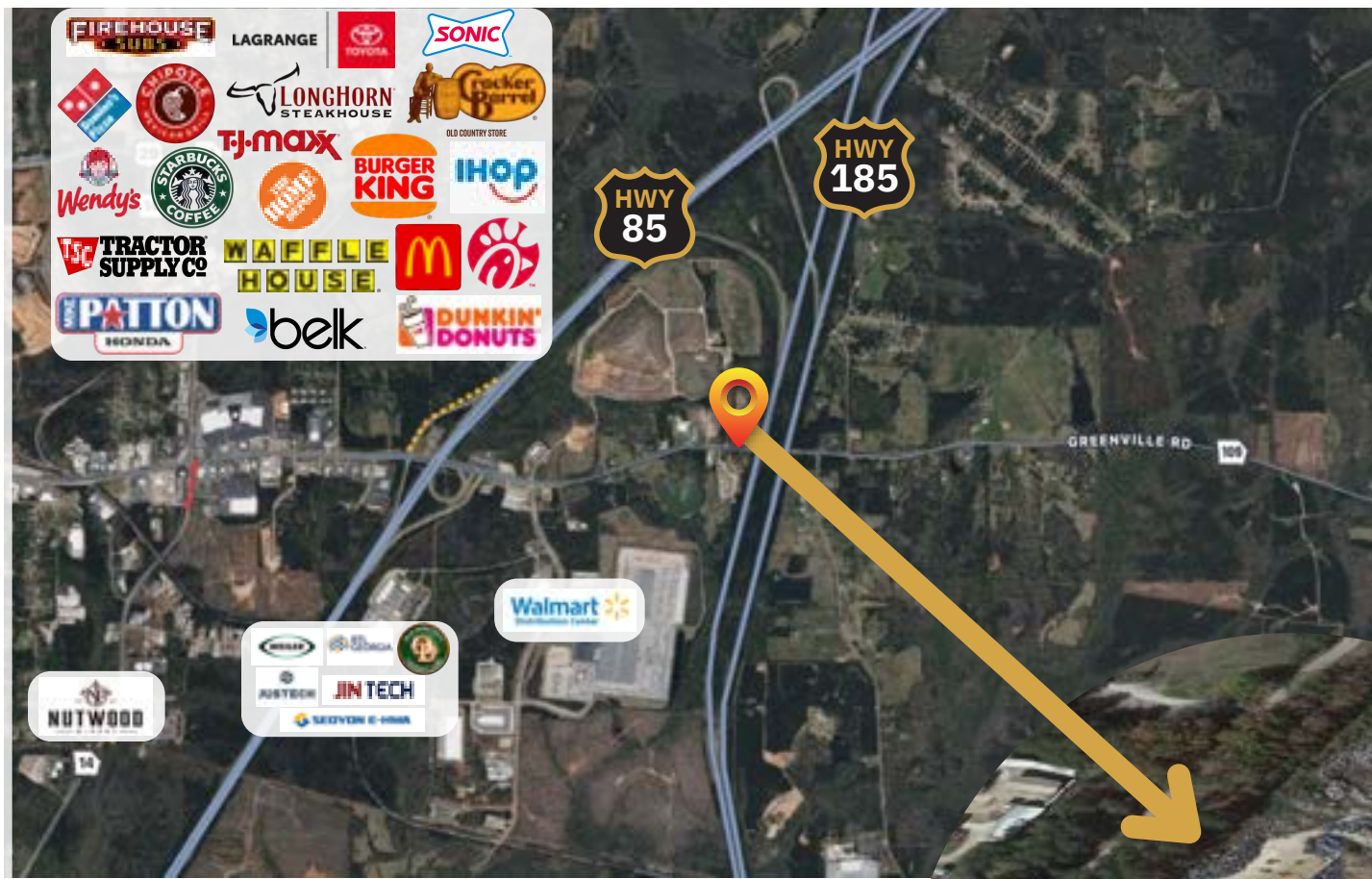


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NEARBY WAREHOUSES

- Walmart Distribution Center
- Weiler Forestry Products
- Weiler Forestry Warehouse
- Justech America, LLC
- Jin Tech America, LLC
- BTL America, LLC
- Old Dominion Freight Line
- Seoyon E-Hwa Interior Systems Manufacturing

ADDITIONALLY NEARBY:

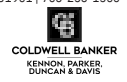
- HWY 185 & HWY 85
- LAGRANGE City Landfill
- Lynarc Welding Supplies
- Dollar General
- Dodge City Automotive
- Loy's Office Supply
- Marathon
- LAGRANGE Beverage Outlet



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DEMOGRAPHICS



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HIGHLIGHTS

LaGrange is set to become the host city for Georgia’s newest port, the West Georgia Inland Port. The proposed port is a dry port, meaning it’s not on a waterway. The ports are sometimes referred to as “inland” ports as they provide central distribution points for distribution of cargo after leaving more traditional ports. The West Georgia Inland Port will connect LaGrange to the port in Savannah via CSX rail. The port will help distribute foods that come into Georgia via ships at the Port of Savannah. Currently, an average of 14,000 trucks a day disperse those products throughout the country. Lagrange News



#1

MICROPOLITAN IN U.S.* FOR
FORTUNE 500 COMPANIES

6th

IN GEORGIA FOR THE NUMBER OF
PEOPLE EMPLOYED BY
INTERNATIONAL COMPANIES

151,526

PERSON WORKFORCE IN 7 COUNTY
LABOR SHED

410,000

PERSON WORKFORCE IN 13 COUNTY
LABOR SHED

*All information was obtained from the Lagrange Development Authority and city website and Lagrange Daily News, we do not own the rights or take credit for any images or information provided above. Copyright image credit goes to - <https://www.alapark.com/parks/lakepoint-state-park/marina> & http://www.lagrange-ga.org/Home/Community_Development, <https://www.lagrange.com/2024/01/13/lagrange-planned-inland-port-to-have-major-impact/>
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INDUSTRIAL PARK MAP



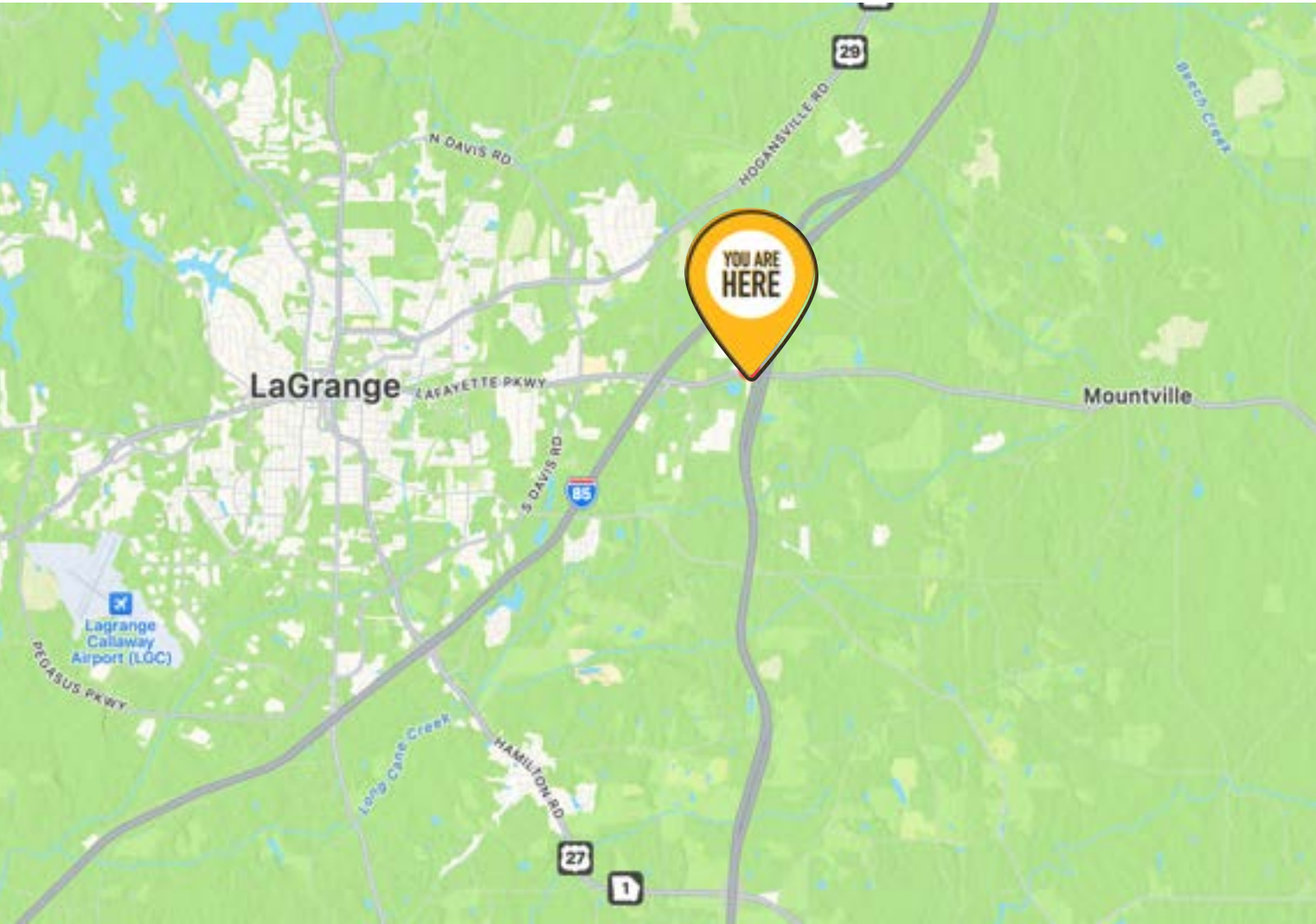
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- Atlanta's Hartsfield-Jackson International Airport (ATL) 45 min away vis I-85
- Columbus Metropolitan Airport (CSG) 35 min away vis I-185
- LaGrange-Callaway Airport (LGC) located in LaGrange in the Georgia International Business Park (GIBP)

- Interstate Highways I-85 and I-185
- US Hwy 27 runs north to Chattanooga
- US Hwy 29 runs southwest into Alabama and northeast through Atlanta
- State routes include GA 109 and GA 219

- Port of Brunswick, Ga – 295 miles southeast
- Port of Savannah, Ga – 285 miles east
- Port of Mobile, Al – 265 miles southwest

- Service provided by CSX (both east/west and north/south lines)
- Intermodal facility located 35 min north in Fairburn, Ga
- West Georgia Inland Port (Coming Soon)

267
MILES

TO
MOBILE

255
MILES

TO
SAVANNAH

14
MILES

TO
KIA PLANT
WEST POINT

46
MILES

TO
COLUMBUS

64
MILES

TO
ATLANTA

91
MILES

TO
MACON

99
MILES

TO
MONTGOMERY

108
MILES

TO
HYUNDAI
PLANT

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CONTACT

FOR MORE INFORMATION



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