

PRIME DEVELOPMENT SITE FOR SALE

U.S. 41 at Union Grove Rd. Calhoun, GA



Offering Summary:

- Sale Price: \$5,425,000
- Lot Size: 155.49 Acres

Property Overview:

Prime development site for industrial and logistics in Calhoun, GA.

Located near I-75 and Union Grove Rd. Exit 310 and adjacent to the recently opened Calhoun Bypass

Excellent access to Atlanta 1 hour to the South and Chattanooga 45 minutes to the North via I-75

Appalachian Regional Port 35 miles north in Murray County is attracting significant interest in new logistics projects in NW Georgia



Property Features:

- Property terrain is well suited for industrial or logistics facilities
- Approximately 3300 feet of frontage on Salem Road
- Recognized area for manufacturing and distribution facilities with Mohawk Industries, Shaw Industries, Mannington and Nourisan facilities along Union Grove Road and US 41
- Future land use plan designates the site for industrial development
- All utilities available at the site



Commercial
Real Estate
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