

# INDUSTRIAL WAREHOUSE/ DISTRIBUTION BUILDINGS | 11,248 SF

263 HIGHTOWER PKWY, DAWSONVILLE, GA 30534



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# PROPERTY DETAILS

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## KEY HIGHLIGHTS



Prime location with convenient access to GA 400 and GA Hwy 53

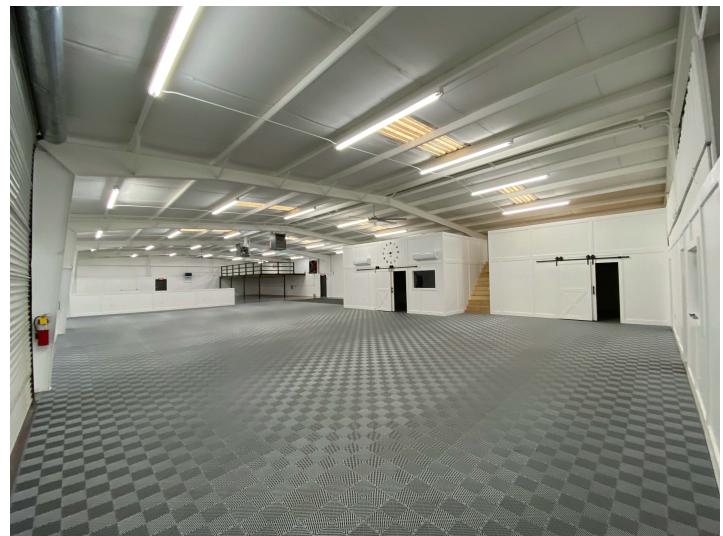
GA 400	0.8 miles
North Georgia Outlets	1.3 miles

- Two industrial Buildings totaling 11,248 SF.
- Building 1 - 8,213 SF (600 SF of office) with three drive-in doors
- Building 2 - 3,035 SF with two drive-in doors
- Zoned C-IR allows for variety of industrial and retail uses
- 14-17' clear height
- Gravel areas for outdoor parking
- 3-phase 480V Power



## PROPERTY SUMMARY

<i>Building 1</i>	~8,213 SF
<i>Building 2</i>	~3,035 SF
Total Land Area	1.18 Acres
Zoning	C-IR (Commercial Industrial Restricted District)
Rental Rate	<b>Contact For Details</b>



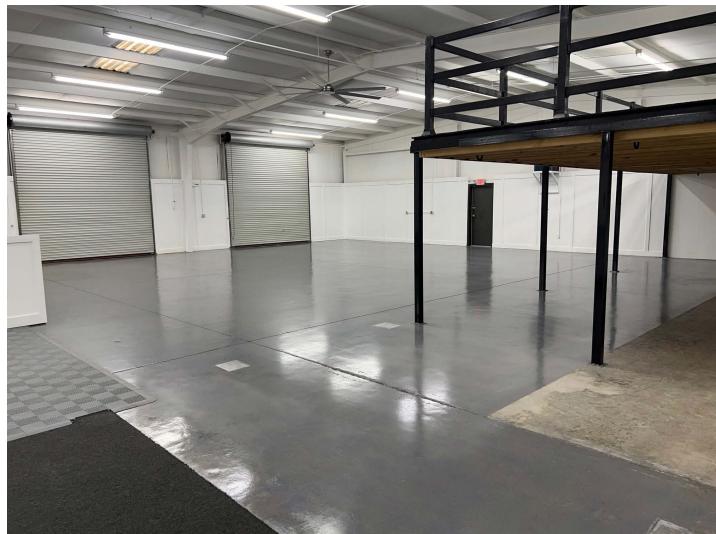
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## Map Overview



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