

INDUSTRIAL FOR LEASE

# LAVONIA/I-85 INDUSTRIAL WAREHOUSE

105 & 205 SILO LANE, LAVONIA, GA 30553



**\$5.50/SF**

**KELLER WILLIAMS REALTY CONSULTANTS,**  
695 Mansell Rd. Suite 120  
Roswell, GA 30076



Each Office Independently Owned and Operated

*PRESENTED BY:*

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105 & 205 SILO LANE



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# PROPERTY DESCRIPTION

105 & 205 SILO LANE



## Executive Summary

Rearden Wyatt is pleased to present 4.644 acres and 65,435 sf of industrial space with easy access to I-85 in Lavonia, GA.

The rectangular property is fenced in its entirety and has room to build. The rear of the property abuts DOT owned land for the proposed bypass. There are two buildings on the site which are connected by a 2,080 sf enclosed forklift corridor. 440 Power to both.

The upper concrete block building, built in 1960, is 23,355 sf, including appx 3,000 sf of office, with 14' ceilings and two grade doors.

The lower metal building, built in 1988, is 40,000 sf with a 22' ceiling height and a high ridge of 35', has a new roof, new lights, new skylights, a full loading dock, and three dock high doors.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566.

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# PROPERTY SUMMARY

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## Property Summary

APN:	L001 001 C
Building SF:	65,435
Ceilings:	35 ft lower bldg
Dock Doors:	3
Foundation:	Reinforced slab
Grade Doors:	2
Lot Size:	4.64 Acres
Occupancy:	100%
Power:	440 lower building
Price:	\$0
Roof:	Metal
Type:	Industrial
Utilities:	power, water, sewer and septic
Yard:	Fenced
Zoning:	HI

## Location Overview

This property is .8 of a mile from the I-85 interchange on a booming industrial corridor.

93 miles from Atlanta  
54 miles from Greenville, SC  
48 miles from Gainesville, GA

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# PROPERTY PHOTOS

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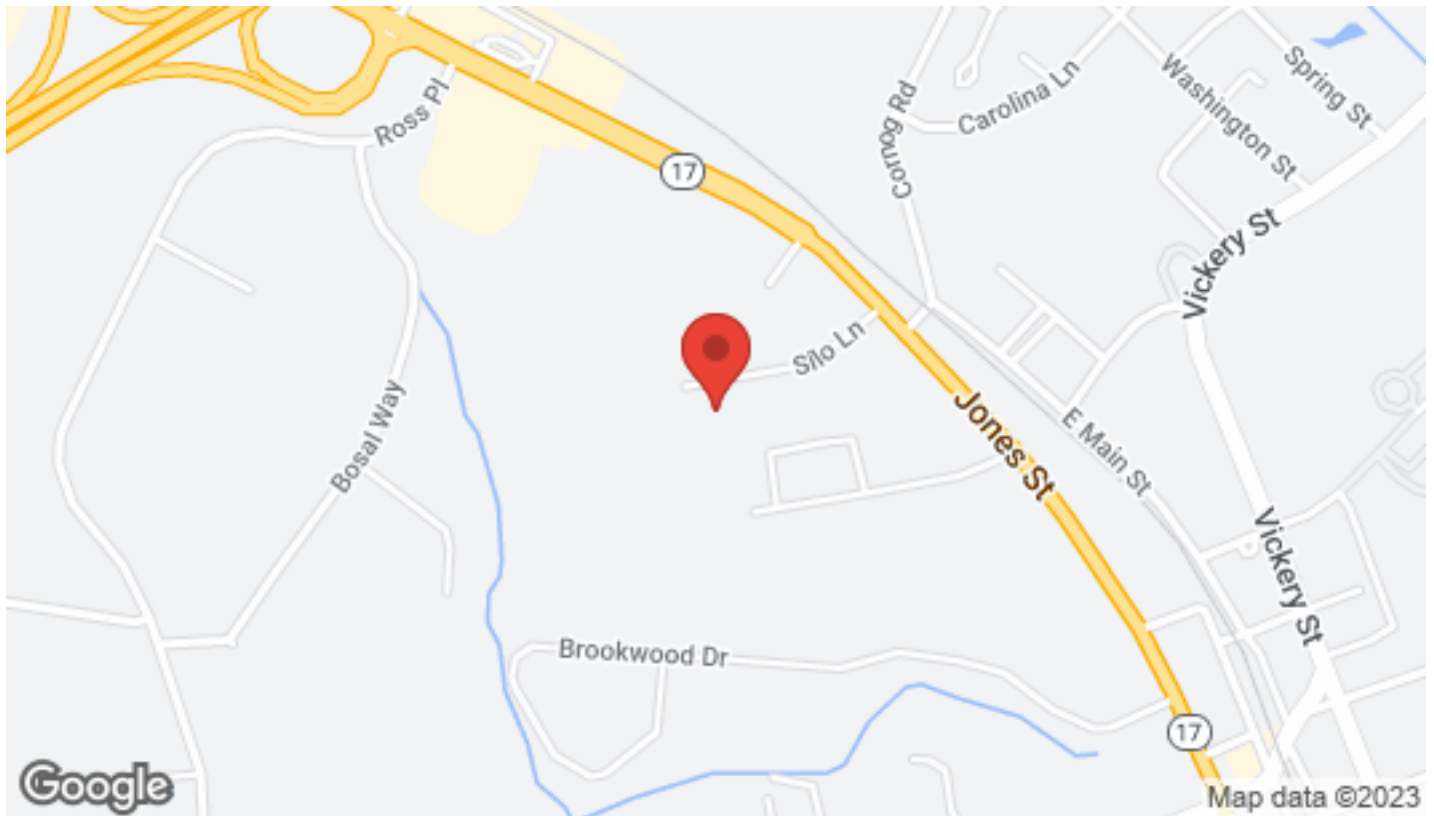
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# LOCATION MAPS

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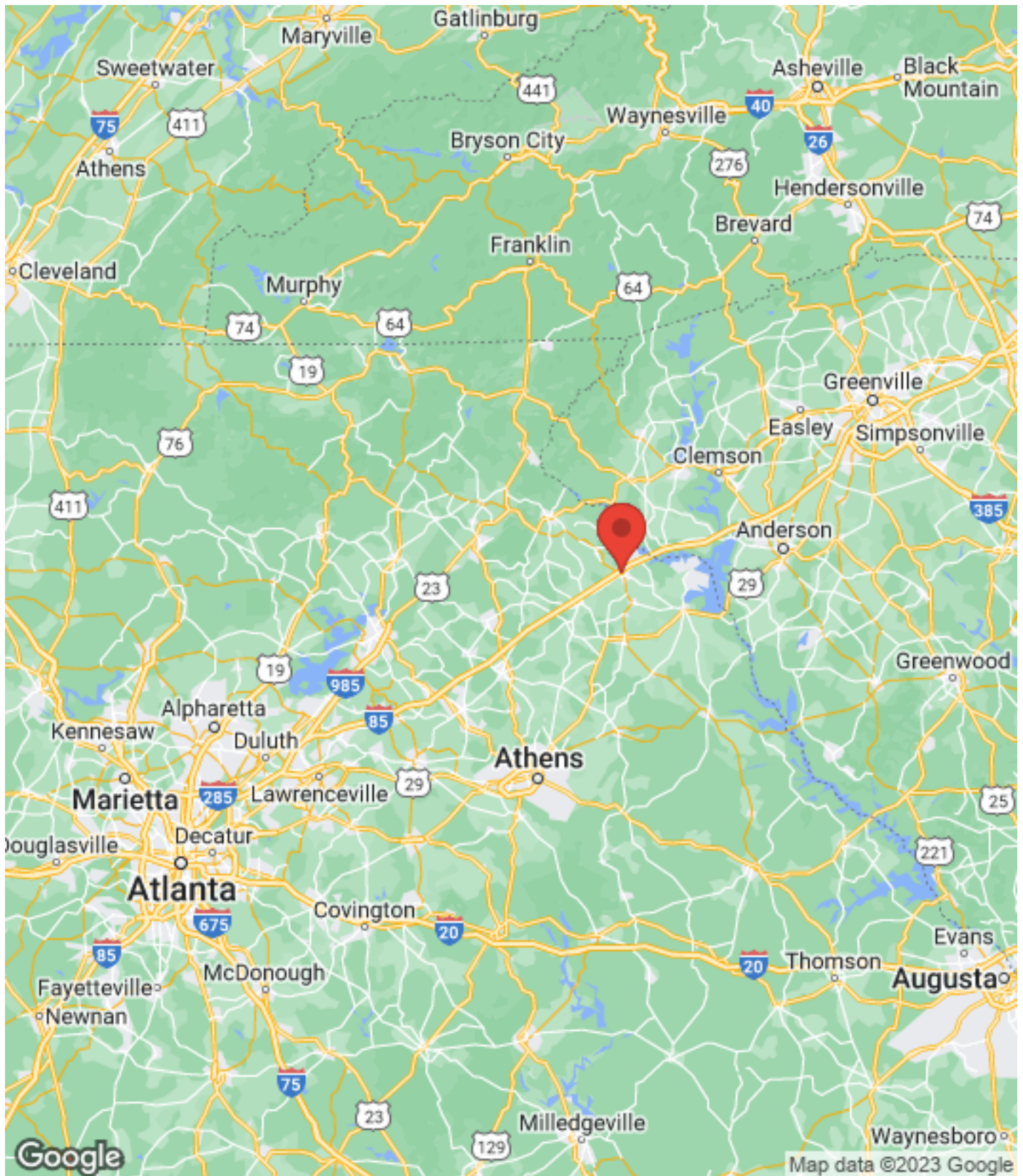
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# REGIONAL MAP

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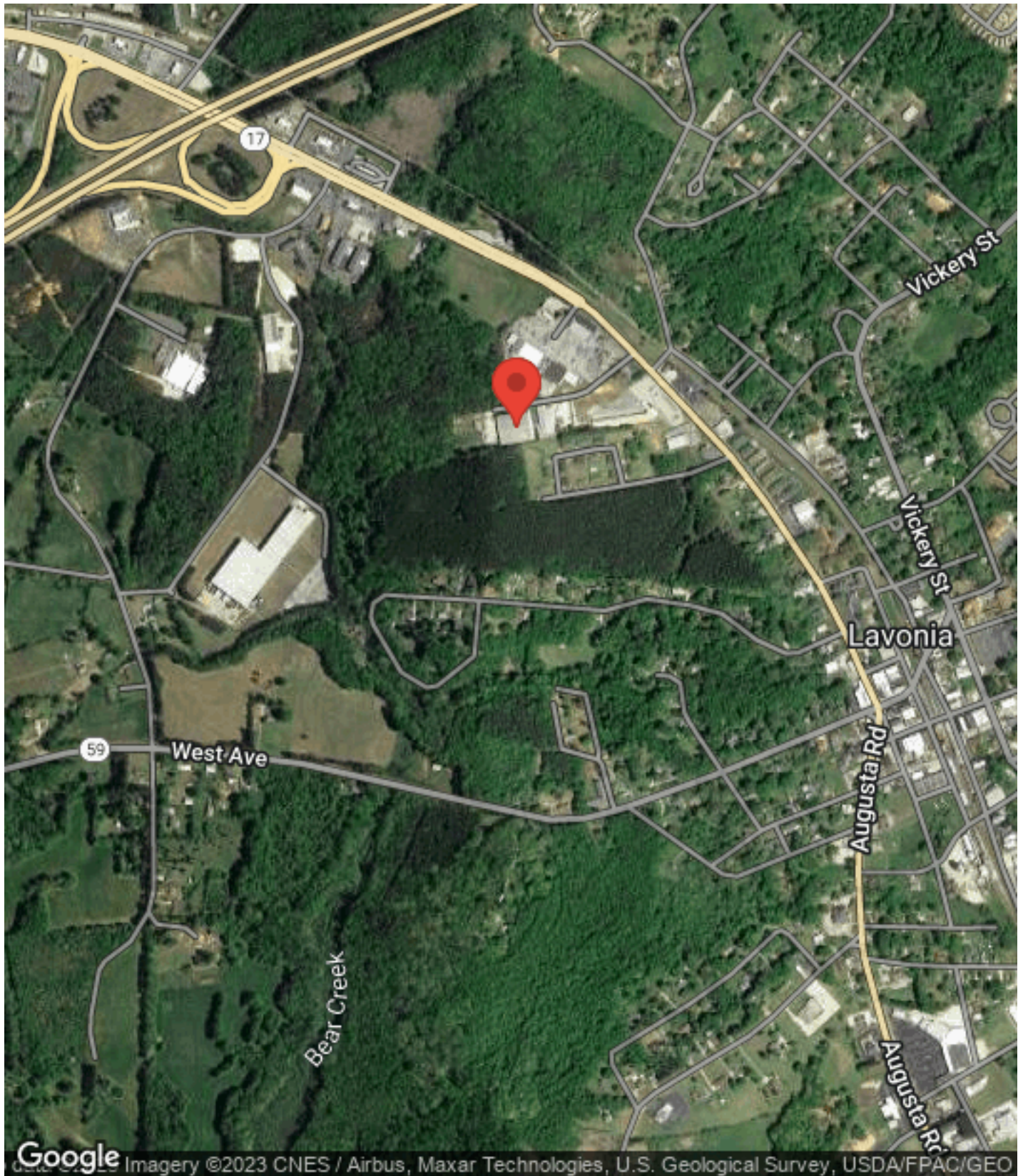
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# AERIAL MAP

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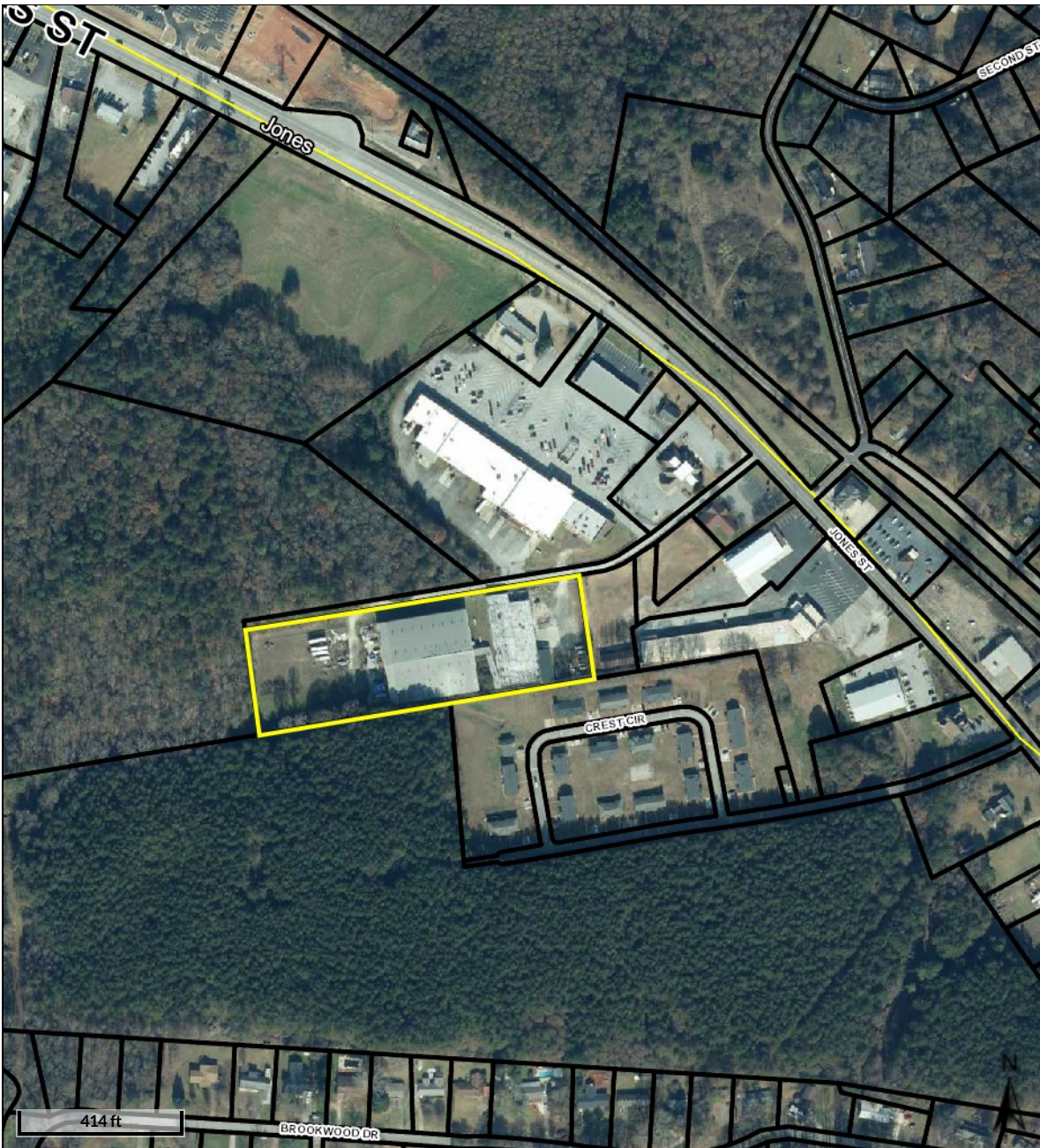
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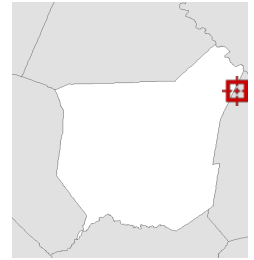


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Overview



Legend

- Parcels
- Roads

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GEOSPATIAL

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