

50,000 SF SPECULATIVE FACILITY

1221 Progress Blvd. • Elberton, Georgia 30635

FOR LEASE OR SALE



For More Information and Pricing Contact:

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property highlights

Building

Building Size	50,000 sf expandable to 304,000 sf
Dimensions	200' x 250'
Site	+/- 29 acres
Parking	To suit tenant
Clear Height	32' minimum
Ceiling Height	34' minimum
Floors	To suit tenant
Columns	50 x 50 bays with a 60' speed bay
Lights	LED/To suit tenant
Roofing	60 mil TPO membrane
Walls	Insulated Precast 3 sides with an IMP Expansion Wall
Sprinkler	To suit tenant
Dock Doors	3 in place; designed to accommodate 13 additional dock positions via 9x10 knockout panels
Drive-in Doors	One oversized drive-in door (12' W x 14" H) with ramp

Utilities

Gas	6" City of Elberton
Power	City of Elberton
Water	8" City of Elberton
Sewer	12" main City of Elberton
TeleCom	AT&T City of Elberton (fiber)
Fire Department	City of Elberton

Transportation Accessibility

Interstates	I-85: 30 Miles
Ports	67 miles to Northeast Georgia Inland Port
Airport	Elbert County, Patz Field: 3 miles 110 miles to Atlanta Hartsfield-Jackson International Airport



the advantage

- Delivering in Q2 2024, this build-out-ready building has been designed with the flexibility to cater to manufacturing, cold storage, and/or distribution users.
- Delivered in shell condition with allowances available for Tenant Improvements if leasing is desired.
- Building is located within the "GRAD Certified" Elberton Industrial Park, which is home to: Bubba Foods, Mollertech South and Hailo Wind Systems USA.
- Elbert County is a Tier 1 job tax credit community, offering up to \$4,000 per job created along with other aggressive incentives.
- 50,000-sf Class A Industrial Building expandable to 304,000-sf – available For Sale or For Lease.

