

100 Rus Drive | Calhoun, GA 30701



New Graveled
Outside Storage

INDUSTRIAL WAREHOUSE FOR SALE OR FOR LEASE

Available Space:

- ▶ Available SF: ±34,030 SF
- ▶ Office SF: 3,207 SF (2,600 mezzanine)
- ▶ Dock High Doors: 1
- ▶ Drive-in Doors: 11
- ▶ Clear Height: 19' - 22'

Property Features:

- ▶ Located ± 1 mile to I-75
- ▶ Acreage: ±5.3 Acres
- ▶ 4,000 amps 480V, 3 phase & 1200 amps 208/120 3 phase
- ▶ Outside Storage: ±2.75 Acres (paved & graveled)

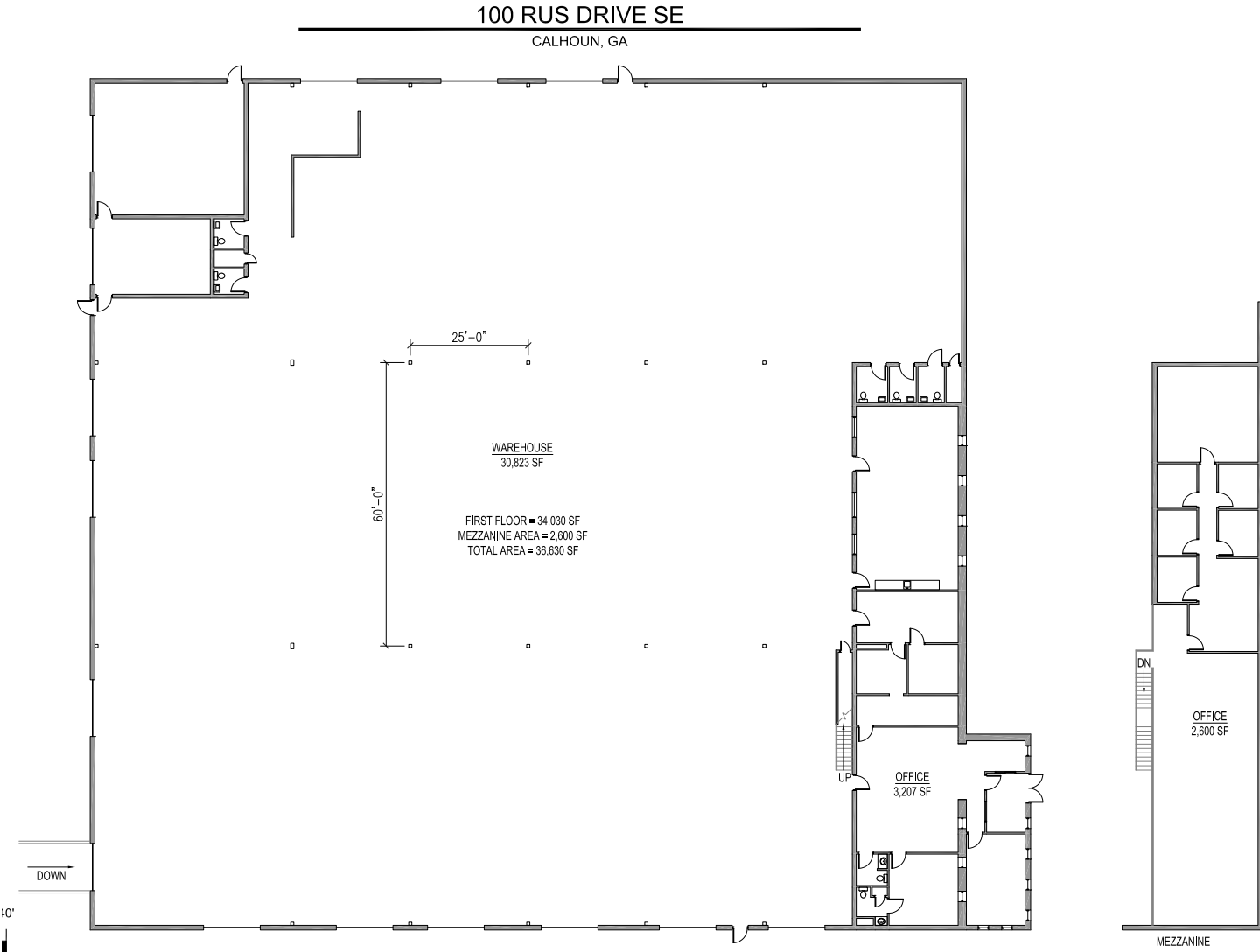


1600 NORTHSIDE DRIVE NW
Suite 100
ATLANTA, GA 30318
404.352.1882
WHNRE.COM

Conner Dickinson | Associate
C: 770.542.7917
cdickinson@whnre.com

Will Geraghty | Associate
C: 404.831.2937
wgeraghty@whnre.com

100 Rus Drive | Calhoun, GA 30701



1600 NORTHSIDE DRIVE NW
Suite 100
ATLANTA, GA 30318
404.352.1882
WHNRE.COM

Conner Dickinson | Associate
C: 770.542.7917
cdickinson@whnre.com

Will Geraghty | Associate
C: 404.831.2937
wgeraghty@whnre.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

100 Rus Drive | Calhoun, GA 30701

±35,000 SF Building
±5.3 Acres



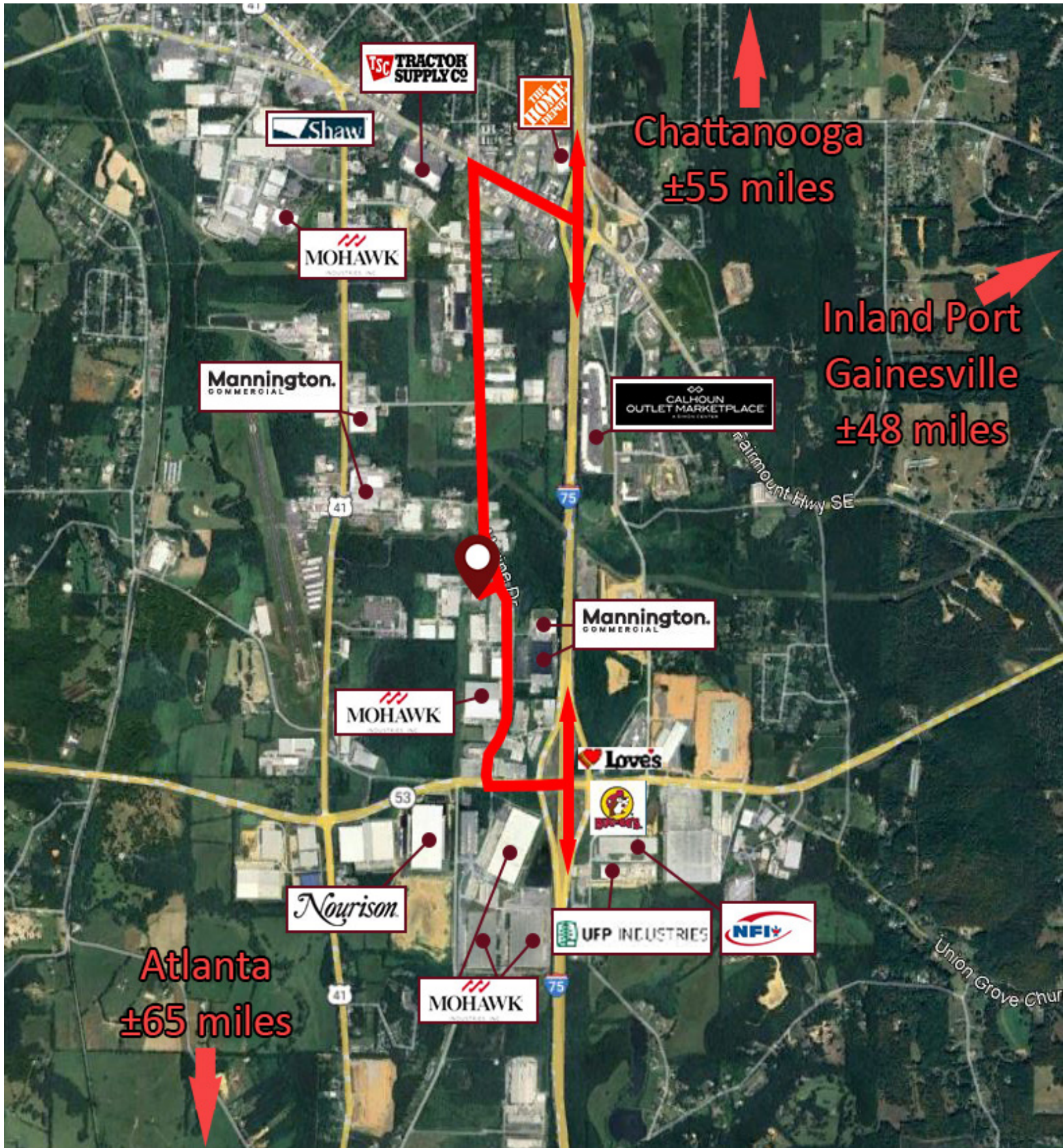
1600 NORTHSIDE DRIVE NW
Suite 100
ATLANTA, GA 30318
404.352.1882
WHNRE.COM

Conner Dickinson | Associate
C: 770.542.7917
cdickinson@whnre.com

Will Geraghty | Associate
C: 404.831.2937
wgeraghty@whnre.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

100 Rus Drive | Calhoun, GA 30701



**WILSON
HULL
& NEAL**
REAL ESTATE, LLC

1600 NORTHSIDE DRIVE NW
Suite 100
ATLANTA, GA 30318
404.352.1882
WHNRE.COM

Conner Dickinson | Associate
C: 770.542.7917
cdickinson@whnre.com

Will Geraghty | Associate
C: 404.831.2937
wgeraghty@whnre.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.