

**189 Etowah Industrial Court
Canton, Georgia 30114**

**98,000 SF
Available for Sale or Lease**



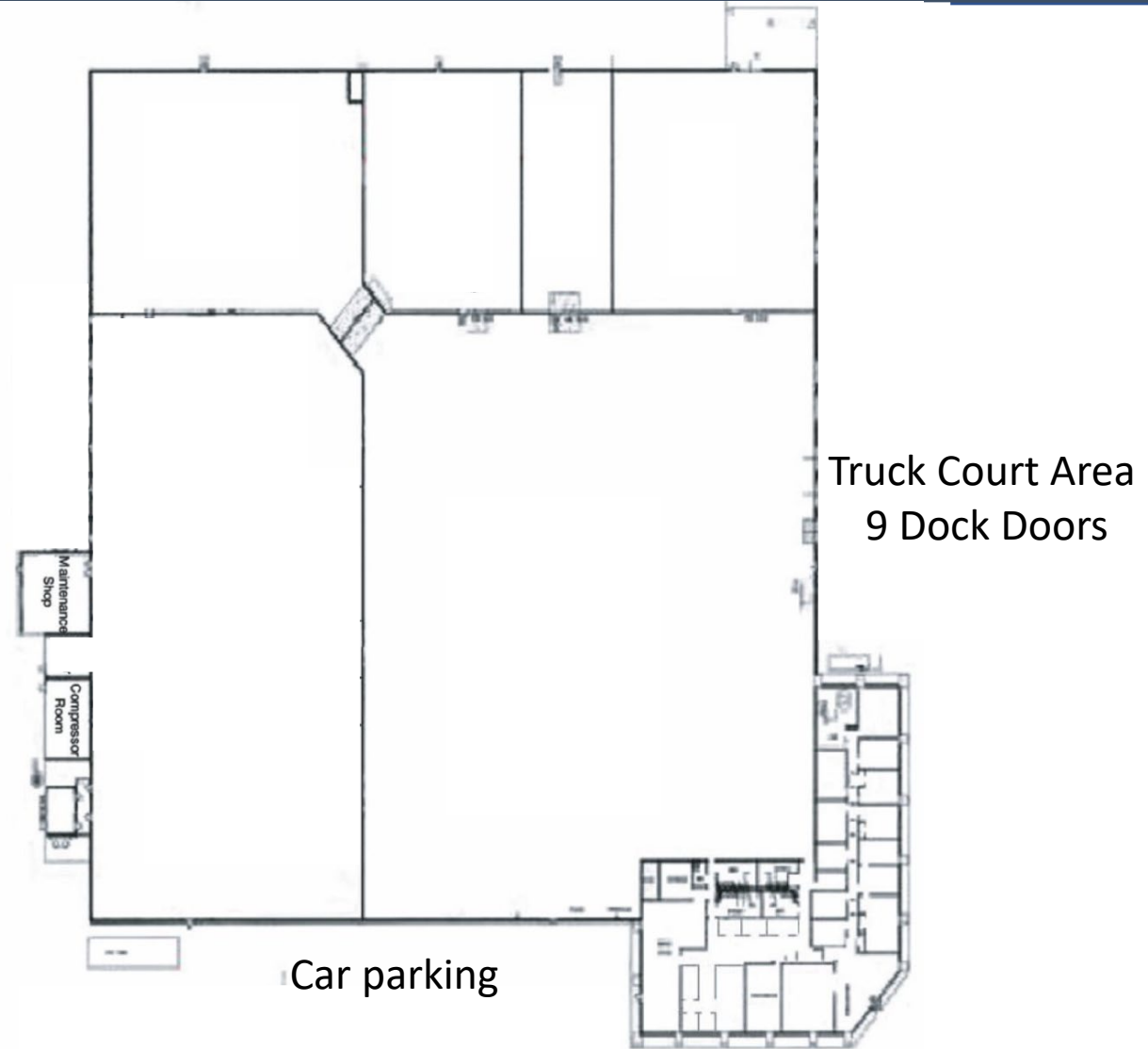
TAMARACK
INVESTMENTS



SCOTT HUTCHISON
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Property Features and Floorplan

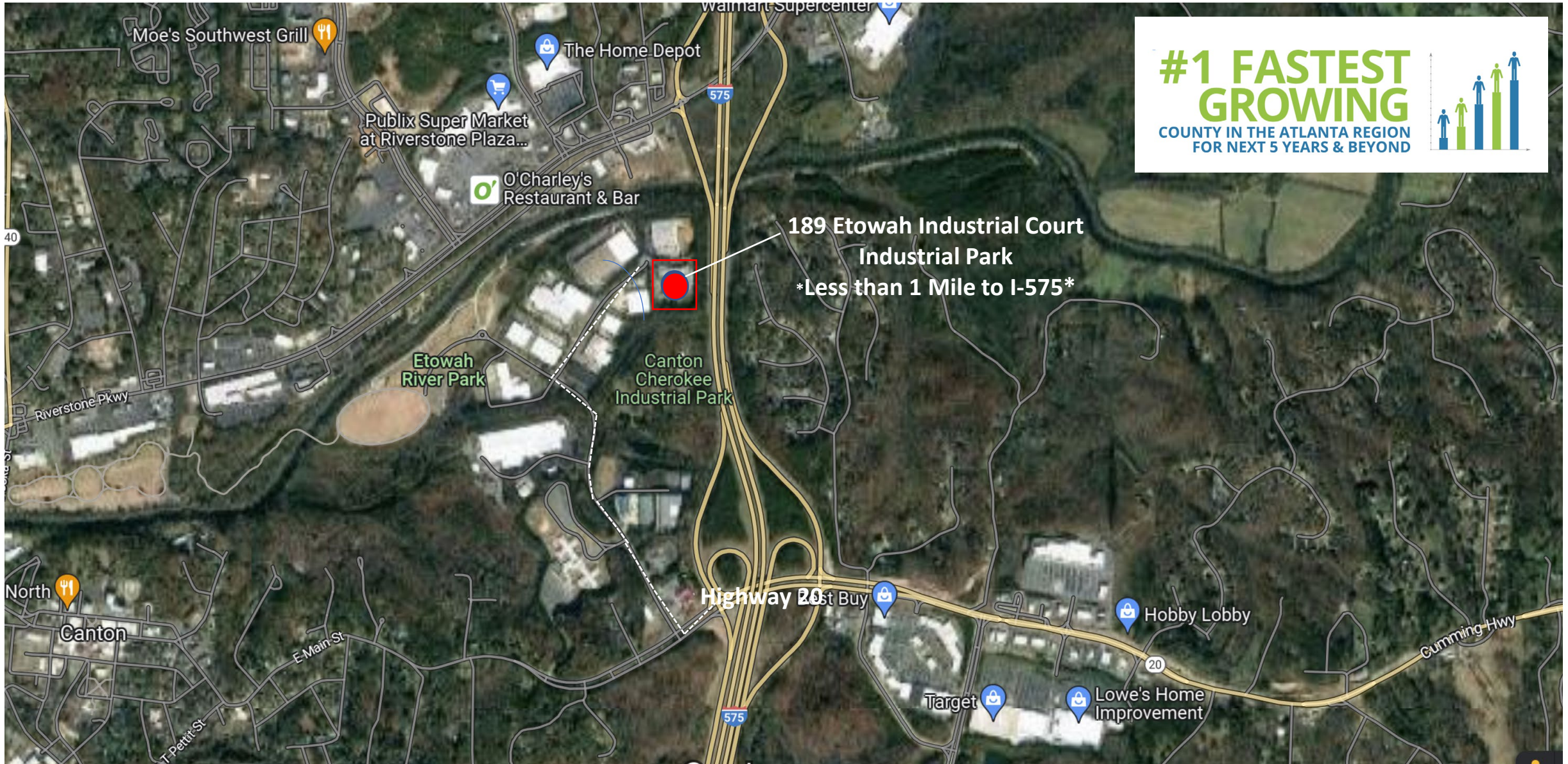
Square Feet	98,000 SF
Office	+/- 8,000 SF
Acres	+/-7.82
Doors	9 Dock High 1 Drive-In Door
Clear Height	24'
Location	Less than 1 mile from I-575
Power	2,800 AMP 3 Phase 277/480 Volt
Car Parking	65 Spaces
Features	Outside Storage Available Building expandable
Lighting	New LED warehouse lights
Roof	.115 Verisco fleece back TPO Installed 2022



➤ All interior block demising walls are removable.

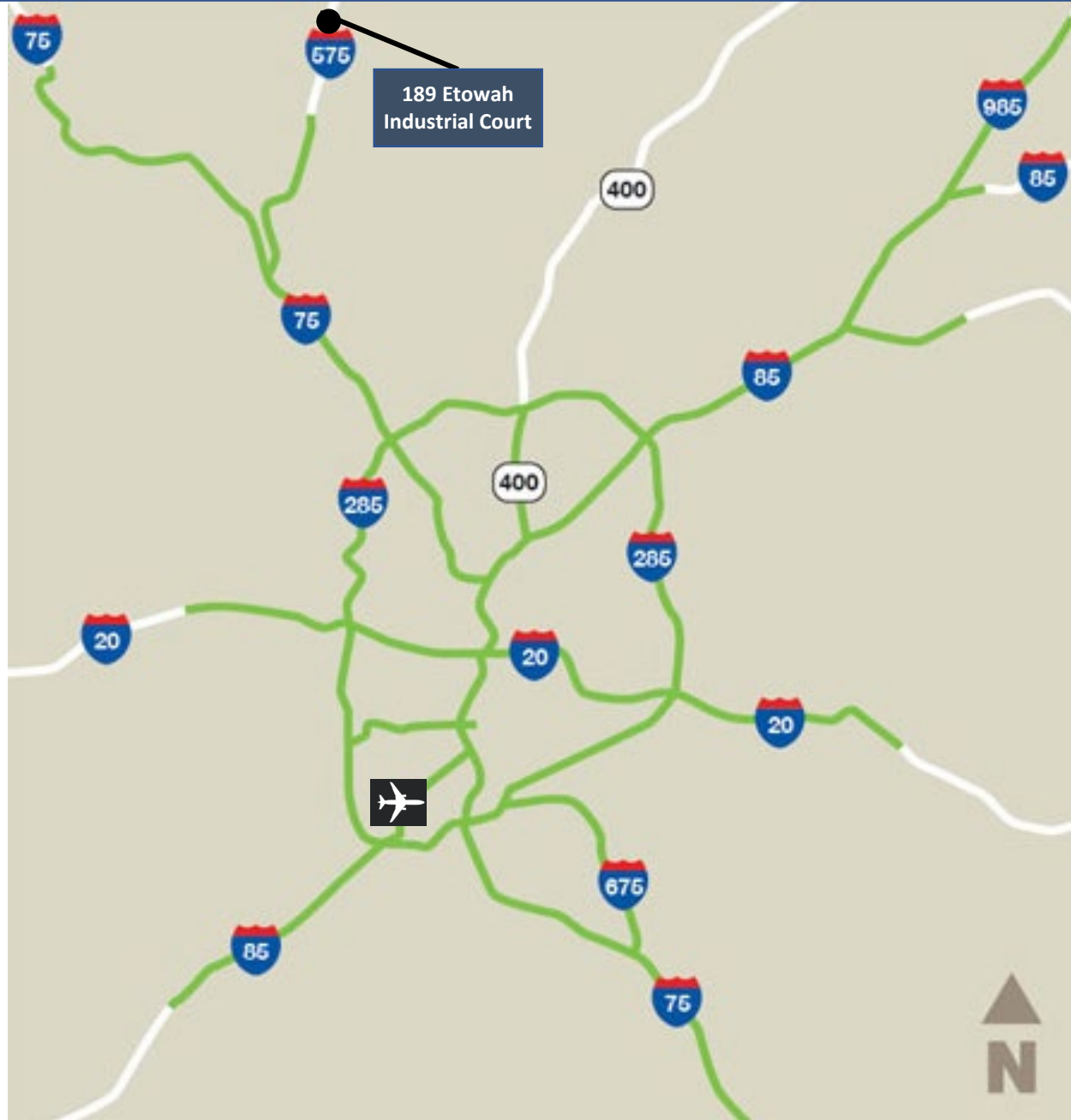
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Cherokee County



#1 FASTEST GROWING
COUNTY IN THE ATLANTA REGION
FOR NEXT 5 YEARS & BEYOND

Regional Map



- Located off **Exit 19** on I-575
- Convenient to **9 MAJOR HIGHWAYS**
- **50 MILES** to Hartsfield-Jackson International Airport
- **290 MILES** to Port of Savannah

189 Etowah Industrial Court, Canton, GA



For more information, please contact:



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