

Industrial Property, LaGrange, GA

402.014± Acre Industrial Site

ASKING PRICE: \$8,100,000

Utilities: All property is located inside corporate City Limits of LaGrange – all utilities should be able to be made available.

Zoning and general data:

All G-I – General Industrial except 9± acres fronting on Old West Point Road which is C-3
Gently rolling – mostly pasture – 3 lakes – cabin – recent plat available

Location: Approximately 3± miles from KIA Plant – Adjacent to Current LaGrange Industrial Park. 1± mile from Pegasus Parkway. Slightly over 3± miles from Airport.

Disclosure: Broker, James A. Daniel, Jr. is part owner of Daniel Agency, Inc. (Owner)

CONTACT

Jim Daniel (Owner/Broker)

DANIEL

**Realty &
Insurance Agency, Inc.**

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Offering Disclosure

This offering is provided to help facilitate a prospective Purchaser's on due diligence for which the Purchaser shall be fully and solely responsible. By submitting an offer, a prospective Purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner and Broker from any liability with respect hereto.

It is submitted subject to errors, omissions, changes of price, rental, prior sale, lease, or withdrawal with or without notice.

The Owner expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner and Broker shall have no legal commitment or obligation to any entity reviewing the Property or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at the Owner's sole discretion.

This offering has sketches and additional information that may not be proven to be correct and the Owner and Broker disclaim and all liability for representations or warranties, expressed or implied, contained in or omitted from this Brochure or any other written or oral communication transmitted or made available to the recipient.

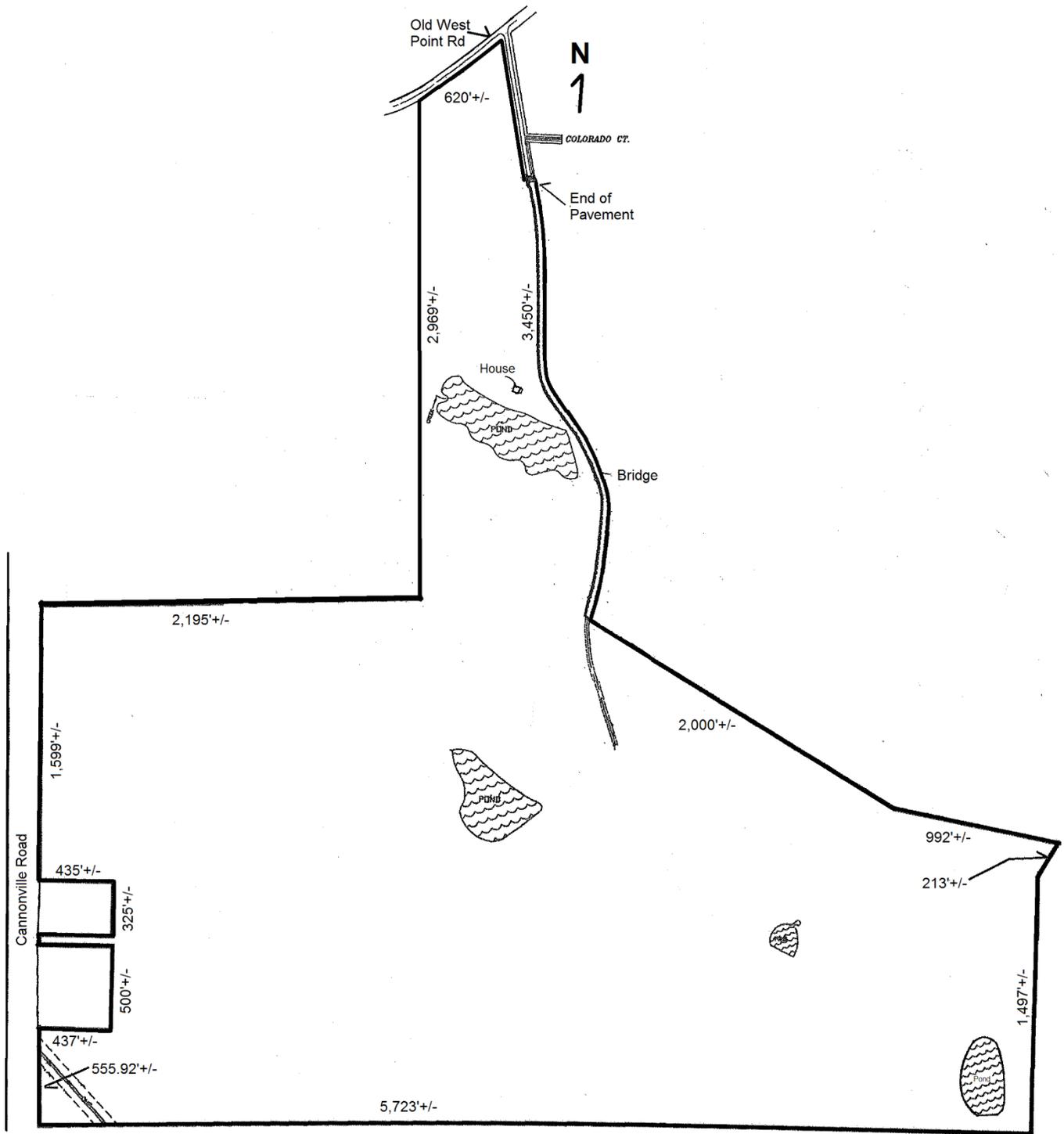
James A. Daniel, Jr. (Broker) is the CEO and owner of Daniel Realty & Insurance Agency, Inc. and also Part owner and President of Daniel Agency, Inc., owner of the property.

Property Sketch

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The foregoing information is furnished herewith without warranty or representation of any kind and is submitted subject to errors, omissions, changes of price, rental, prior sale, lease, or withdrawal without notice. No liability shall be assumed or imposed upon **Daniel Realty & Insurance Agency, Inc.**, its agents, employees, and/or sales associates. 1-26-2026

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Property Aerial

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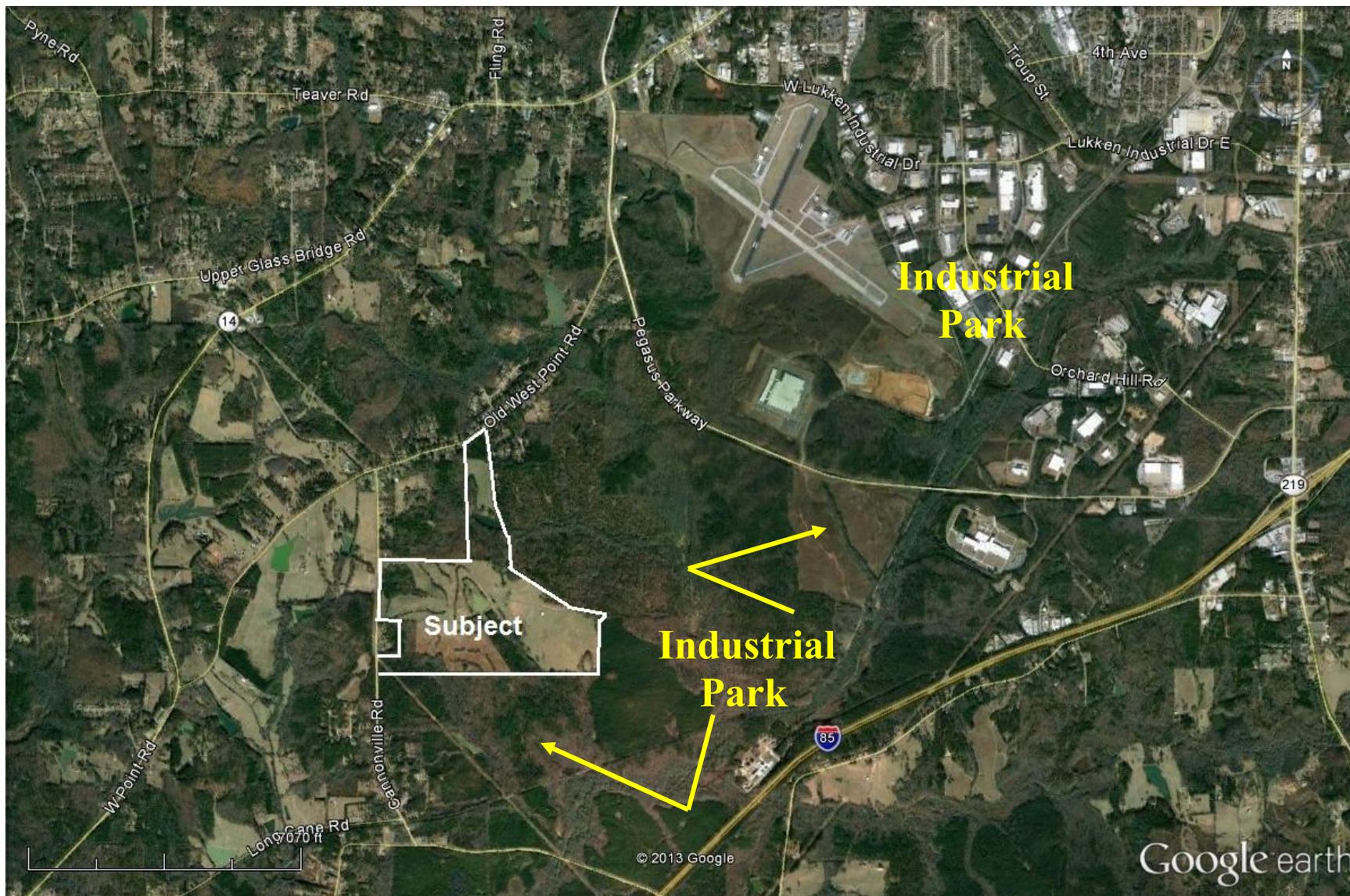
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Local Area Aerial



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Location Aerial

