

**FOR SALE**

**27,436 SF**

**96 HUFFAKER ROAD NW, ROME, GA 30165**

## PROPERTY OVERVIEW

- **Two freestanding** industrial buildings totaling 27,436 SF.
- Flat, **fully fenced 2-acre** yard designed for heavy equipment, trailer parking, and outdoor storage.
- **Four 20' electric roll up drive-in doors** supporting efficient loading, unloading, and inventory flow.
- Strategic corner location just **3 miles from the Rome Bypass**, offering **865 feet of road frontage** for superior ingress/egress and operational visibility.
- Rare Industrial Value in Rome, GA
- **Asking \$749,000**



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**TOMMY CROWE**

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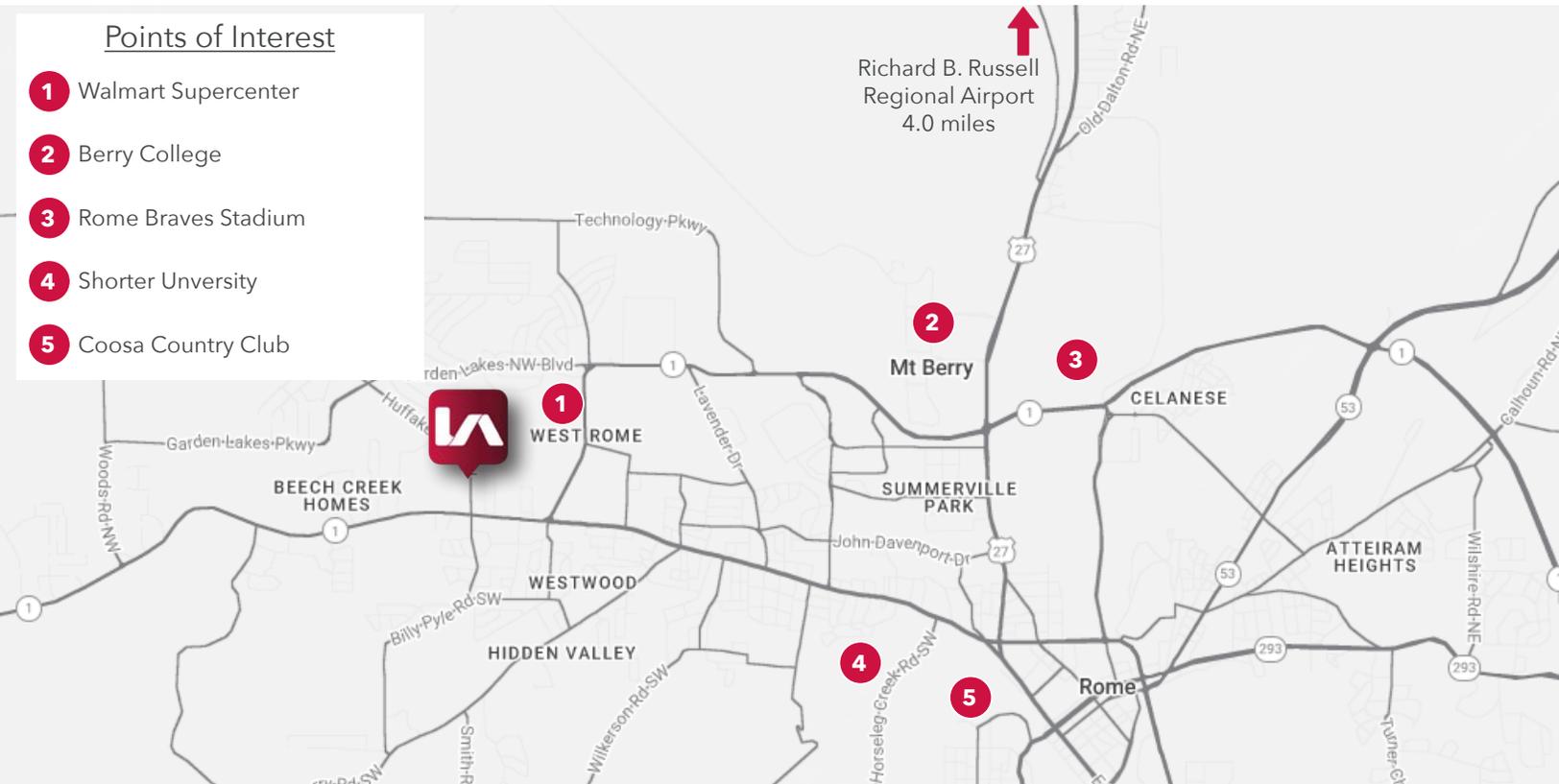
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Points of Interest

- 1** Walmart Supercenter
- 2** Berry College
- 3** Rome Braves Stadium
- 4** Shorter University
- 5** Coosa Country Club



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