

**Warehouse Condos  
Dawsonville, GA  
Dawson County**

**Industrial and Personal  
Small-Bay Warehouse  
Condominiums**

**246, 250 and 253 Grogan Drive  
Dawsonville, GA**

**Great location behind Dawsonville Outlet Mall**

**Three buildings totaling +/- 34,150 SF  
25 Suites**

**Suites ranging from +/- 1,200 SF to +/- 2,000 SF  
All Suites 100% HVAC**

**Robert Wilson  
770-318-9439 – Cell**

**Or**

**Robert@wilsonhutch.com**



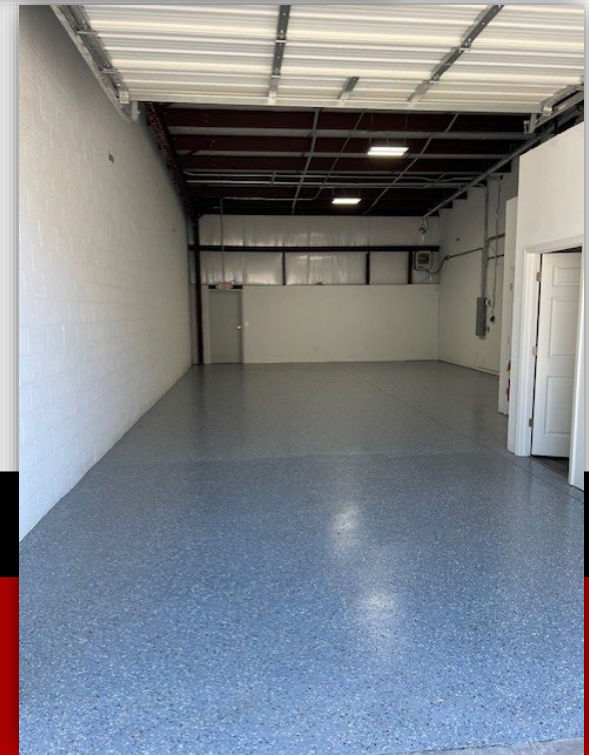
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**5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | [www.wilsonhutch.com](http://www.wilsonhutch.com)**

**Grogan Drive  
Dawsonville, GA  
Dawson County**

**Building 246  
Units 1-9  
\$179/SF**

**Units 1-8 are +/- 1,250 SF each  
Unit 9 is +/- 2,000 SF**



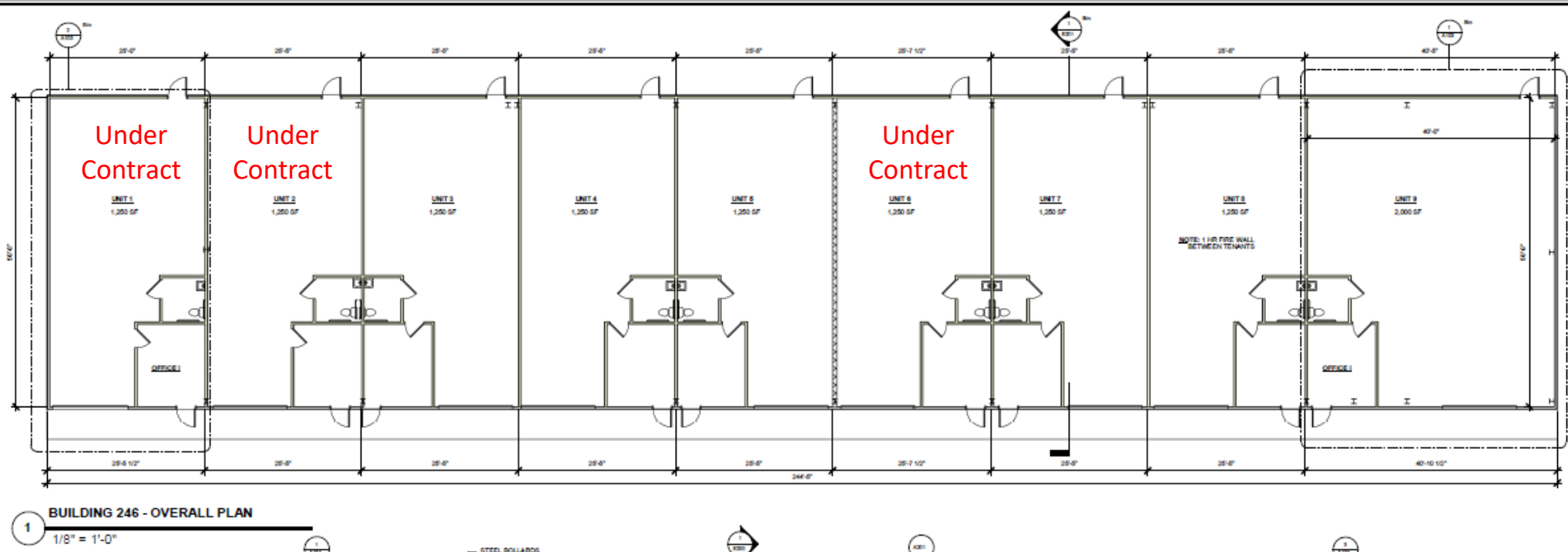
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**Grogan Drive  
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**Building 246 - Floorplan  
Units 1-9**



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**Grogan Drive  
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Dawson County**

**Building 250  
Units 10-17  
\$189/SF**

**Units 10-15 +/- 1,500 SF each  
Units 16 -17 +/- 1,200 SF**

**These units include 2  
offices with mezzanine**



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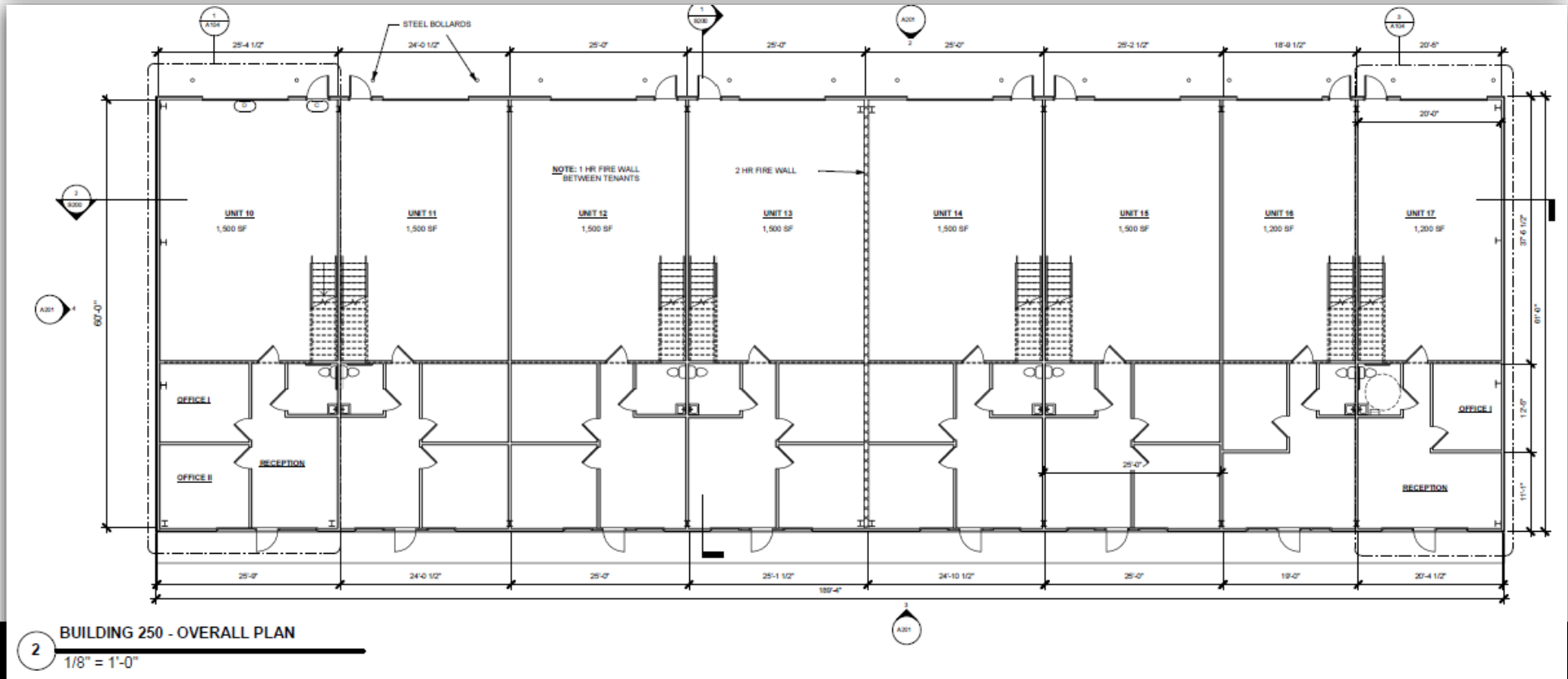


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**Building 250 - Floorplan  
Units 10-17**



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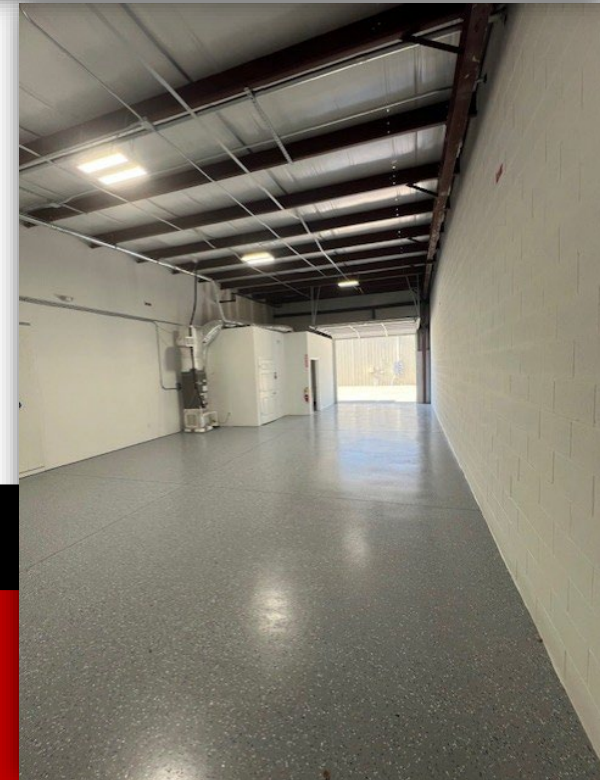
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**Grogan Drive  
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Dawson County**

**Building 253  
Units 18-24  
\$179/SF**

**Unit 18 is +/- 2,000 SF  
Units 19-24 are +/- 1,250 SF  
Unit 25 is +/- 1,250 SF and  
\$390,000.00**



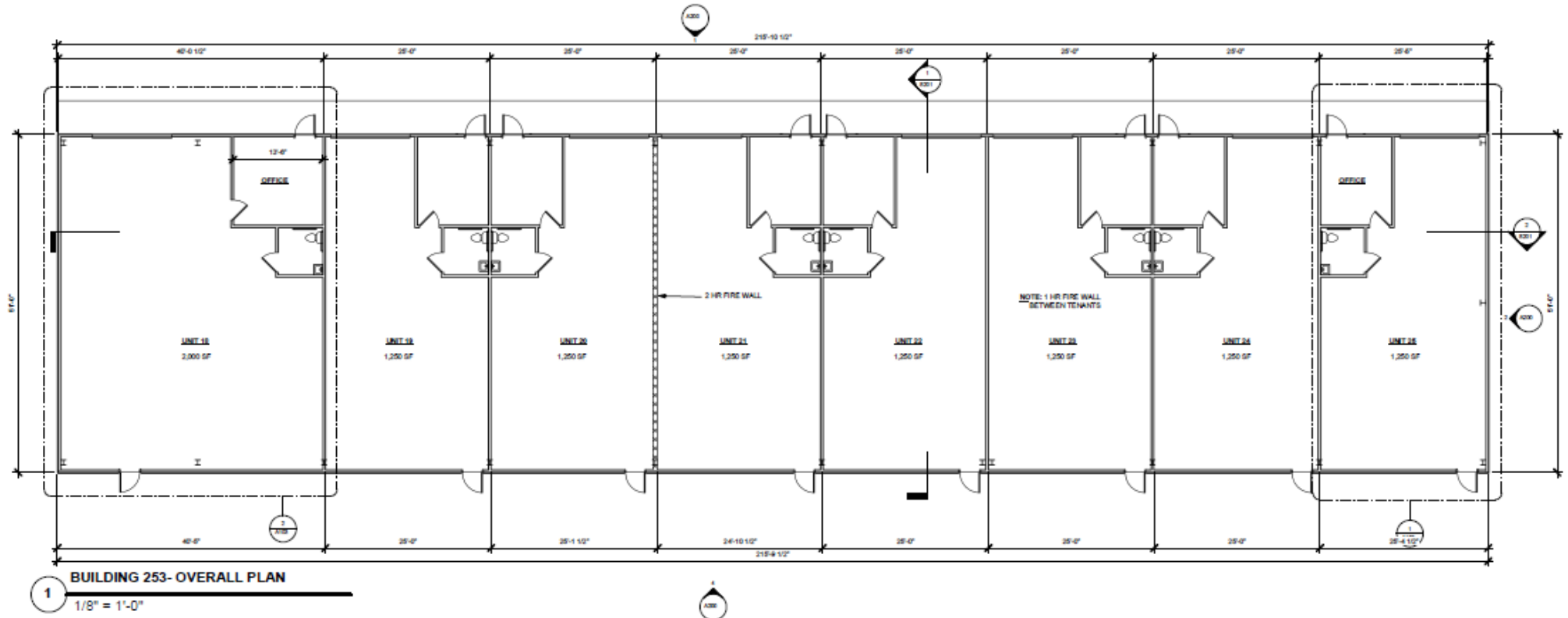
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**Grogan Drive  
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**Building 253 - Floorplan  
Units 18-25**



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