

For Sale
60,593 SF
24.26 Acres
99 CRAFTON DRIVE
DAHLONEGA, GEORGIA

Shown by appointment only.
Please do not disturb tenant.



*Industrial Single Tenant
Sale – Leaseback*



JOHN WILKINSON, SIOR
+1 423 298 2662
john.wilkinson@cushwake.com

GREG M. DICKERSON, SIOR
+1 404 682 3452
greg.dickerson@cushwake.com

ASHLEY ADAMS
+1 404 996 9235
ashley.adams@cushwake.com

99 Crafton Drive, Dahlonega, GA



Office Space
3,790 SF



Dock High Doors
4



Drive In Doors
3



Clear Height

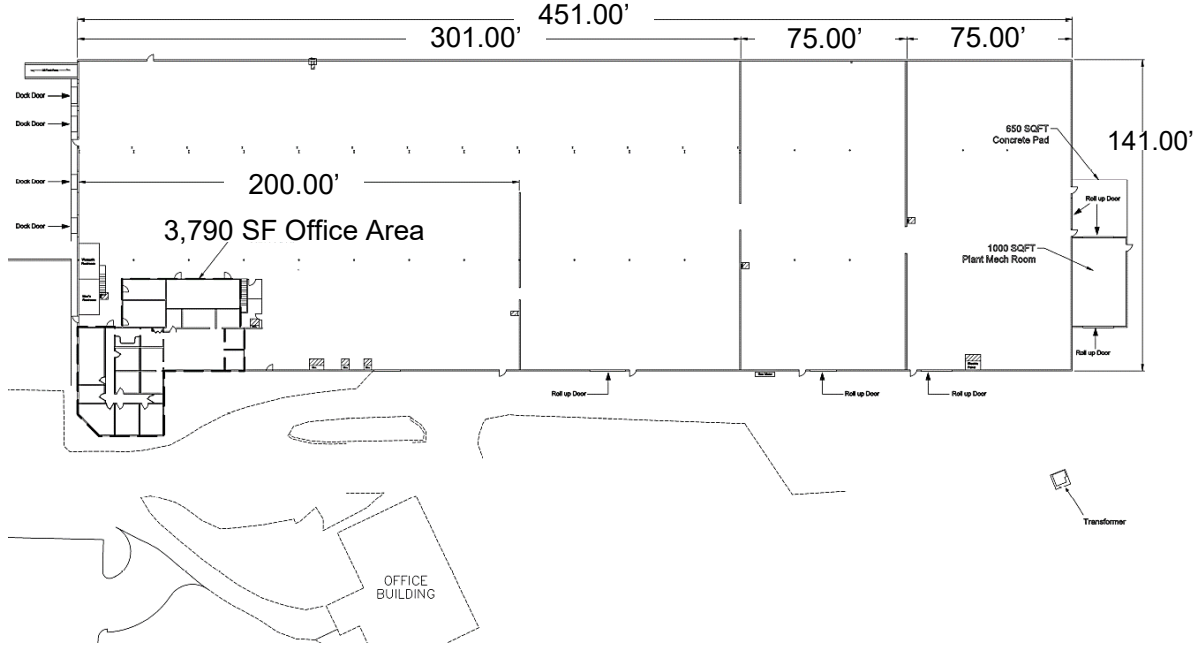
Sections 1 & 2: 15'; Section 3: 20';
Section 4: 30'



Outdoor Storage



Zoning
GD
(General Development)



Asking Price: \$3,133,333.00

Great Redevelopment Opportunity

Absolute Net Lease



\$4.00 PSF Base Rent

18-Month Absolute Net Lease

Insurance and Real Estate Taxes Paid by Tenant



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