

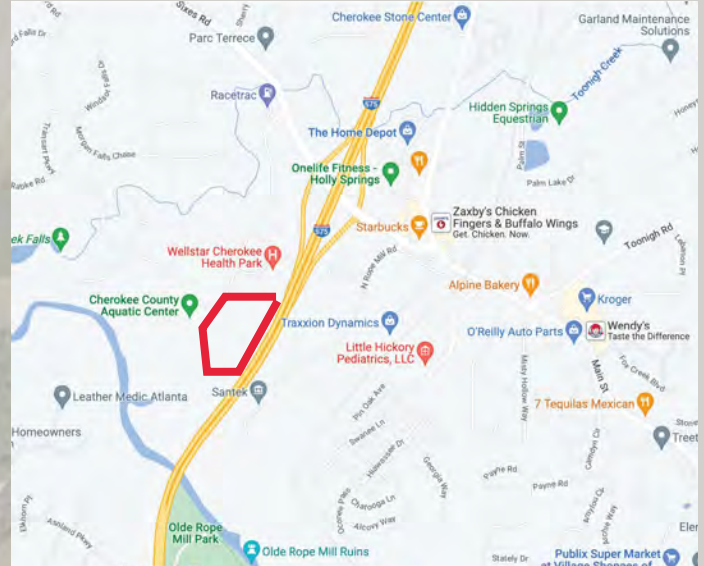


**PIEDMONT**  
REAL ESTATE GROUP

*Commercial Real Estate Since 1983*

# FOR SALE - 20+/- Acres Light Industrial

1180 WellStar Way  
Holly Springs, GA 30115



\* Actual Area will be determined by a survey provided by the Seller. Outline in red is a estimation of property area.

20 Acres +/- of Light Industrial Land is for sale off I-575. The property is accessed on WellStar Way, off Exit 11, Sixes Road. All utilities are accessible to the site including sewer. The property will be subdivided and a survey provided by the seller will more accurately depict the boundaries and acreage. The property is zoned LI in Holly Springs and is an excellent location for Flex or Office Warehouse.

- Light Industrial Zoning
- City of Holly Springs
- Over 1500' of Frontage Along I-575
- Sewer and Utilities

**For More Information Contact:**  
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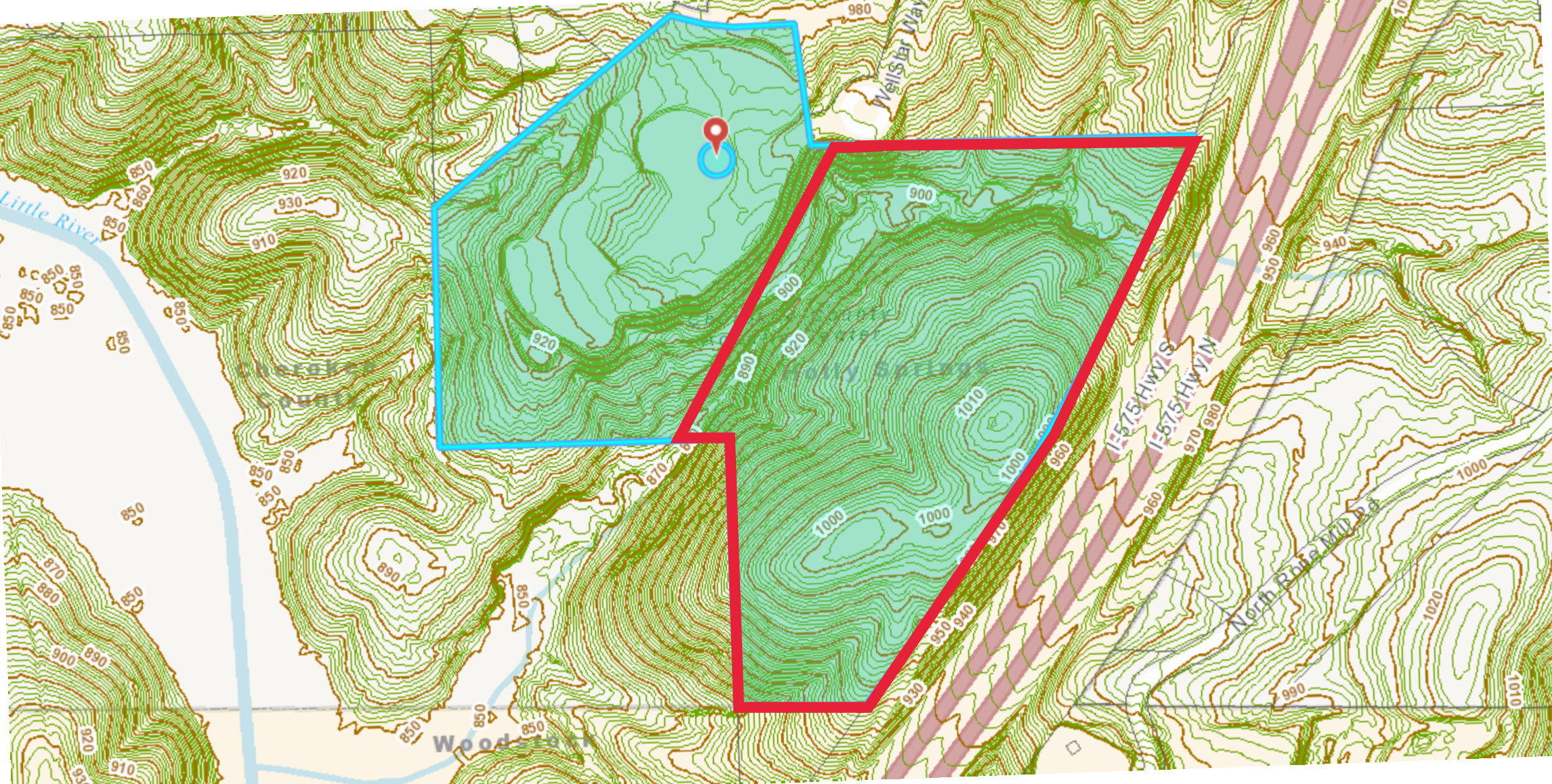


3.51 Ac

CONCEPTUAL IMAGE

**Legend**

- Parcels
- 75' Stream Buffer
- Streams



# Cherokee County



When people think of Cherokee County, Georgia, they often think of its rugged beauty and eclectic community. Upon a closer look, they'll see one of the Georgia's most exciting markets. For companies, Cherokee County offers a well-educated and well-equipped workforce; exceptional transportation; and a host of financial incentive programs necessary for sustainable, long-term growth. For professionals and their families, Cherokee County offers a diverse range of housing; impressive healthcare; excellent education; low property taxes; and culture necessary for comfortable living and continuous personal growth.

The 10-county Atlanta region grew by more than 78,000 people in the past year, fueled in large part by a surge in new jobs, according to data released by the Atlanta Regional Commission. Some 4.48 million people now call the core counties of the Atlanta region their home, the ARC said. The highest rates of growth occurred in suburban counties, including Cherokee and Henry, and the city of Atlanta saw its growth accelerate as well.

Atlanta Journal Constitution- August 2017

For this article click here or go to: <http://www.ajc.com/news/local-govt--politics/arc-atlanta-area-adds-nearly-000-past-year/OUpRQWXIddN2kExsR6xhbL/>

For more information about Cherokee County click on the link below:

<https://cherokeechamber.com/>



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