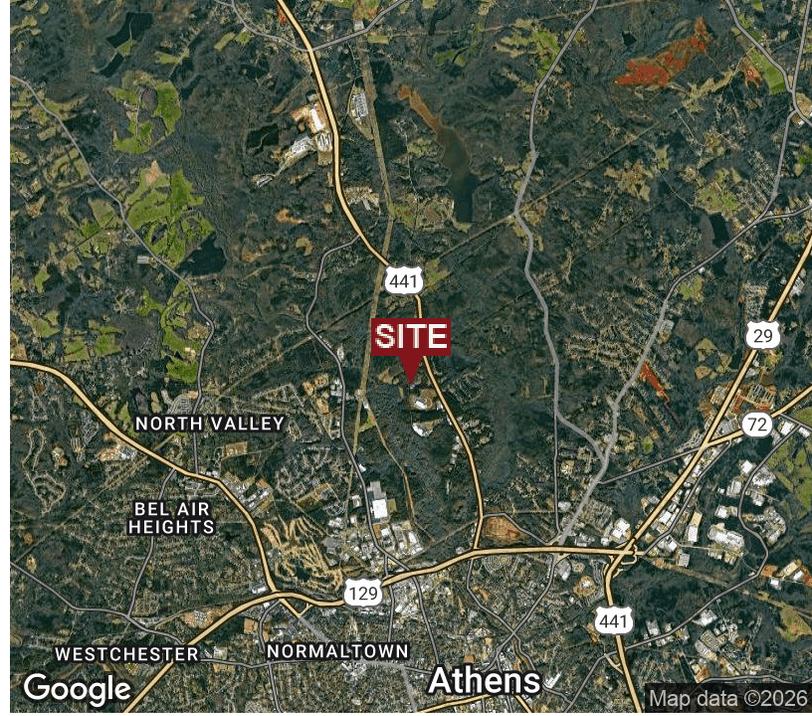


# PARADISE VALLEY WAREHOUSE LEASE

199 PARADISE VALLEY RD, ATHENS, GA 30607



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$6.75 per sq ft
Available SF:	41,805 sq ft Available Jan 1, 2026
Lot Size:	6.05 ± Acres
Lot Frontage:	713' Paradise Valley Rd
Zoning:	CR Commercial-Rural
Market:	Athens-Clarke County
Submarket:	North Athens Hwy 441 Corridor
Traffic Count:	16,400 Hwy 441

### PROPERTY OVERVIEW

The main building is approximately 41,805 sq ft on 6± acres zoned commercial-rural (C-R) with an existing rail spur. There is roughly 35,625 sq ft of warehouse space with 6,180 sq ft of office and a 5,100 sq ft mezzanine level with an apartment above the office area. The warehouse space has four drive in door, and 20 ft ceiling height. There is also a 4,080 sq ft canopy structure and a 800 sq ft utility building. The property also has roughly 1.9 acres of paved parking and outdoor storage space.

### LOCATION OVERVIEW

The property is located at 199 Paradise Valley Road just west of Hwy 441 roughly 2 miles north of the Athens Bypass and roughly 19 miles south of I-85. It's well located minutes from downtown Athens, with easy access to major highways. It's also 40 miles from the new NE GA Inland Port.

### PROPERTY HIGHLIGHTS

- Easy access to Hwy 441 and I-85
- Renovated in 2017, including new roof
- Existing rail spur
- +/- 1.9 acres of Paved Parking and Outdoor Storage Space

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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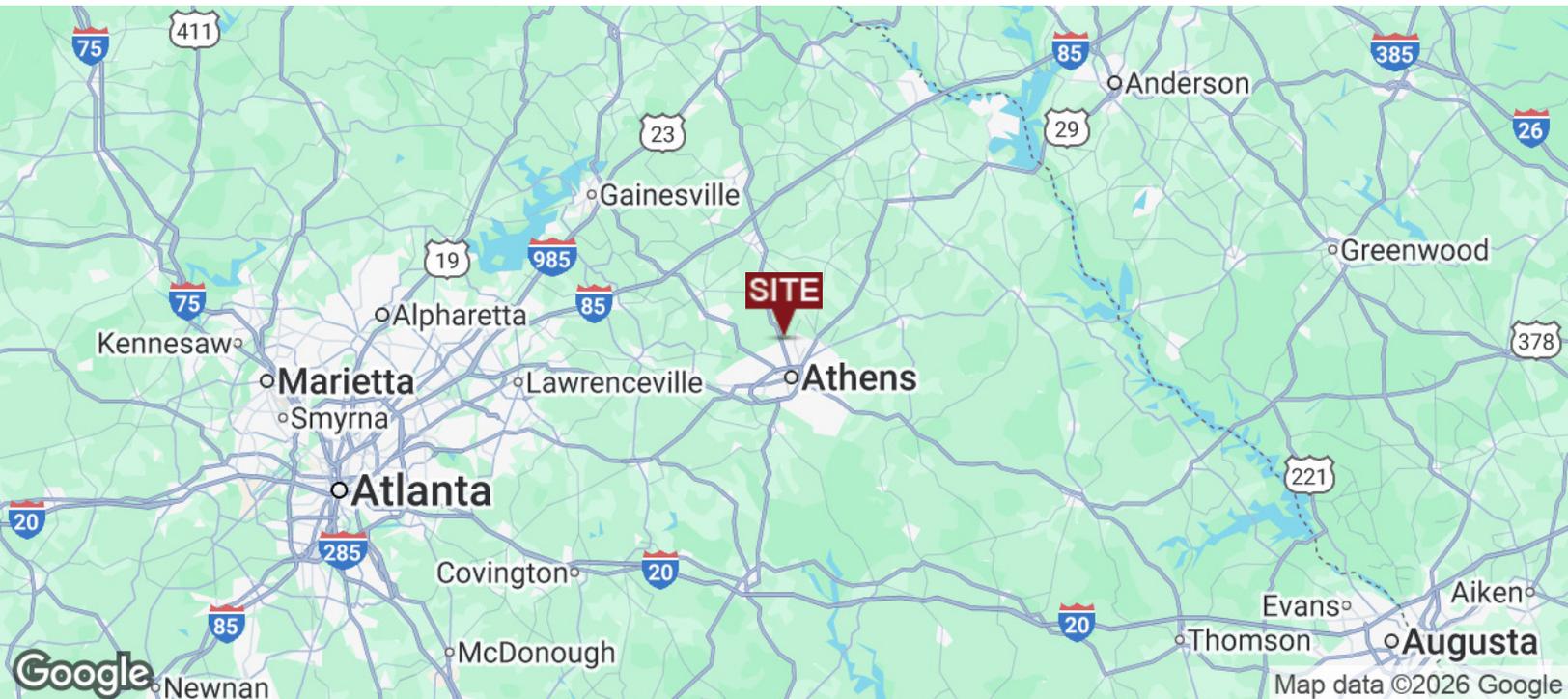
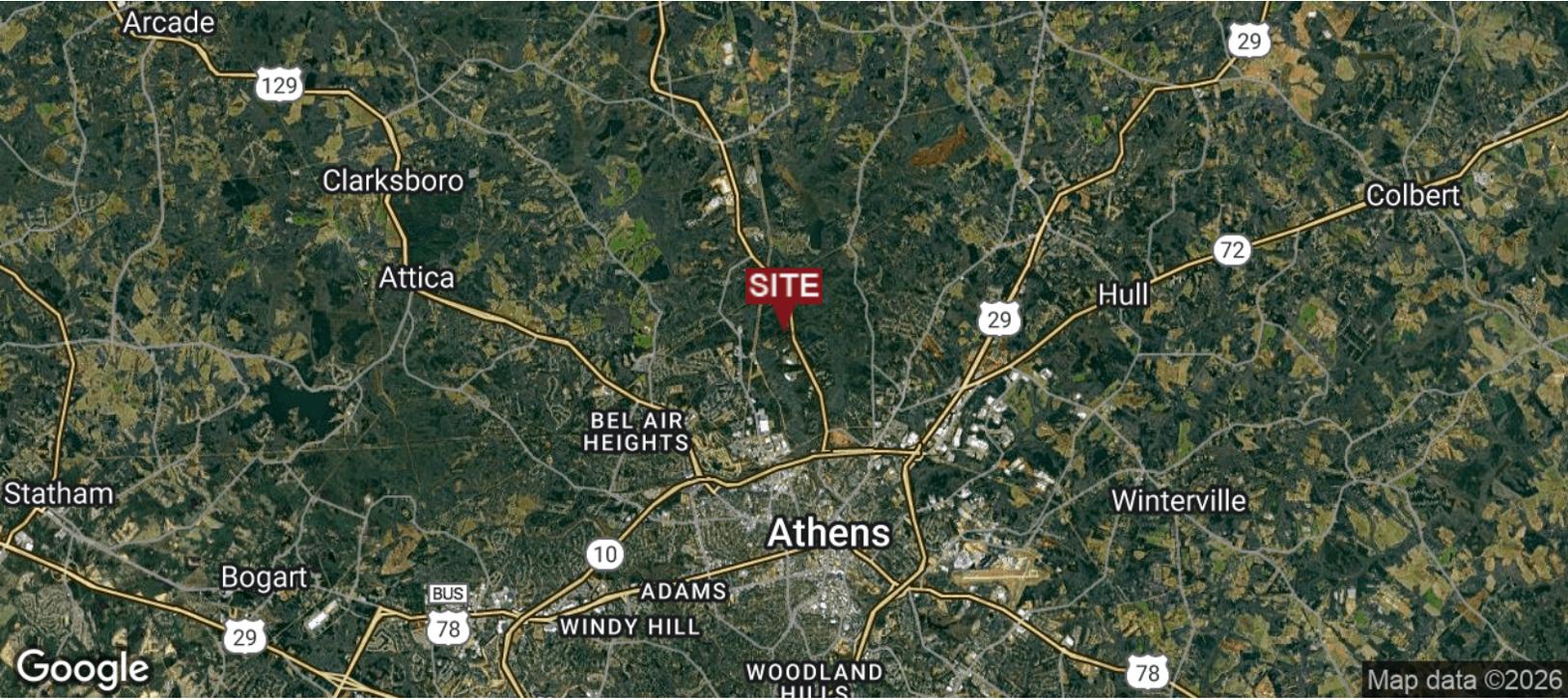
Revised: 11-10-2025

# PARADISE VALLEY WAREHOUSE LEASE

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## LOCATION MAPS



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## AERIAL MAPS



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## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

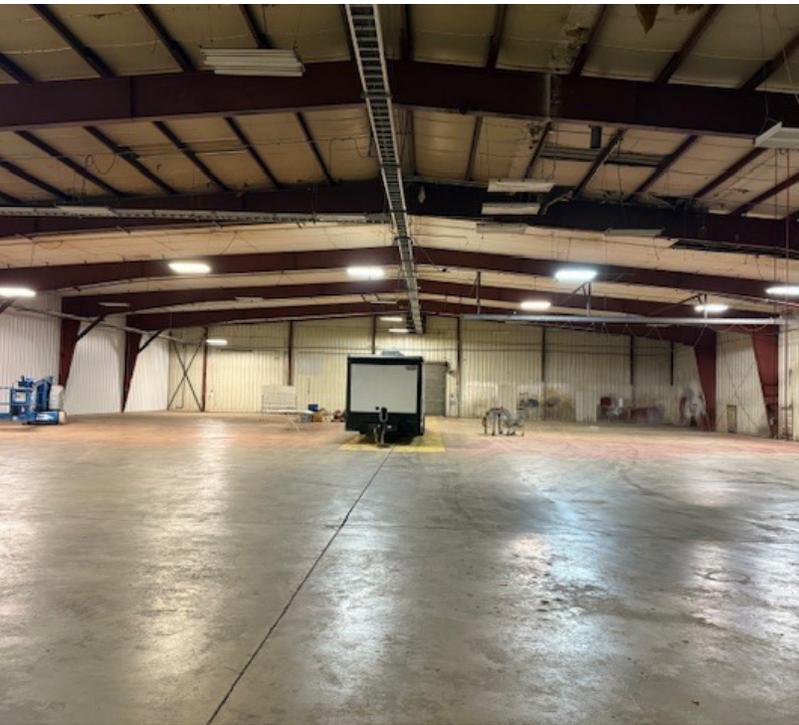
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## ADDITIONAL PHOTOS



**GRANT WHITWORTH**  
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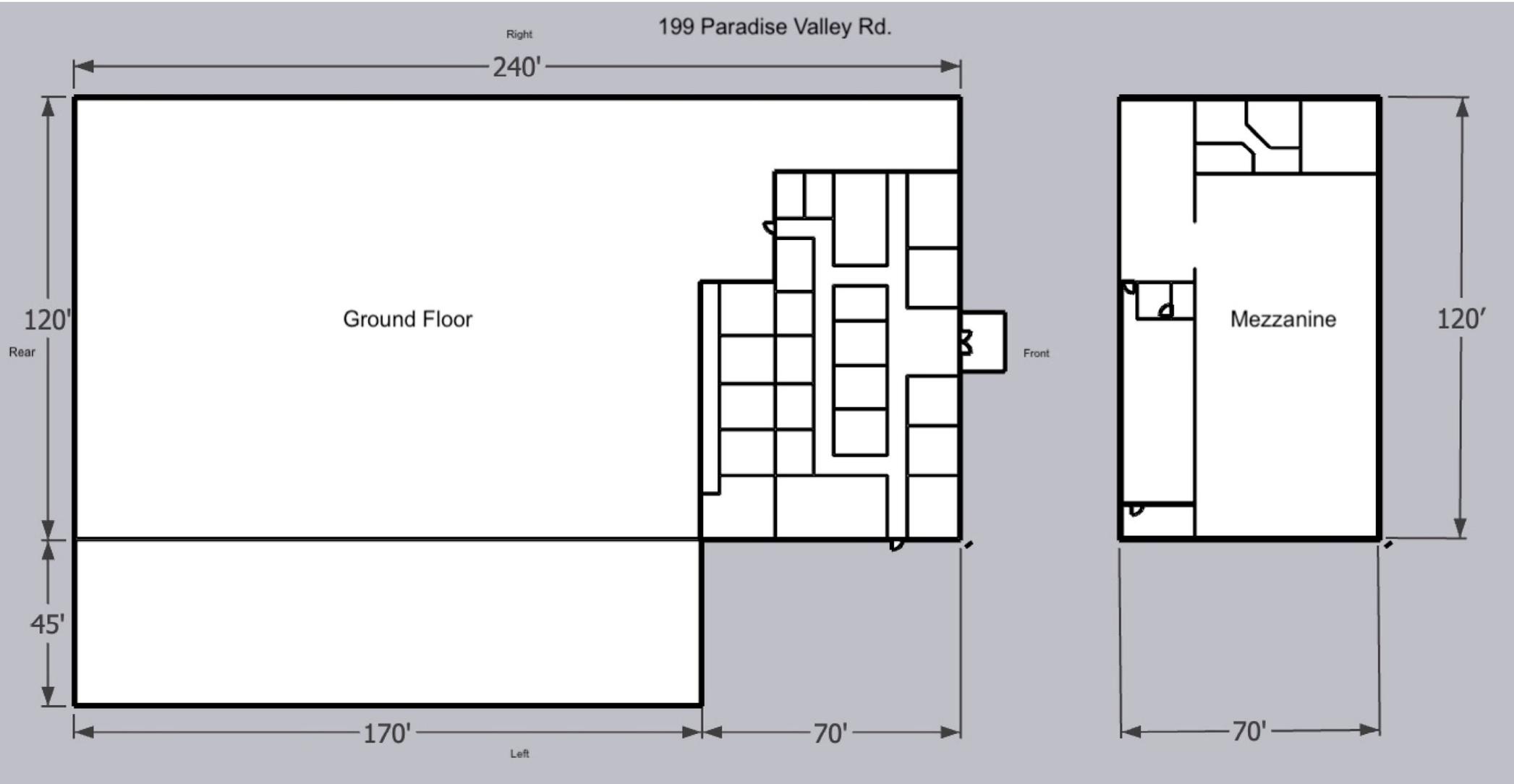
## ADDITIONAL PHOTOS



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# PARADISE VALLEY WAREHOUSE LEASE

199 PARADISE VALLEY RD, ATHENS, GA 30607



COUNTY CLERK  
RECORDING INFORMATION

**LEGAL DESCRIPTION:**

All that tract or parcel of land lying and being in the 219th GMD of Athens-Clarke County, Georgia and being shown and described on that certain survey by Straight Line Surveying, Inc. certified by R. Shane Carson, R.L.S. no. 3141, dated 5/29/19, and being more particularly described as follows:  
beginning at the intersection of the right-of-way of U.S. Hwy 441 and the centerline of Paradise Valley Rd. thence S54.8° in a southwestern direction along the centerline of Paradise Valley Rd. to an 80d nail found in the centerline of Paradise Valley Rd. and being the TRUE POINT OF BEGINNING; thence S 13° 33' 44" E a distance of 564.49' to a 1/2" rebar found; thence N 81° 31' 03" W a distance of 276.45' to a 1/2" rebar found; thence S 75° 08' 09" W a distance of 475.05' to a point on the 100' right-of-way of Norfolk Southern Railroad, thence following said Railroad right-of-way along a curve turning to the left with an arc length of 288.89', a radius of 1494.56', a chord bearing of N 02° 08' 56" W, and a chord length of 288.44' to an 80d nail found in the centerline of Paradise Valley Rd.; thence leaving said Railroad right-of-way following the centerline of Paradise Valley Rd. with curve turning to the left with an arc length of 185.95', a radius of 587.39', a chord bearing of N 66° 03' 50" E, and a chord length of 185.17' to a point; thence continuing along said centerline N 58° 58' 32" E a distance of 286.39' to an 80d nail found in the centerline of said road; thence along said centerline N 56° 59' 26" E a distance of 235.75' to an 80d nail in the centerline and being the TRUE POINT OF BEGINNING; and having an area of 263,477 square feet, 6.049 acres.

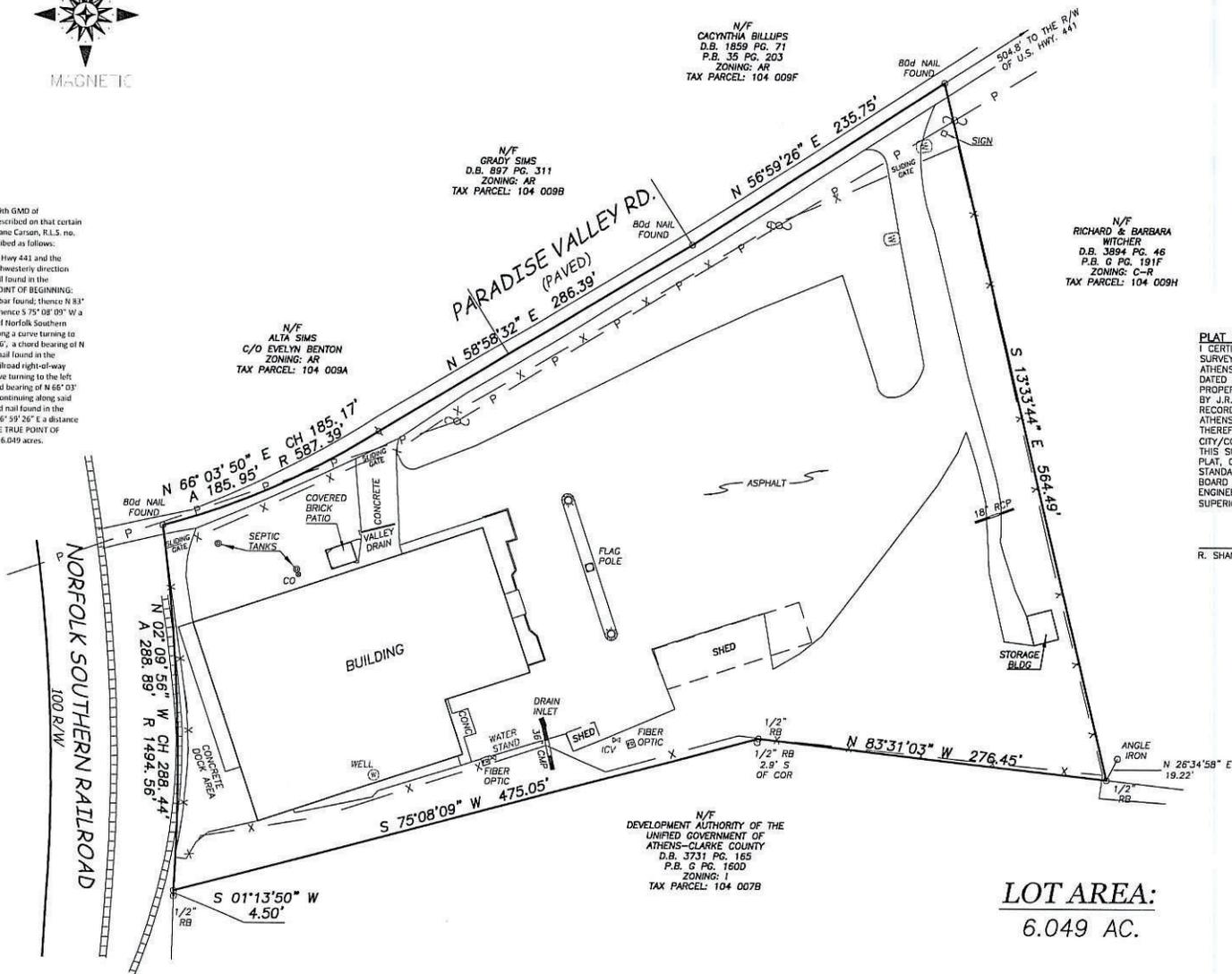
N/F  
CACYNTHA BILLUPS  
D.B. 1859 PG. 71  
P.B. 35 PG. 203  
ZONING: AR  
TAX PARCEL: 104 009F

N/F  
GRADY SIMS  
D.B. 897 PG. 311  
ZONING: AR  
TAX PARCEL: 104 009B

N/F  
ALTA SIMS  
C/O EVELYN BENTON  
ZONING: AR  
TAX PARCEL: 104 009A

N/F  
RICHARD & BARBARA  
WITCHER  
D.B. 3894 PG. 46  
P.B. G PG. 191F  
ZONING: C-R  
TAX PARCEL: 104 009H

N/F  
DEVELOPMENT AUTHORITY OF THE  
UNIFIED GOVERNMENT OF  
ATHENS-CLARKE COUNTY  
D.B. 3731 PG. 165  
P.B. G PG. 160D  
ZONING: I  
TAX PARCEL: 104 007B



- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- (W) = WATER METER
- (P) = DENOTES POINT ONLY
- (E) = POWER POLE
- (F) = FIRE HYDRANT
- (V) = WATER VALVE
- (T) = TELEPHONE PED
- (TV) = TV PEDESTAL
- (C) = CLEAN OUT
- (L) = LIGHT POLE

**PLAT NOTES:**  
I CERTIFY THAT THIS PLAT IS A RE-TRACEMENT SURVEY OF THAT CERTAIN PLAT FOR REINCKE ATHENS, INC., BY BEN MCLEROY AND ASSOCIATES DATED AUGUST 25, 1997, AND ALSO BEING THE SAME PROPERTY AS SHOWN ON A PLAT FOR H.L. FARMER BY J.R. HOLLAND DATED JUNE, 1970 AND BEING RECORDED IN PLAT BOOK 13 PAGE 39 ATHENS-CLARKE COUNTY RECORDS. THEREFORE THIS PLAT DOES NOT REQUIRE CITY/COUNTY REVIEW FOR RECORDING. THIS SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

R. SHANE CARSON, R.L.S. #3141 DATE

**REFERENCES:**  
1. THAT CERTAIN PLAT FOR REINCKE ATHENS, INC., BY BEN MCLEROY AND ASSOCIATES DATED AUGUST 25, 1997.  
2. THAT CERTAIN PLAT FOR H.L. FARMER BY J.R. HOLLAND DATED JUNE, 1970 AND BEING RECORDED IN PLAT BOOK 13 PAGE 39 ATHENS-CLARKE COUNTY RECORDS.

- NOTES:**
- The field data upon which this plat is based has a closure precision of one foot in 15,182 feet and an angular error of 5" per angle point, and was adjusted by COMPASS RULE.
  - The equipment used to obtain the linear and angular measurements was a CARLSON CRS ROBOTIC INSTRUMENT.
  - This plat has been calculated for closure and is found to be accurate within one foot in 501,985'.

**LOT AREA:**  
6.049 AC.



ALTA/NSPS SURVEY FOR:  
**EPITING SUPPORT SERVICES, LLC**

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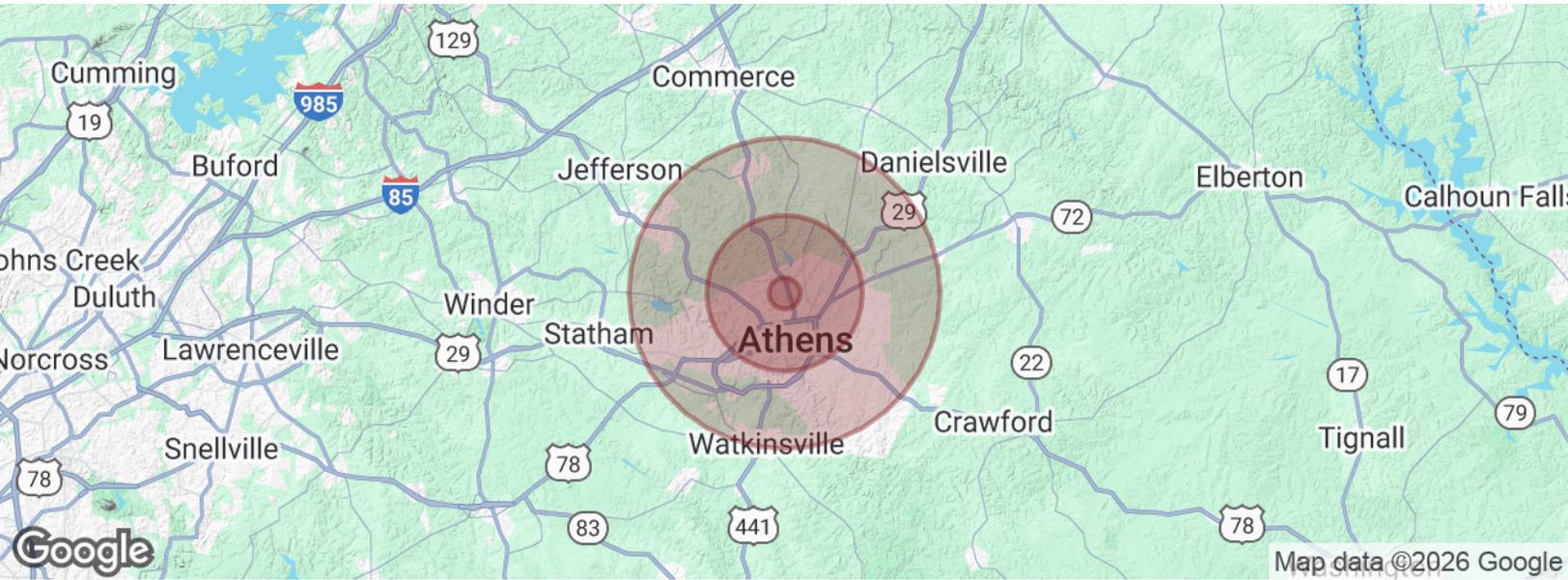
PRELIMINARY PLAT

# PARADISE VALLEY WAREHOUSE LEASE

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,652	79,880	167,745
Median age	29.1	27.8	30.5
Median age (Male)	28.3	27.0	29.6
Median age (Female)	29.4	28.6	31.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	558	27,101	61,027
# of persons per HH	3.0	2.9	2.7
Average HH income	\$44,667	\$44,440	\$55,797
Average house value	\$140,935	\$174,249	\$189,972

\* Demographic data derived from 2020 ACS - US Census

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