

# 53,860 SF Industrial Building

210 LUKKEN INDUSTRIAL DRIVE EAST, LAGRANGE GA



**Mack Reynolds**  
REALTY, LLC

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# 210 Lukken Industrial Drive E

LAGRANGE, GA

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## Site and Property Details

<b>Building Size:</b>	<b>53,860 Square Feet</b>
<b>Year Built:</b>	<b>1983</b>
<b>Renovated:</b>	<b>2024</b>
<b>Lease Rate:</b>	<b>\$6.75 per Square Foot plus NNN</b>
<b>Location:</b>	<b>210 East Lukken Industrial Drive</b>
<b>Land Area:</b>	<b>4.75</b>
<b>Zoning:</b>	<b>Campus General Industrial (CP-GI)</b>
<b>2024 Taxes:</b>	<b>\$22,759.86</b>
<b>Tax Parcel:</b>	<b>0513000005</b>
<b>Utilities:</b>	<b>Public Water, Public Sewer Gas, 3 Phase Power, Fiber</b>
<b>Doors:</b>	<b>Loading Dock with 3 Roll Up Doors 3 Ground Level Roll Up Doors</b>
<b>Docks:</b>	<b>Loading Dock with load levelers</b>
<b>Location:</b>	<b>0.2 miles to HWY 219 0.3 miles to HWY 27 1.6 miles to I-85 Exit 14 60 miles from the Atlanta Airport 264 miles from the Port of Savannah</b>
<b>Access:</b>	<b>Lukken Industrial Drive E</b>



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## **Industrial Opportunity**

Mack Reynolds Realty, LLC is pleased to offer for lease the 53,860 SF Industrial building located at 210 Lukken Industrial Drive in LaGrange, GA. LaGrange, located along the high growth corridor of I-85, serves as the county seat for Troup County. Additionally, LaGrange has seen rapid growth as a manufacturing and distribution hub, with over 40 international and Fortune 500 corporations operating in the area. Notably, KIA Motors' only U.S. manufacturing facility is approximately 15 miles southwest of the site. The area is also home to several renowned companies, including Walmart, Kimberly Clark, Duracell, Milliken, and Wall Street Journal.

This 53,860 SF building, zoned Campus General Industrial (CP-GI), is tailor-made for manufacturing, warehouse and distribution endeavors. Its convenient location to I-85 and the recently announced West Central Georgia Inland port in LaGrange ensures excellent connectivity and access to key transportation routes. The versatile space and zoning offer immense potential for a range of industrial uses, making it an ideal investment for forward-thinking industrial and warehouse operators. Don't miss out on this exceptional chance to secure a foothold in a thriving industrial hub.

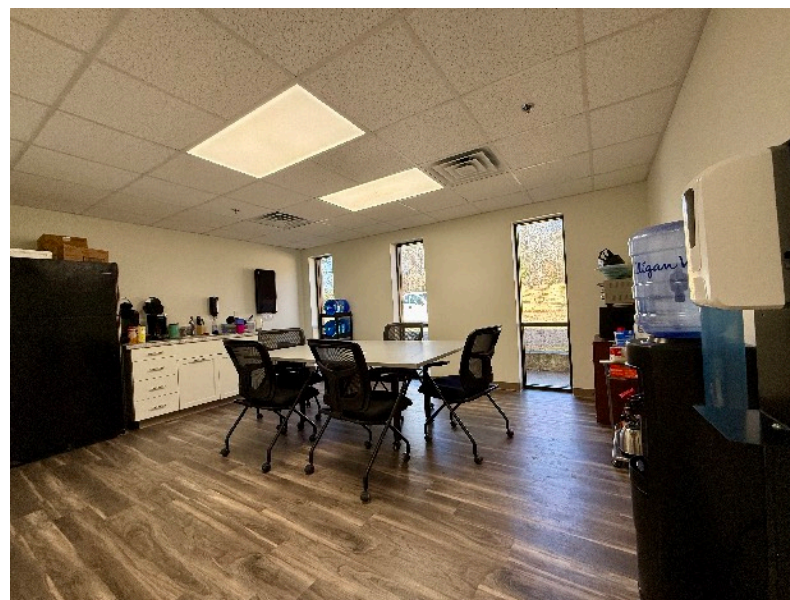
- **Prime Industrial Location** – Situated in a thriving industrial corridor with excellent connectivity to major highways and logistics routes.
- **High Demand Market** – LaGrange, GA, is experiencing economic growth, making this an attractive opportunity for industrial operations.
- **Versatile Facility** – Suitable for warehousing, distribution, or manufacturing operations.
- **Modern Infrastructure** – Equipped with Class A office space, covered loading dock, high ceilings, and ample parking.



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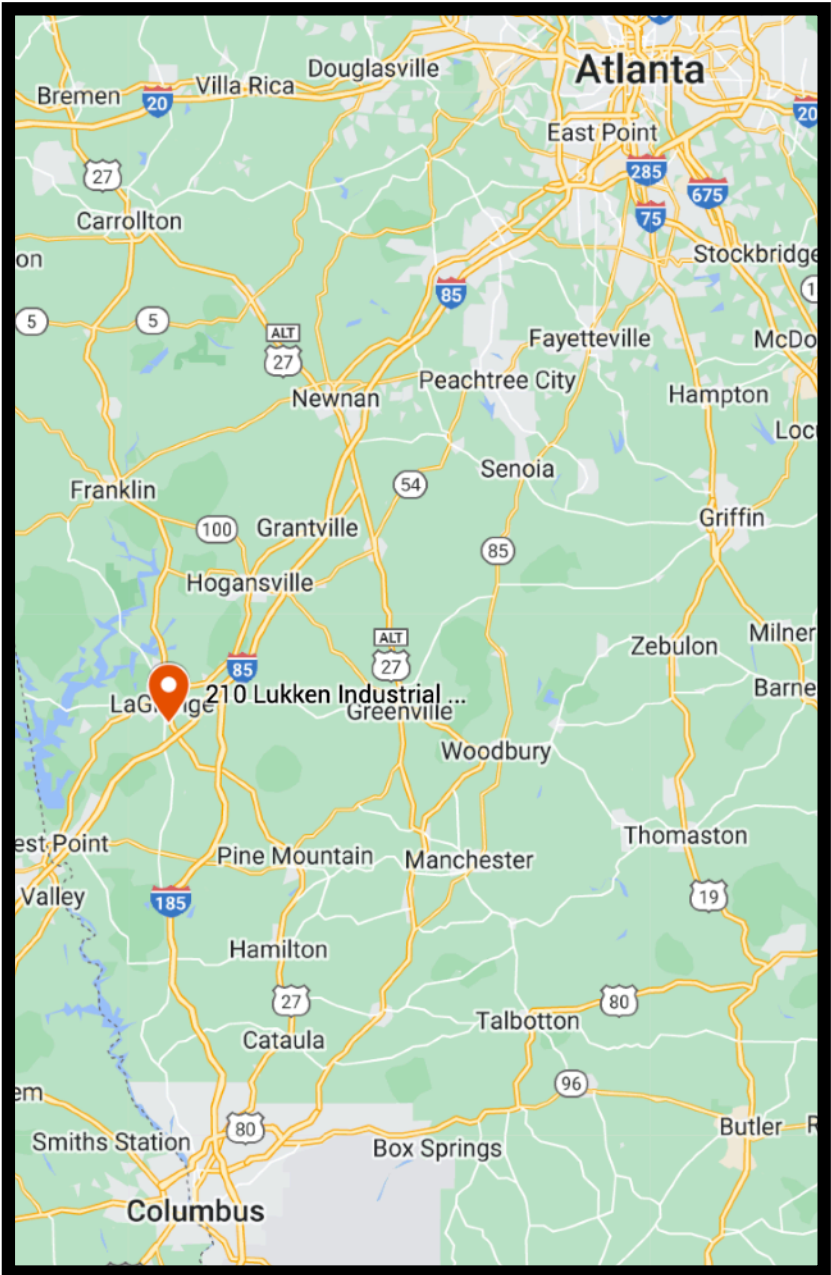
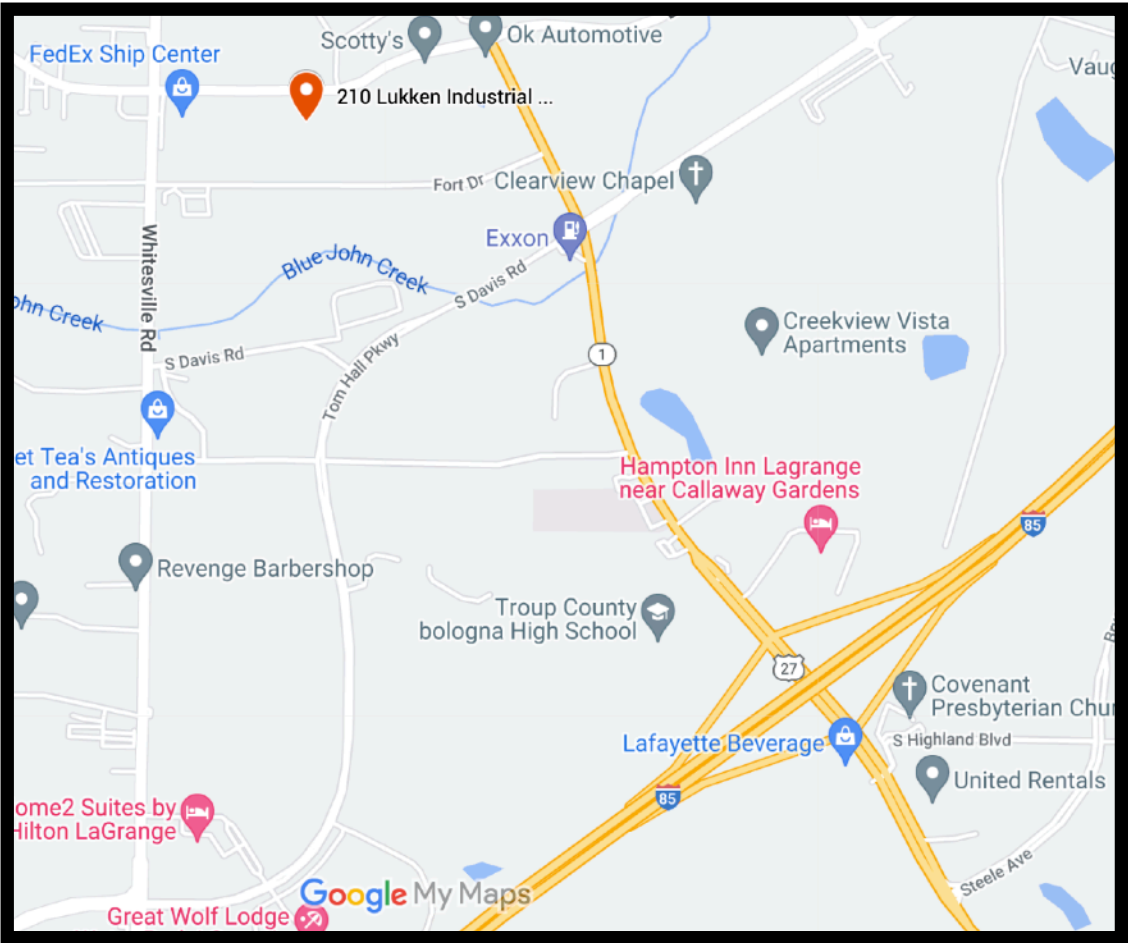


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## Area Maps



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