

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonaga Street, Suite A

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commercial400.com



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1972 RED OAK FLATS RD

Dahlonaga, GA 30533

10,080 SF INDUSTRIAL BUILDING ON 5 ACRES



FOR SALE

1972 RED OAK FLATS RD

1972 RED OAK FLATS RD, DAHLONEGA, GA 30533



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OFFERING SUMMARY

Sale Price:	\$2,978,550
Building Size:	9,796 SF
Lot Size:	5 Acres
Price / SF:	\$304.06
Year Built:	2007
Zoning:	I

PROPERTY OVERVIEW

Introducing a prime industrial/flex space opportunity in Dahlonega, GA. This 10,080 SF building, constructed in 2007 and zoned I, offers a strategically located owner/user or investment opportunity just minutes from GA-400. Situated on a 5 acre level and gravelled lot, the property is fully fenced for added security. The building is in great condition, including 1,050 SF of well-appointed office space, this building is equipped with three ground level roll-up doors (measuring 10 x 10, 10 x 14, and 14 x 14). Tall ceilings with eve height of 30 feet. Fire hydrant directly across the street

PROPERTY HIGHLIGHTS

- Great location just minutes from GA-400
- 5 acre level and gravelled lot
- Fully chain link fenced
- 10,080 sf building in excellent shape
- Approx 1,050 sf nice office built out
- 3 ground level roll up doors (10 x 10, 10 x 14, and 14 x 14)
- Upgraded LED lighting in warehouse
- Tall 30 foot ceilings perfect for racking

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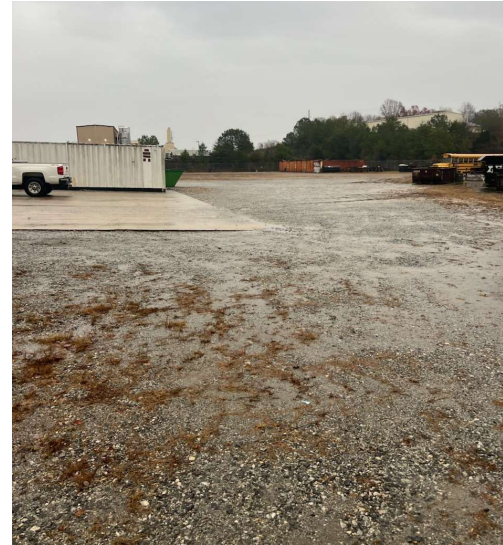
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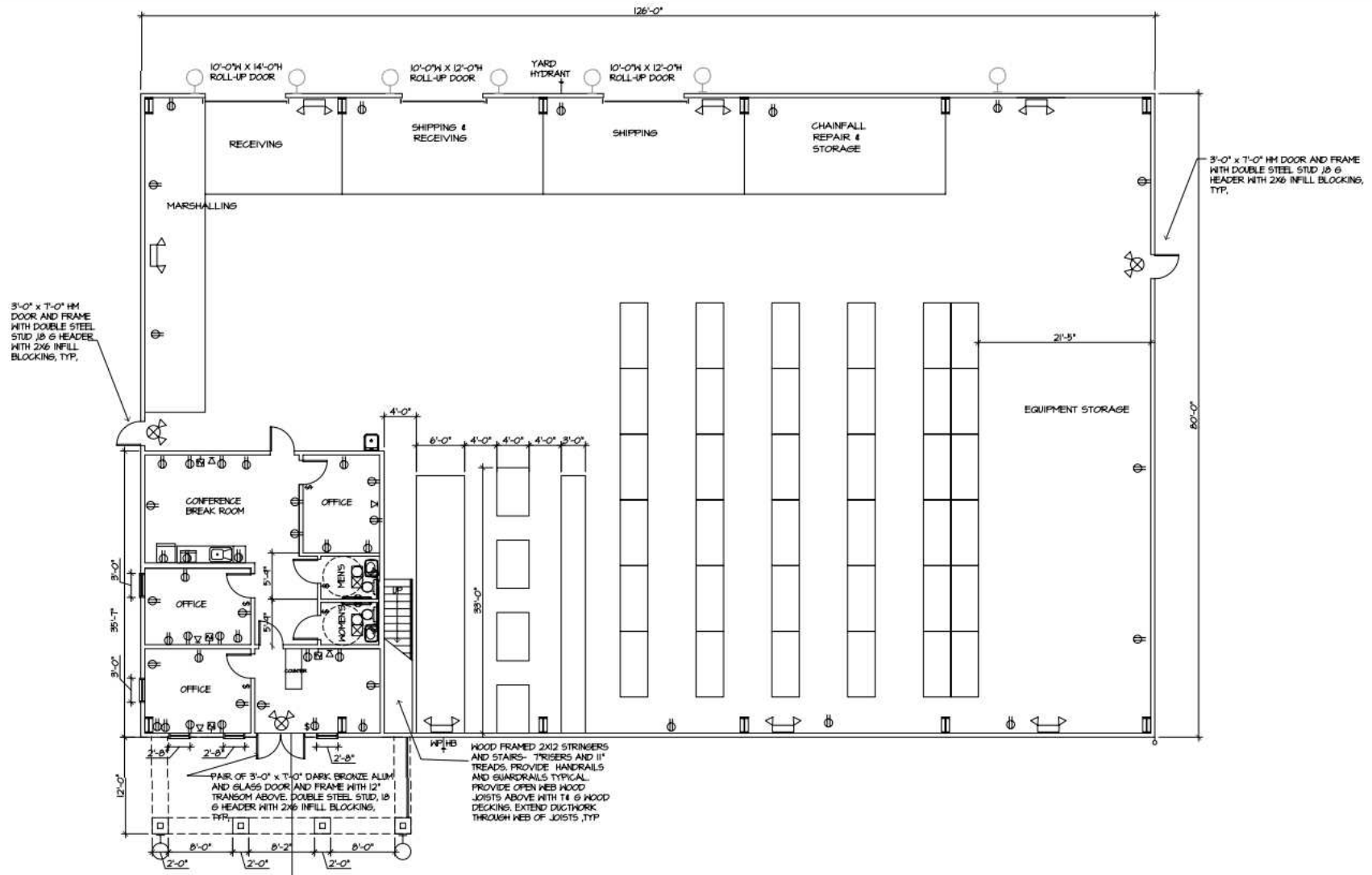
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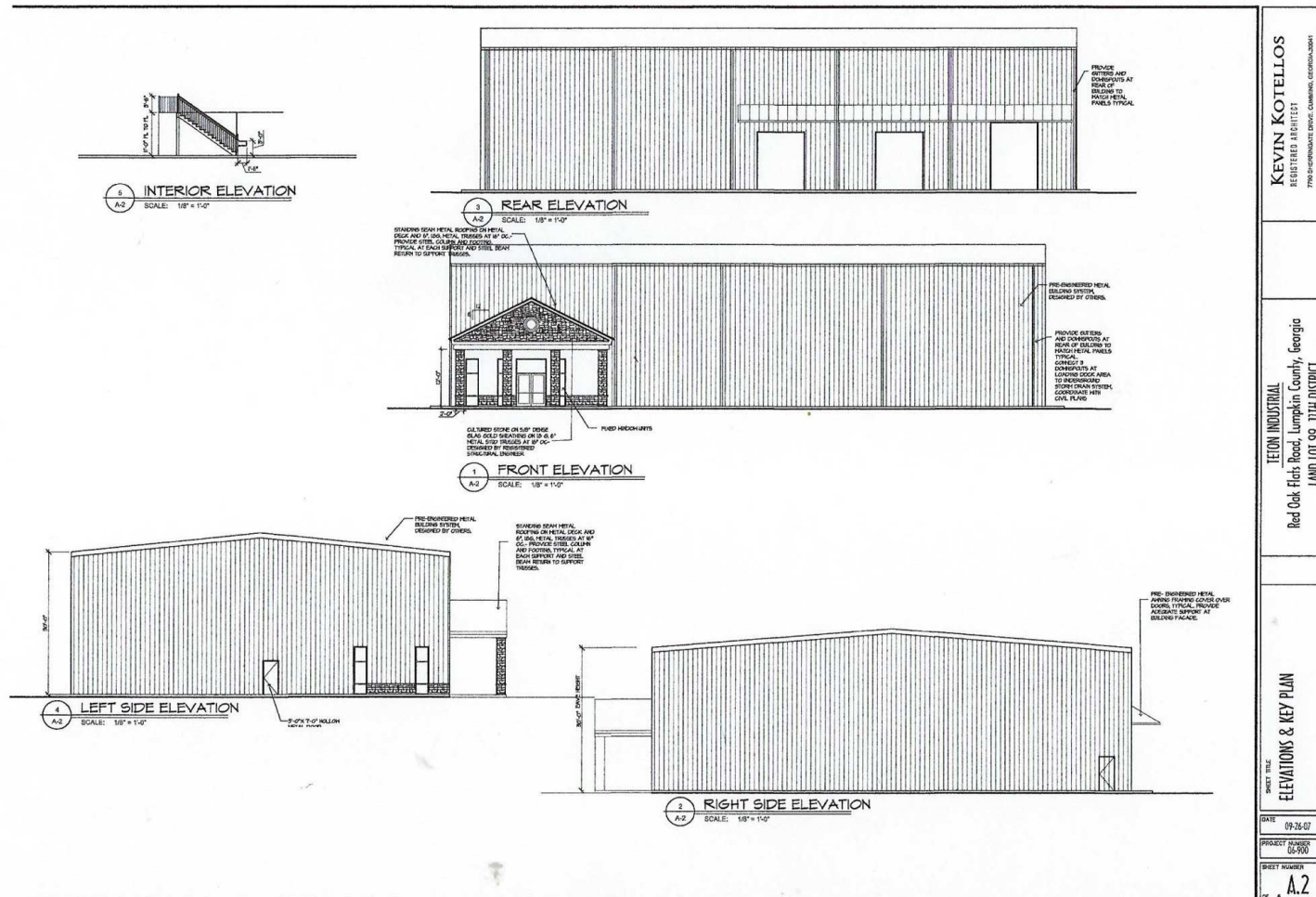
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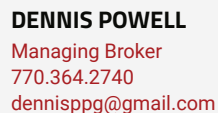
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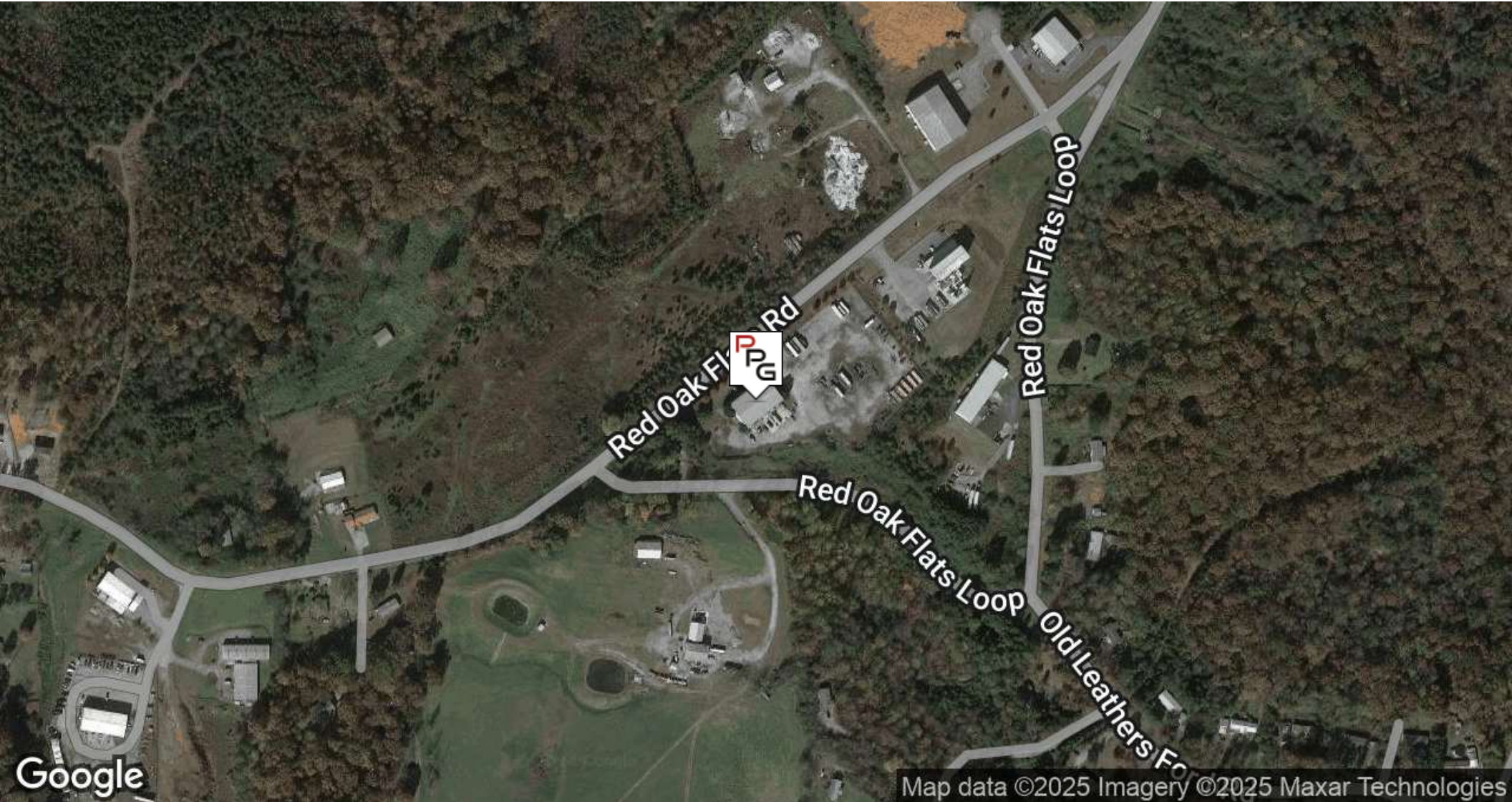
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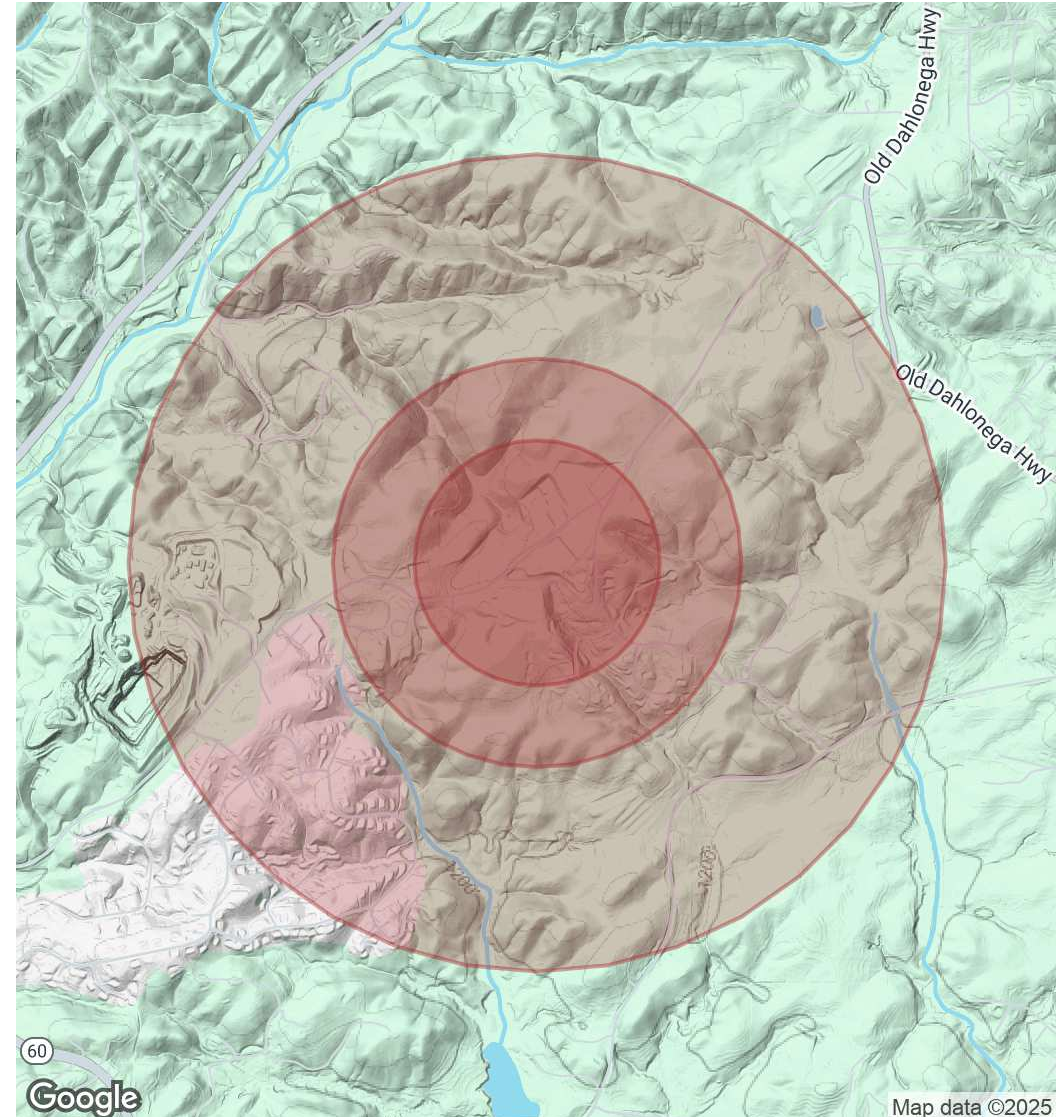
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	183	791
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	65	280
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$81,982	\$81,982	\$82,008
Average House Value	\$217,409	\$217,409	\$217,572

Demographics data derived from AlphaMap



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