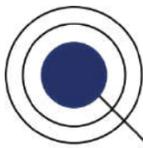




**FOR LEASE | WAREHOUSE/MANUFACTURING FACILITY**  
**302 W Cherokee St | LaFayette, GA 30728**





# HIGHLIGHTS

## LISTING HIGHLIGHTS

**Available Space:** 55,000 - 260,000 SF

**Space Size:** 55,000 SF

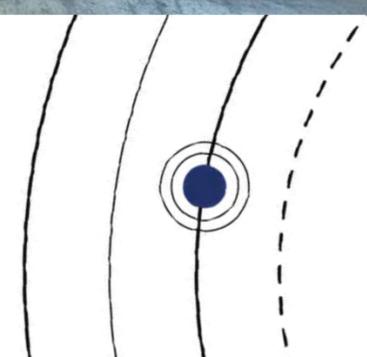
**Lease Rate:** \$2.99/SF/YR NNN

### Space Highlights:

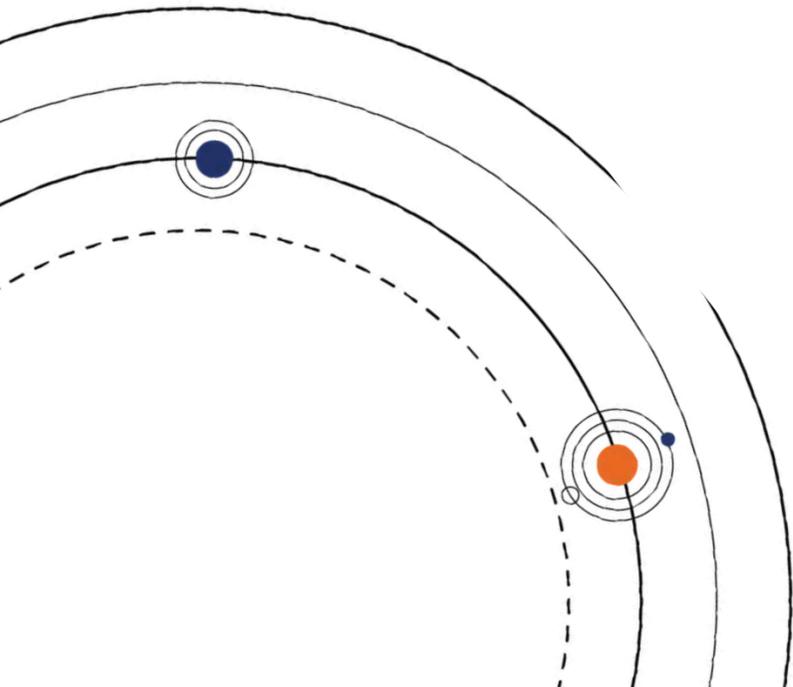
- 3-phase 240 power
- 22 foot ceilings
- Loading dock with 2 dock high doors
- 1 drive in door
- 1,000 Sf office
- 2 bathrooms
- Includes 1 acre of graveled drop yard/ parking lot
- Located along W Cherokee St (GA-193) with quick access to US-27 and surrounding regional markets

**Space Size:** 205,000 SF

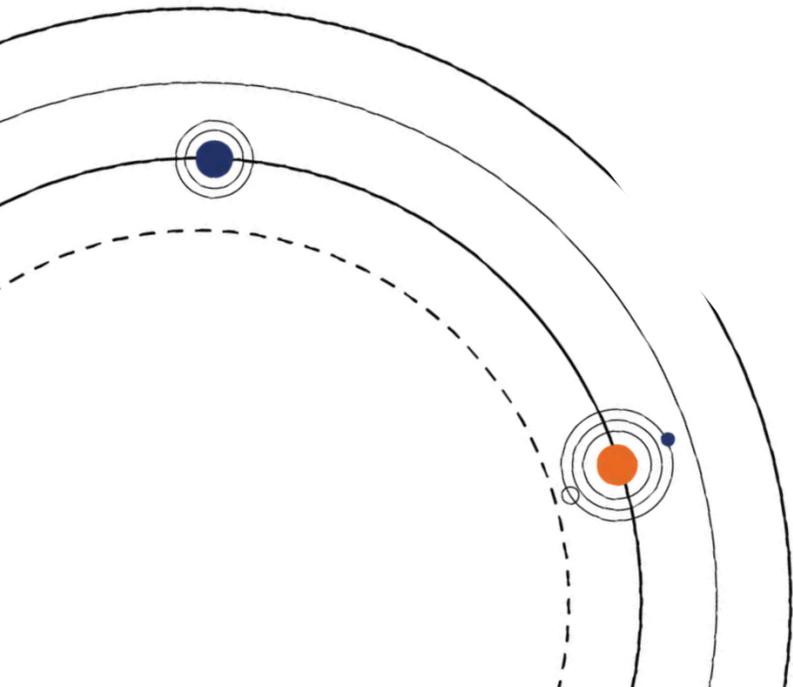
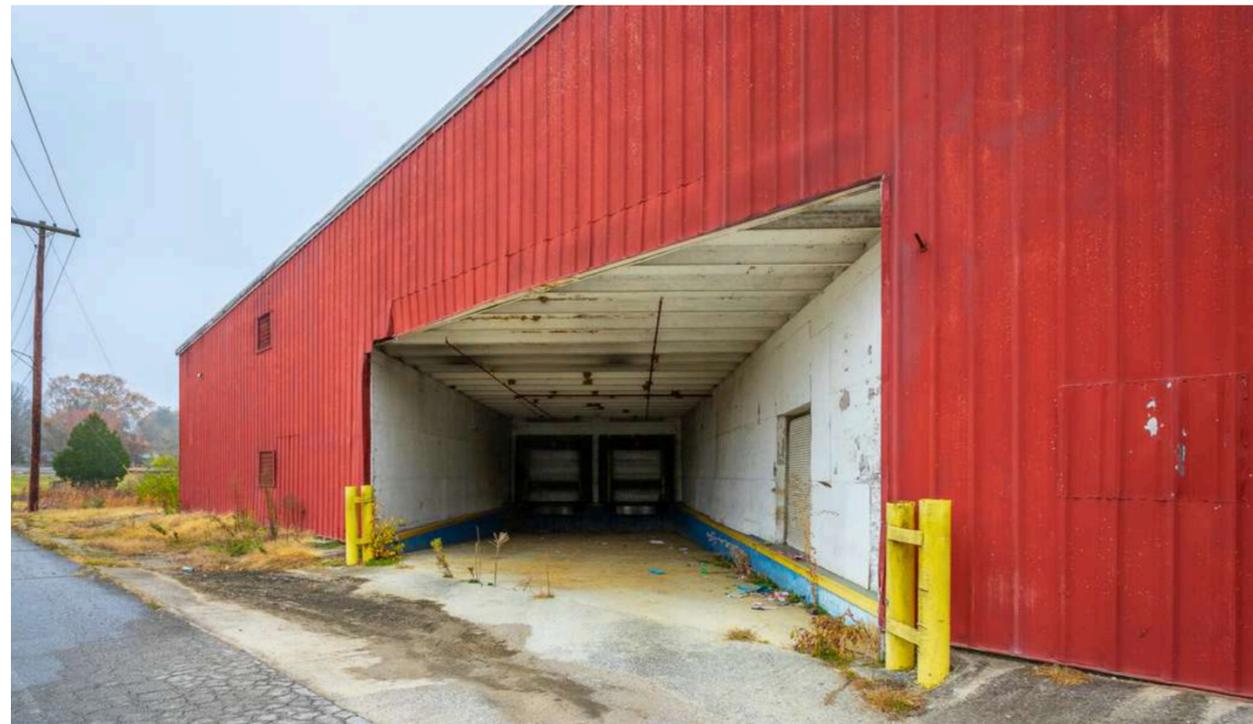
**Lease Rate:** \$1.99/SF/YR NNN

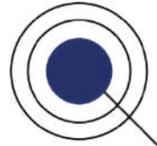


# INTERIOR PHOTOS

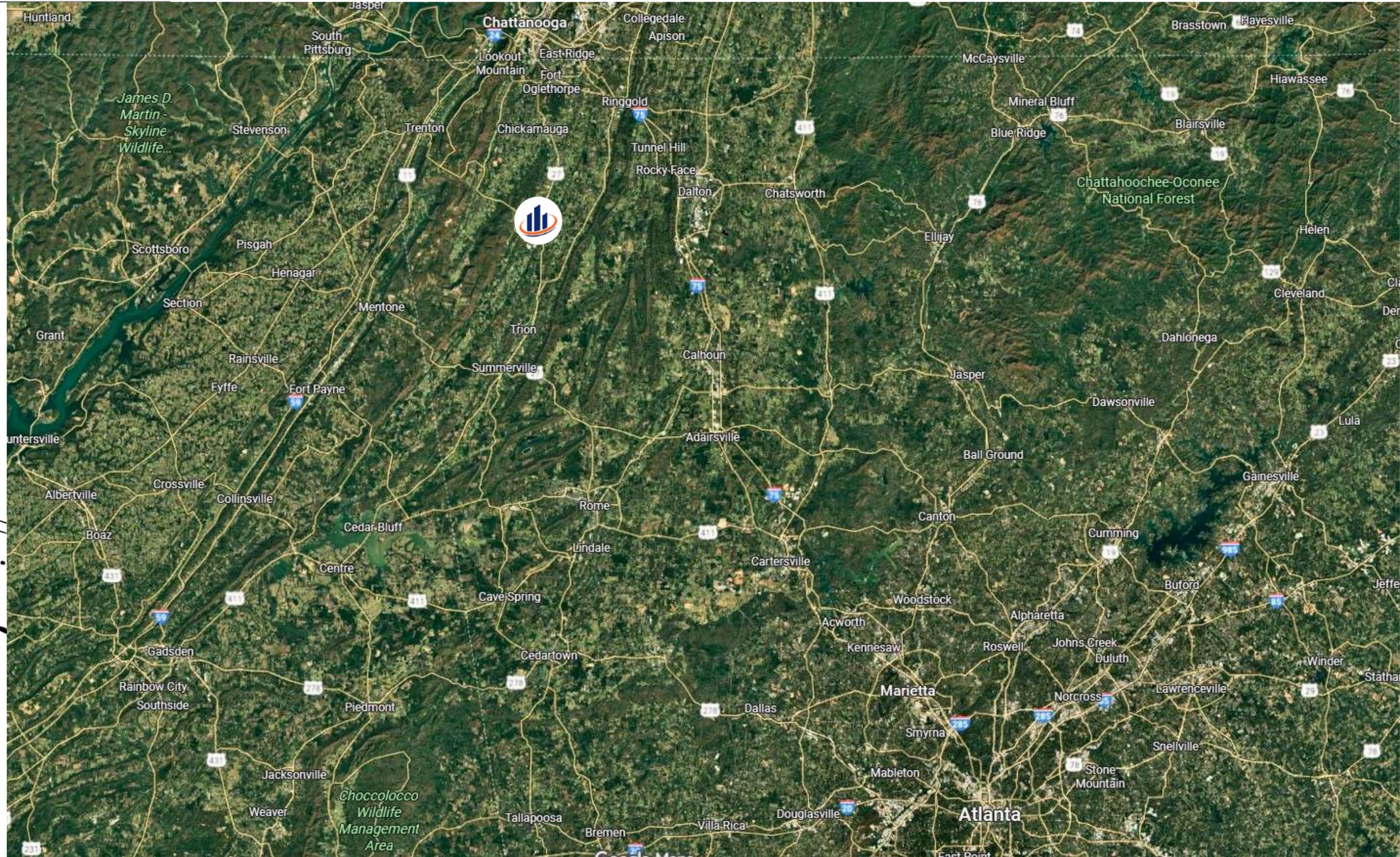


# EXTERIOR PHOTOS





# VICINITY MAP



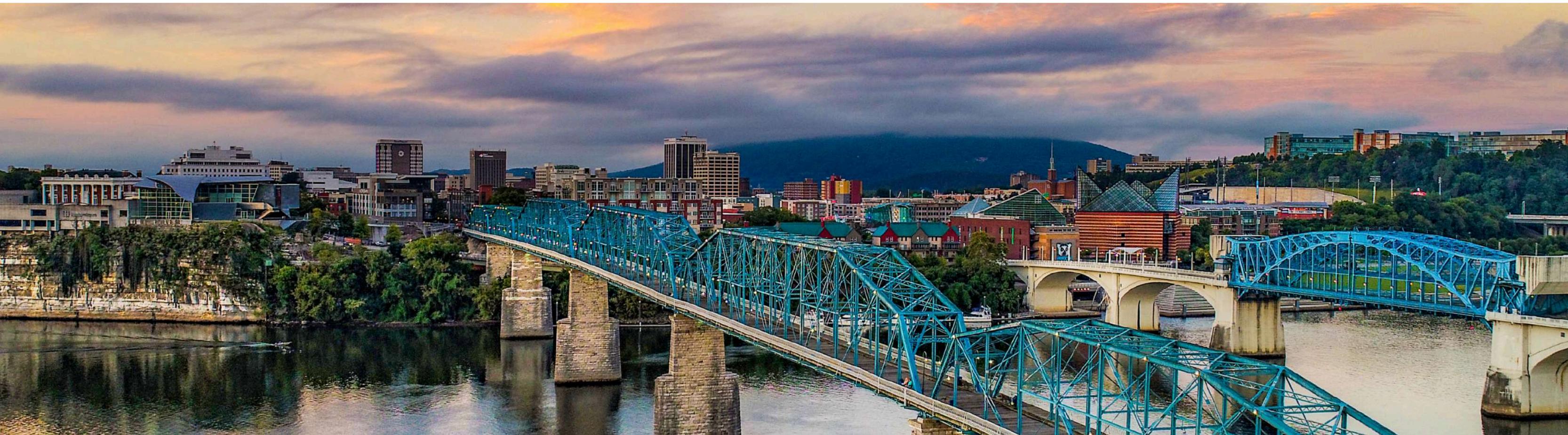


# THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



# BROKER

**Baker Townsend** is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



**Baker Townsend**  
Senior Advisor

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