

14 THE AMERICAN WAY

Dawsonville, GA 30534

Industrial For Sale or Lease

12,500 SF



Sale & Leasing Information:
404.266.7600

Colin Beecham
770.356.6226
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Lincoln

Lincoln Property Company
3340 Peachtree Road NE
Atlanta, GA 30326

www.lpc.com

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Property Highlights

- +/- 2,943 SF Conditioned Assembly Area
- +/- 1,550 SF Office
- Power: 800 AMPS 3 Phase
- New Roof Laminate
- New Sky Lights
- LED Lighting
- Sewer
- Dock Doors: 2
- 9 Auto parking spaces
- Clear Height: 24 Feet
- Drive Ins: 1
- Outside Storage: +/- 1 Acre
- Conditioned Assembly Area

Property Overview

Dawsonville is situated in the dynamic GA-400 Northern Corridor of Atlanta, just an hour north of downtown Atlanta. Positioned at the intersection of GA-400, Hwy 53, and State Routes 3, 5, 9 and 136, this thriving city enjoys strategic access to the region. Experiencing rapid expansion, Dawsonville is ideally located in the "path of progress" from Atlanta to Alpharetta. Dawson County, among the northernmost counties in the Atlanta region, has gained recognition as one of Georgia's two fastest-growing counties and ranks fifth among the 3,000 fastest-growing counties in the nation. Additionally, Dawsonville boasts affordability, with a cost of living that is 4% lower than the national average. Dawsonville's future job growth over the next decade is forecasted to reach an impressive 47.4%, surpassing the national average of 33.5%. This promising outlook indicates a dynamic and expanding job market for the community.

Availabilities	SF	Lease Rate	Date Available
Entire Building	12,500 SF	Negotiable	Now

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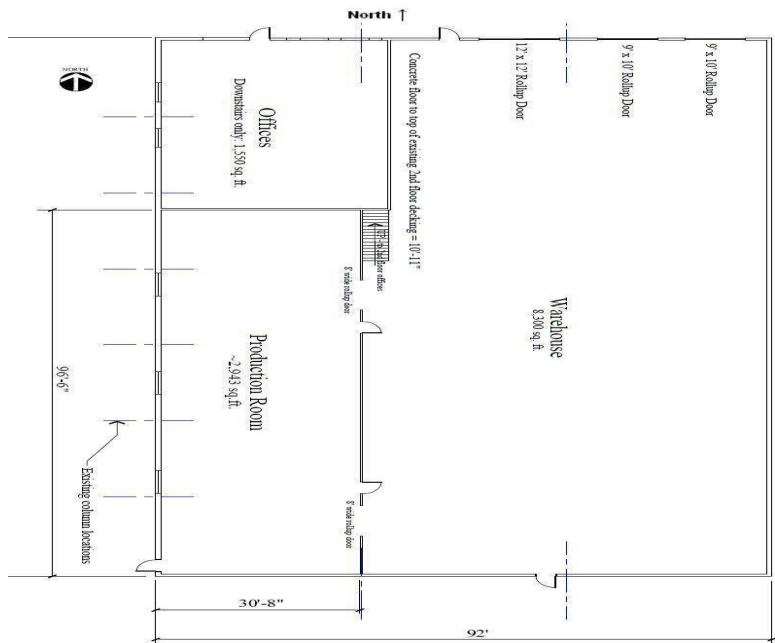
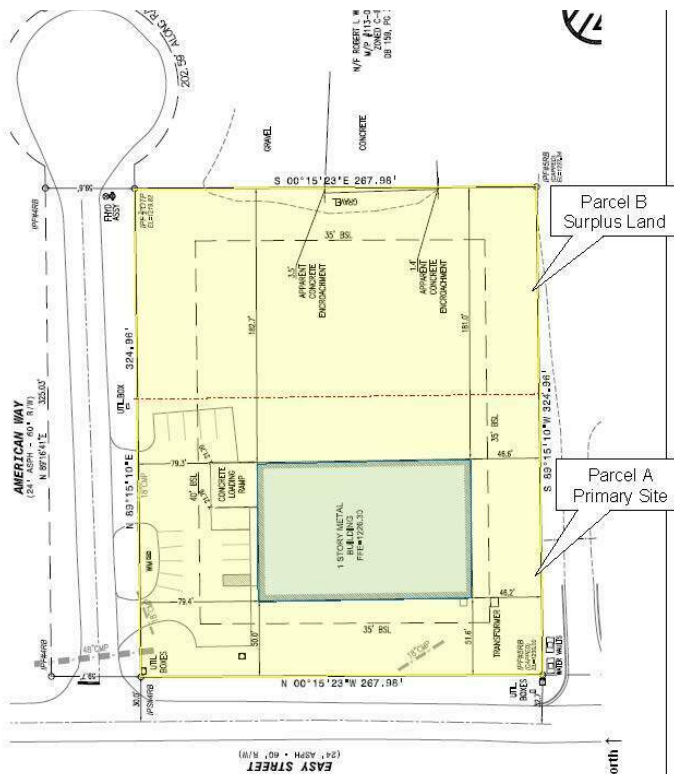
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Additional Photos



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