

±5 Acres of Outside Storage & Trailer Parking



FOR LEASE

152 Tyler Dr, Calhoun, GA 30701



Drone Video

PROPERTY OVERVIEW

±5 usable acres of fenced, gated, and lit outside storage and trailer parking for lease in Calhoun, Georgia. The site accommodates approximately ±150 trailer spaces on stabilized gravel and is built for fleet & logistics operations.

Located one mile from I-75 (Exit 312), the property offers immediate access between Atlanta and Chattanooga. With Buc-ee's and major truck stops nearby, this is a secure, driver-friendly and rare IOS opportunity along the I-75 corridor.

HIGHLIGHTS

- ±5 Usable Acres
- New Development | Fenced, Gated & Lit
- Stabilized Gravel Surface
- ±150 Trailer Spaces
- Subdividable
- 1 Mile to I-75 (Exit 312)
- \$3,500/AC/Month (NNN) + \$900/Month OPEX

DRIVER-FRIENDLY

- Immediate I-75 access | No back road routing
- Minutes from Buc-ee's, Love's & Pilot
- Easy trailer circulation
- Secure Yard Environment
- Atlanta-Chattanooga I-75 Corridor



LEASE RATE:

\$3,500/Acre/Month (NNN)
+\$900/Month OPEX



ACREAGE FOR LEASE:

±5 Acres

USABLE SITE SIZE:

±9.5 Acres



DIVISIBLE

CONTACT INFORMATION

SHOUMIC KHAN
V.P The Industrial Group
404-876-1640 x131
Shoumic@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

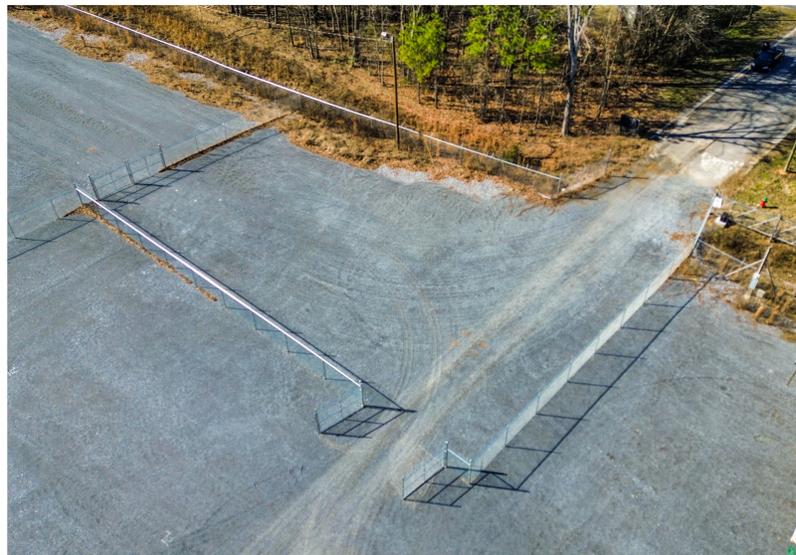
±5 Acres of Outside Storage & Trailer Parking



FOR LEASE

152 Tyler Dr, Calhoun, GA 30701

Drone Video



±5 Acres of Outside Storage & Trailer Parking



FOR LEASE

152 Tyler Dr, Calhoun, GA 30701

Drone Video



IN THE AREA



I-75: 1 Mile



Hartsfield-Jackson Atlanta International Airport: 75 Miles
Chattanooga Metropolitan Airport: 60 Miles



Appalachian Regional Port: 35 Miles
Port of Savannah: 275 Miles
Port of Charleston: 365 Miles



CSX Intermodal Fairburn: 65 Miles
Norfolk Southern Intermodal Inman Yard (Atlanta): 70 Miles