

**Warehouse Condos
Dawsonville, GA
Dawson County**

**Industrial and Personal
Small-Bay Warehouse
Condominiums**

**246, 250 and 253 Grogan Drive
Dawsonville, GA**

Great location behind Dawsonville Outlet Mall

Built in 2020

**Suites ranging from +/- 1,200 SF to +/- 2,000 SF
All Suites 100% HVAC and on Sewer**

**Robert Wilson
770-318-9439 – Cell**

Or

Robert@wilsonhutch.com



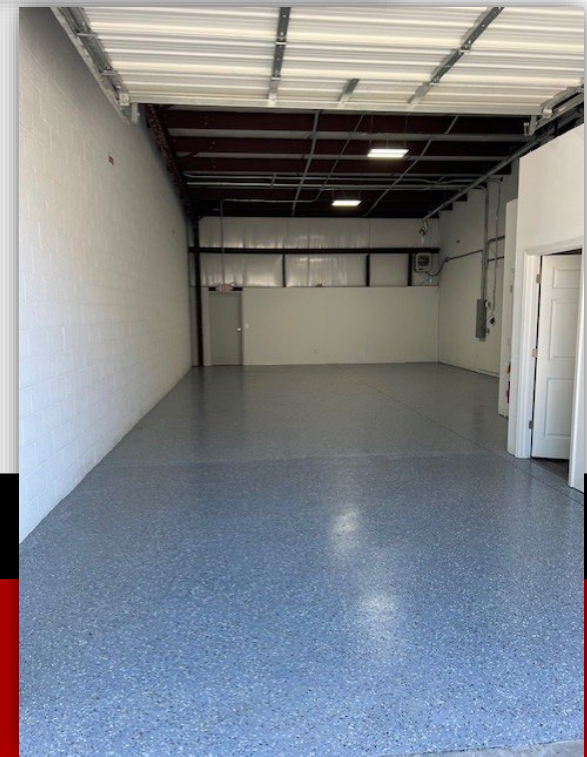
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5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

**Grogan Drive
Dawsonville, GA
Dawson County**

**Building 246
Units 1-9
\$179/SF**

**Units 1-8 are +/- 1,250 SF (\$223,750.00)
Unit 9 is +/- 2,000 SF (\$358,000.00)**



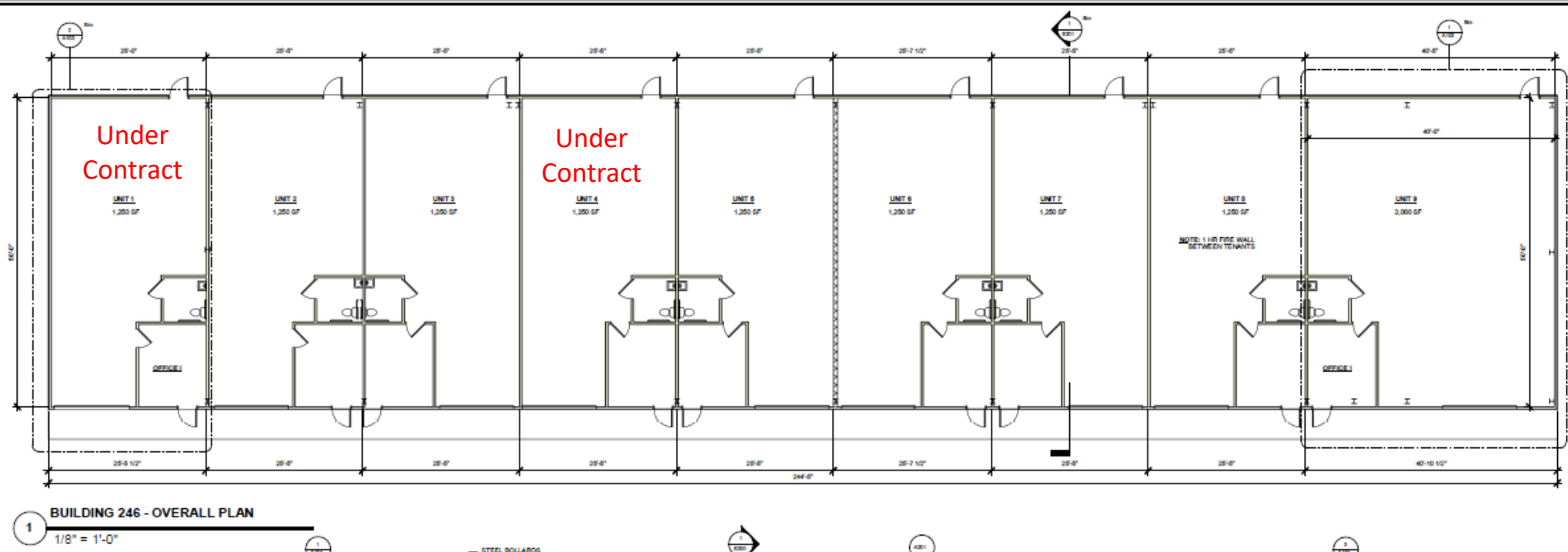
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**Grogan Drive
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**Building 246 - Floorplan
Units 1-9**



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**Grogan Drive
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**Building 250
Units 10-17
\$189/SF**

Units 10-15 +/- 1,500 SF (\$283,500.00)
Units 16-17 +/- 1,200 SF (\$226,800.00)

These units include 2
offices with a mezzanine



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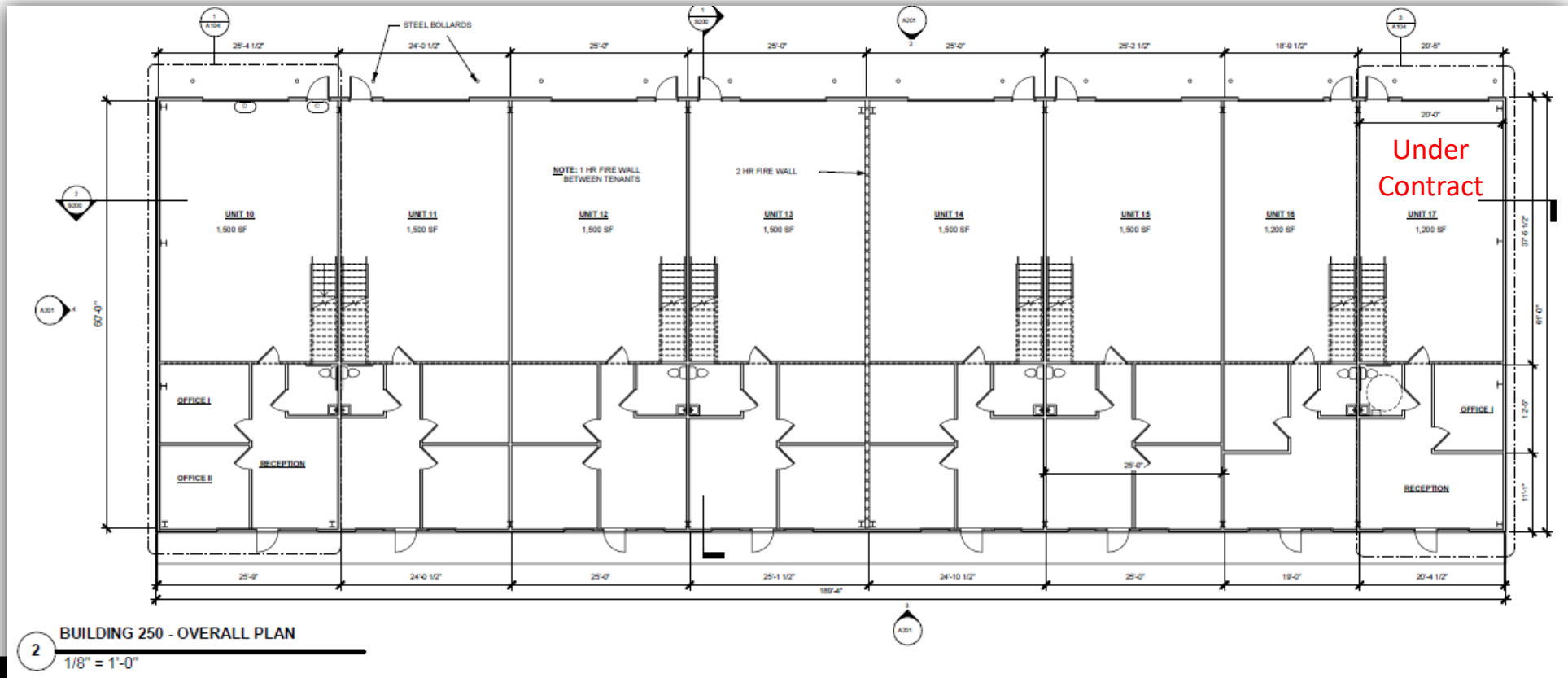


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**Grogan Drive
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**Building 250 - Floorplan
Units 10-17**



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**Grogan Drive
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Building 253

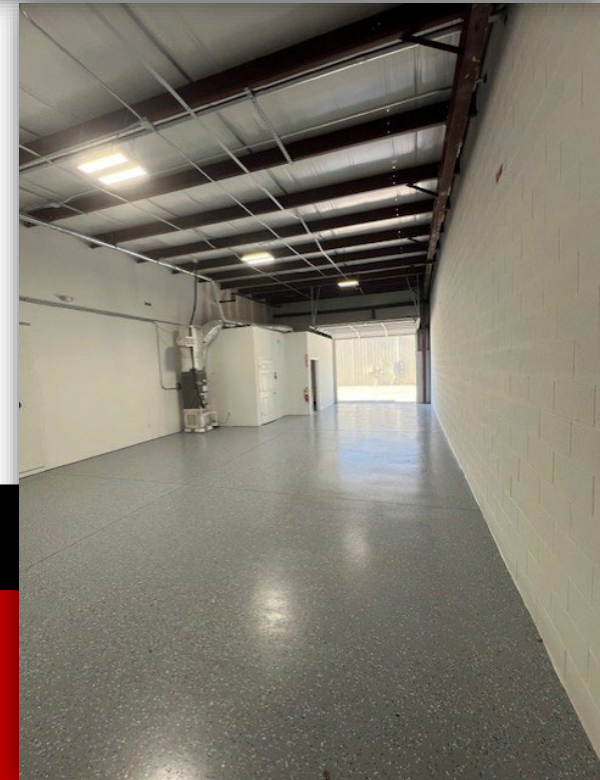
Units 18-24

\$179/SF (\$223,750.00)

Unit 25

\$195/SF (\$390,000.00)

**Unit 25 is +/- 2,000 SF
End unit with additional parking**



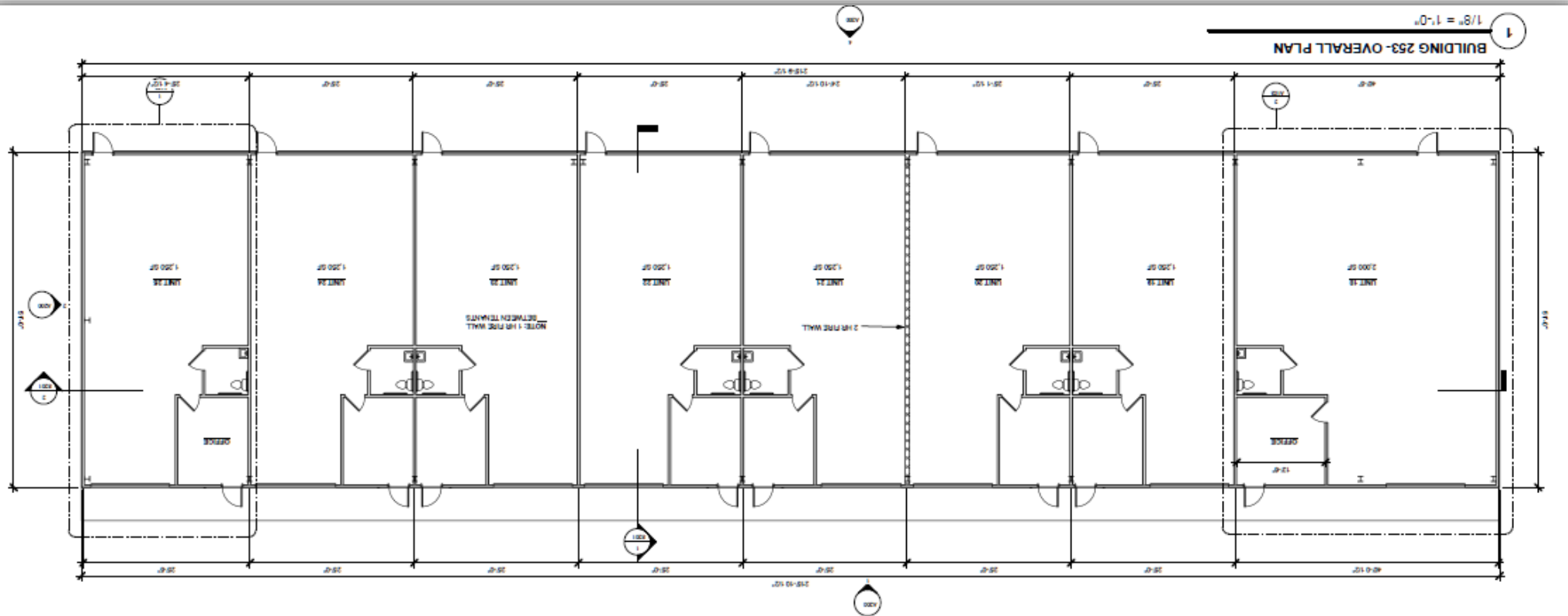
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**Grogan Drive
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**Building 253 - Floorplan
Units 18-25**



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