

60 North Don Westbrook Ave.  
Jasper, GA 30143  
Pickens County Georgia

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

**For Sale \$1,700,000.00**



Scott Hutchison

404-234-9740 or email  
[Scott@wilsonhutch.com](mailto:Scott@wilsonhutch.com)



WILSON HUTCHISON  
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

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

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## PROPERTY HIGHLIGHTS

**Total Building Size: +/-13,600 SF**

- **Additional Office Mezzanine:** +/-500 SF (approx.)
- **Office Buildout:** 5 dedicated office spaces
- **Restrooms:** 1
- **Kitchen Area** is ideal for staff use
- **Drive-In Doors:** 6 total, providing exceptional access for vehicles, equipment, and deliveries
- **Loading Dock:** 1 dock-high door for flexible logistics needs

## WAREHOUSE FEATURES

- 18' wall height
- Gas heaters installed
- Wide-open warehouse floorplan suitable for storage, distribution, or production

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## SITE FEATURES

- 1.22-acre lot offering ample parking and exterior yard space
- Room for vehicle circulation, outdoor storage, or potential future expansion
- Convenient access suitable for service companies, trades, or growing industrial operations

This rare-to-find industrial asset delivers outstanding utility, accessibility, and value at \$1,700,000.00. Perfect for an owner-operator or investor seeking a clean, functional facility with multiple drive-in doors and strong site usability.



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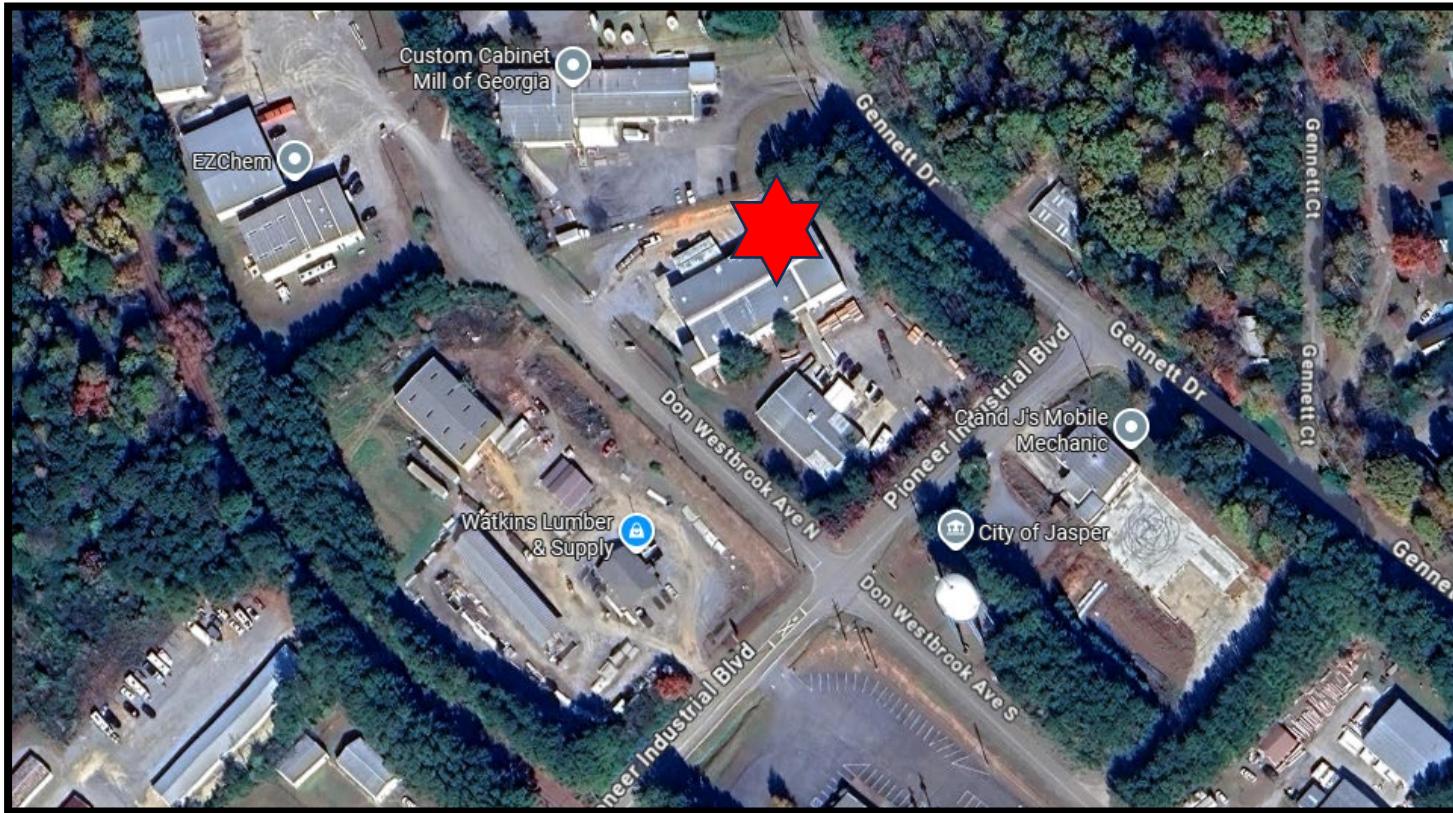


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