

# 4,700± SF Heavy Industrial Warehouse For Sale

4481 Lamb Ave  
Union Point, GA 30669



FOR SALE

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**Sale Price**

**\$465,000**

### Offering Summary

Building Size:	4,700 SF
Lot Size:	5 Acres
Price / SF:	\$99.44
Zoning:	M-1

### Location Overview

This site sits just 2.9 miles from Greensboro Airport for convenient regional access and only 25 minutes from Lake Oconee, a thriving hub for recreation, tourism, and second-home development.

Adding to its appeal, the property is situated near the Firefly Trail (39-mile paved, off-road pathway connecting Union Point to Athens, GA, and linking three counties and seven towns). This popular trail attracts a steady flow of walkers, runners, and cyclists, providing strong visibility and additional growth potential.

The combination of land, flexible warehouse/retail space, and close proximity to major transportation, outdoor attractions, and Lake Oconee’s thriving community makes this property ideal for a wide range of uses.



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## Property Description

This ±4,700 SF warehouse sits on a 5-acre site and is zoned M-1. The property features 600-amp, 220V, three-phase power, one drive-in door, and one dock-high door (both 12'x12'). The building has 16' clears, is climate-controlled and includes a new air conditioning system serving the front office space. Additional features include natural gas and sewer connections, two restrooms, approximately 750 SF of office space, and a kitchen.



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Demographics	0.3 Miles	0.5 Miles
Median age	42	42
Total households	44	153
Total persons per HH	2.5	2.5
Average HH income	\$52,169	\$52,185
Average house value	\$105,490	\$105,478

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## Property Highlights

Features 4,000± SF Warehouse

750± SF Office

600A/220V 3-Phase Power

Positioned On 5 Acres

M-1 Zoning

Climate-Controlled

16' Ceilings

1 Dock-High Door And 1 Grade-Level Door (12'X12')

Ample Road Frontage