

For Sale or Lease



Warehouse • Yard Storage

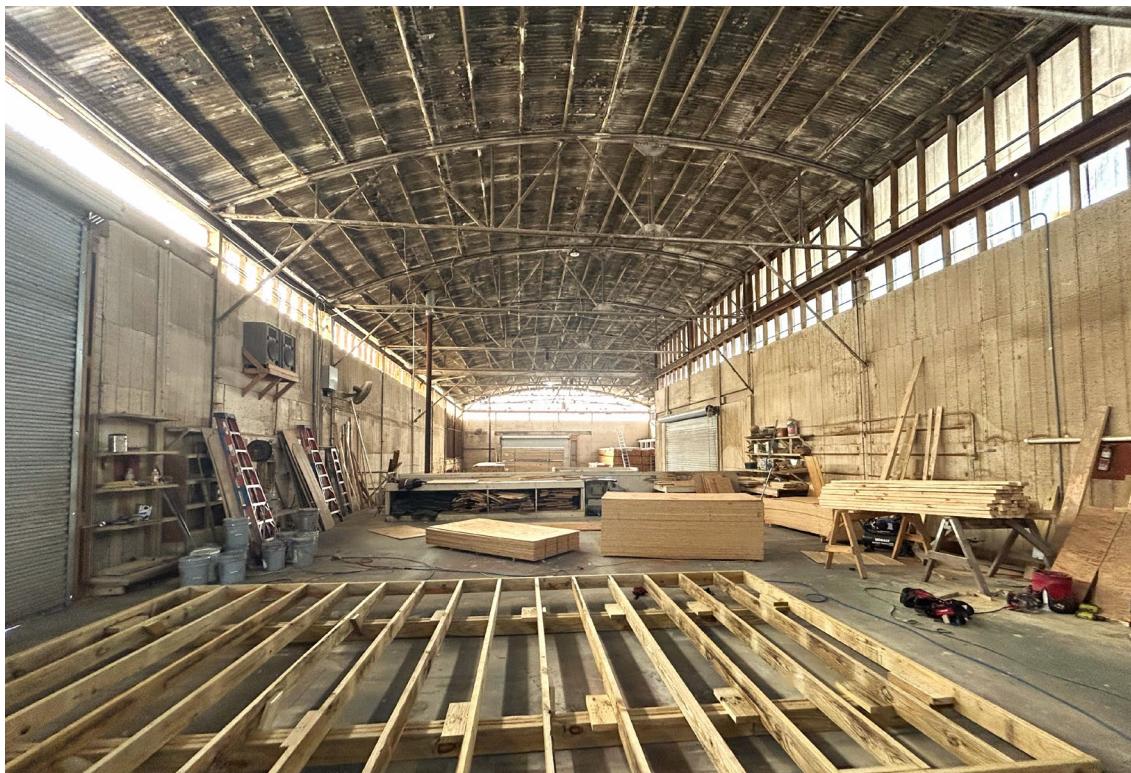
2075 GA-113 • Taylorsville, GA 30178

SVN
SECOND STORY
REAL ESTATE MANAGEMENT

SVN | Second Story Atlanta is pleased to present to the market for sale or lease an industrial property with substantial yard storage located in Bartow County's northwest Atlanta corridor. The ±8-acre, commercially zoned site includes a ±7,500 SF warehouse, six storage buildings, and eight income producing residential buildings, with prominent frontage along GA-113 and convenient access to US-411 and I-75.

The property is well positioned for light industrial, contractor, service, and logistics-oriented users seeking outdoor storage and regional connectivity without metro congestion. Cartersville is approximately 15 minutes east, Rockmart 10 minutes west, and Hartsfield-Jackson Atlanta International Airport is within 60 miles.

The site currently contains multiple small sheds associated with the owner's operating business; all sheds will be removed upon sale or lease, allowing the incoming user to fully utilize the expansive yard area. The offering presents a compelling opportunity for an owner/user as well as an investor seeking an income-producing industrial asset in a growing northwest Atlanta market.



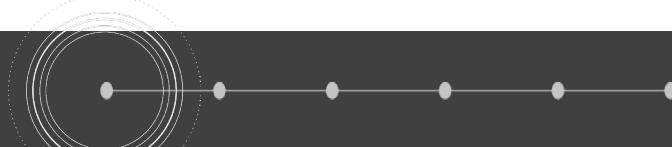
**2075 GA-113
Taylorville, GA**

The Offering

Sale Price	\$2,500,000
Lease Rate	\$6,250/Month NNN

Property Summary

Property Description	±7,500 SF Warehouse 6 Storage Buildings 8 Leased Residential Buildings ±3 AC Yard Storage
Land Size	±8.15 Acres
Zoning	Commercial
Market Area	Northwest Atlanta Bartow County



Offering Highlights

For Sale or Lease

- Income-producing asset
- Excellent owner/user property

Versatile Commercial Opportunity

- ±7,500 SF warehouse | 6 storage buildings | 8 leased residential buildings | ±3 AC yard storage
- Large partially fenced yard storage
- Ideal for light industrial, service, or retail uses

High-Visibility Frontage

- Prime location on Hwy 113 with 14,600 VPD
- Full-access intersection

Strategic Regional Connectivity

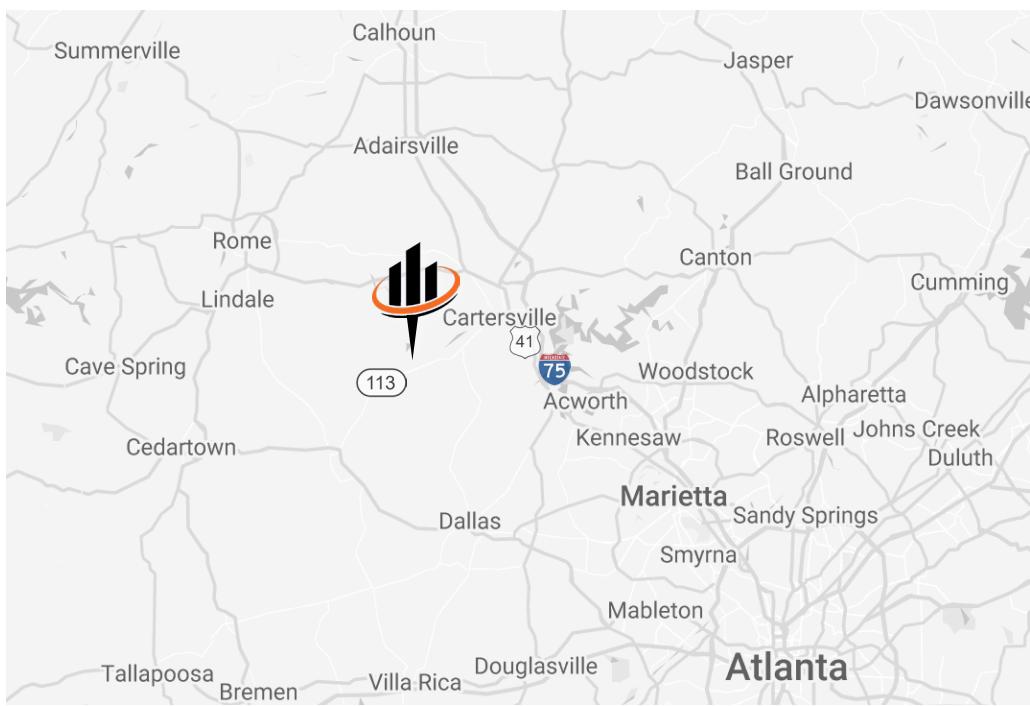
- Direct access to US-411 and I-75 supporting efficient transport and workforce mobility
- Cartersville (15 mins E) and Rockmart (10 mins W)
- ±60 miles from Hartsfield-Jackson Atlanta Airport

Operational Convenience

- Bartow County location offering regional access without metro congestion
- Perfect for logistics-focused businesses on a key NW Georgia corridor

Clean Site at Delivery

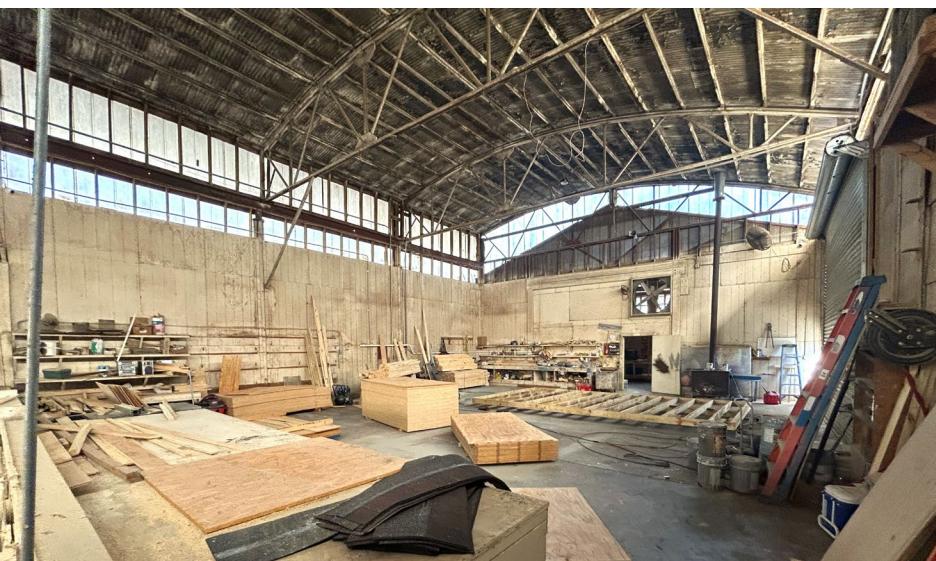
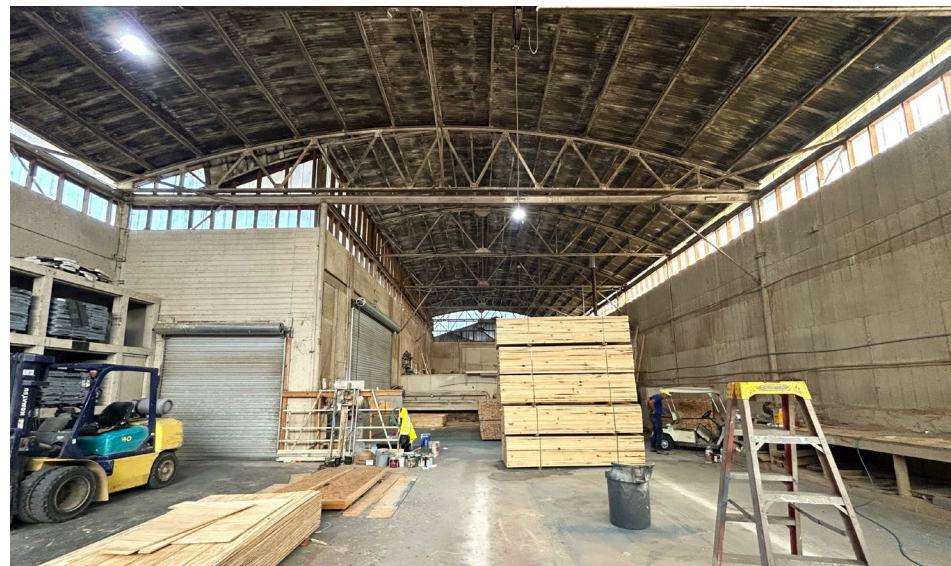
- All sheds to be removed upon sale or lease, delivering a cleared and usable yard



±7,500 SF Warehouse | 6 Storage Buildings | 8 Income Producing Buildings | ±3 AC Yard Storage



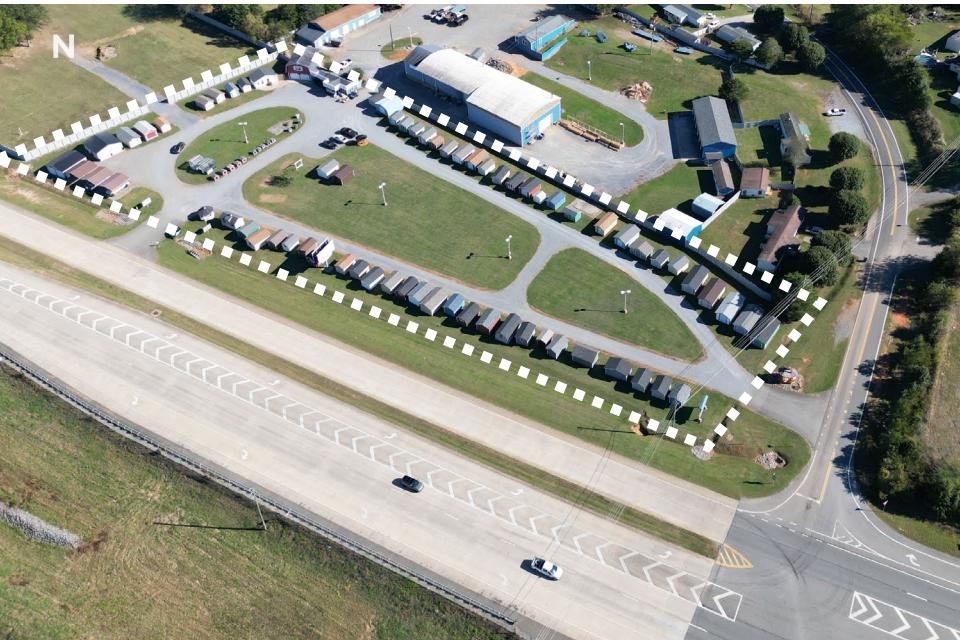
±7,500 SF Clear-Span Warehouse



6 Storage Buildings



±3 Acres Yard Space

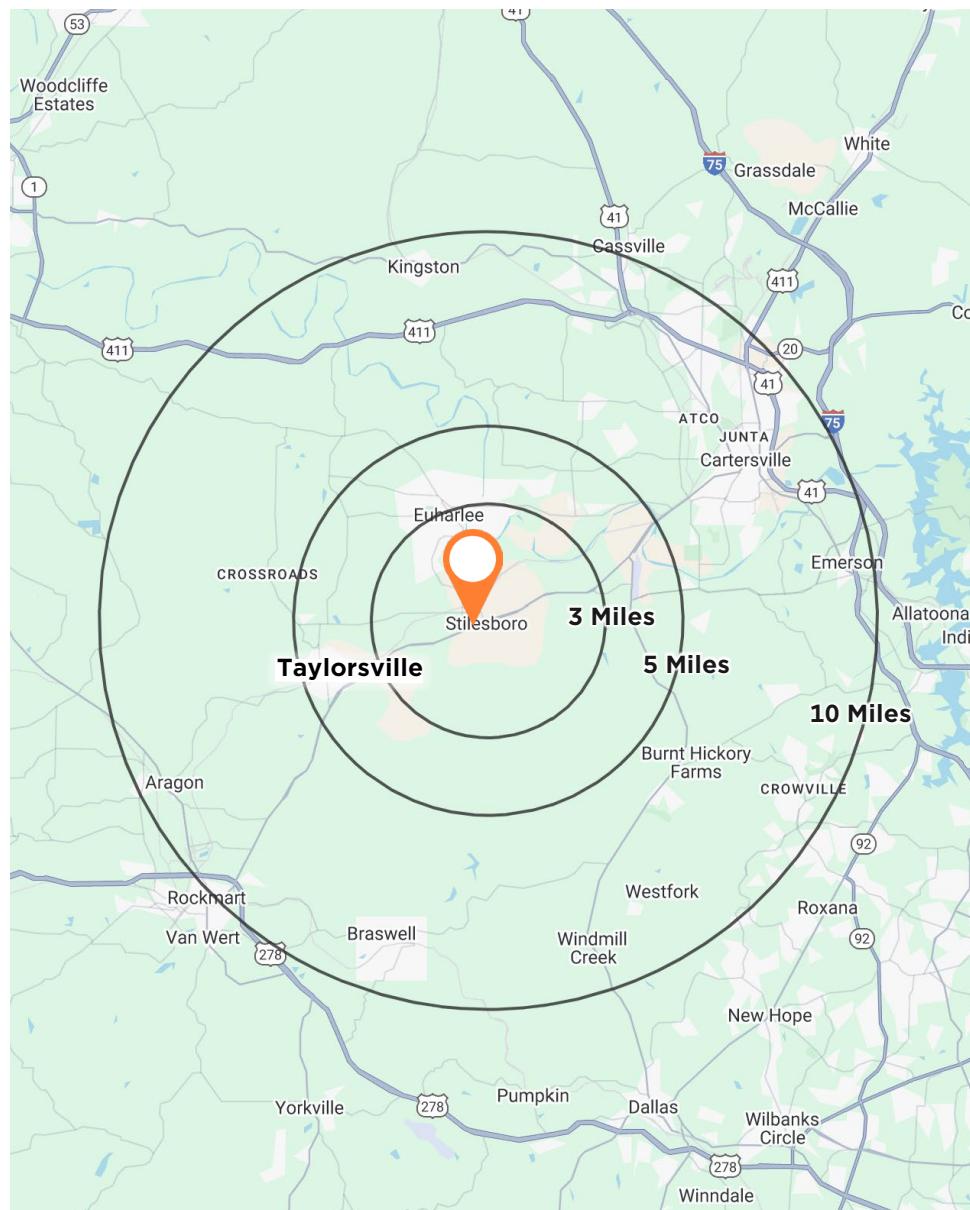


Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,132	14,160	100,157
2029 Projection	3,391	15,355	110,730
Median Age	37.2	38	38.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,131	4,925	35,331
Persons Per HH	2.7	2.8	2.8
Average HH Income	\$87,546	\$98,552	\$99,572
Median House Value	\$182,307	\$208,855	\$259,765

Demographics data derived from: AlphaMap & CoStar





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