

CARROLLTON, GEORGIA

215 & 219 LOVVORN RD



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SAULS

COMMERCIAL REAL ESTATE

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\$1,950,000

LIST PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



LUKE SAULS

770-841-4591

luke@saulsstoragegroup.com



JANE H. SAULS, CCIM

770-328-2379

jane@saulsstoragegroup.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the growing commercial corridor of Carrollton, Georgia, this ± 1.21 -acre property features a fully improved two-building industrial asset totaling $\pm 29,567$ square feet. Zoned M-1 Light Manufacturing, the site supports a range of industrial and commercial uses. The buildings offer a mix of warehouse, showroom, and office space with ceiling heights ranging from 12' to 24', along with dock-high and drive-in loading capabilities. Recent upgrades include single and 3-phase power (208 volts), a wet sprinkler system, and integrated security infrastructure. With easy access to major routes—just 11 miles to I-20—this property is strategically positioned for owner-users or investors. Demand in the Carrollton industrial market remains robust, with limited availability of modern space and favorable economic and demographic trends supporting long-term growth. Also available for lease.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	+/- 1.21 Acres
Total SF:	+/- 29,567 SF
Number of Buildings:	2
215 Building SF:	+/- 15,000
219 Building SF:	+/- 14,567
Parcel Number:	C08 0060006 & C08 0060005
County:	Carroll

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- $\pm 29,567$ SF across two buildings on ± 1.21 acres
- Building 1: $\pm 14,567$ SF conditioned warehouse, showroom, and office space
- Building 2: $\pm 15,000$ SF warehouse with clear heights up to 24'
- Two dock-high doors, one 12' x 10' drive-in door, and two van-height doors
- 12'–24' ceiling heights ideal for racking and equipment clearance
- Updated electrical systems with single & 3-phase power (208 volts)
- Wet sprinkler system throughout
- Interior and exterior security systems in place
- Zoned M-1 Light Manufacturing (City of Carrollton)
- 15 surface parking spaces
- 11 miles to I-20, Exit 11
- Located in a growing industrial and logistics corridor
- Close proximity to University of West Georgia and labor pool
- Ideal for distribution, light manufacturing, or owner-user occupancy
- Also available for lease.

DEMOGRAPHICS MAP & REPORT

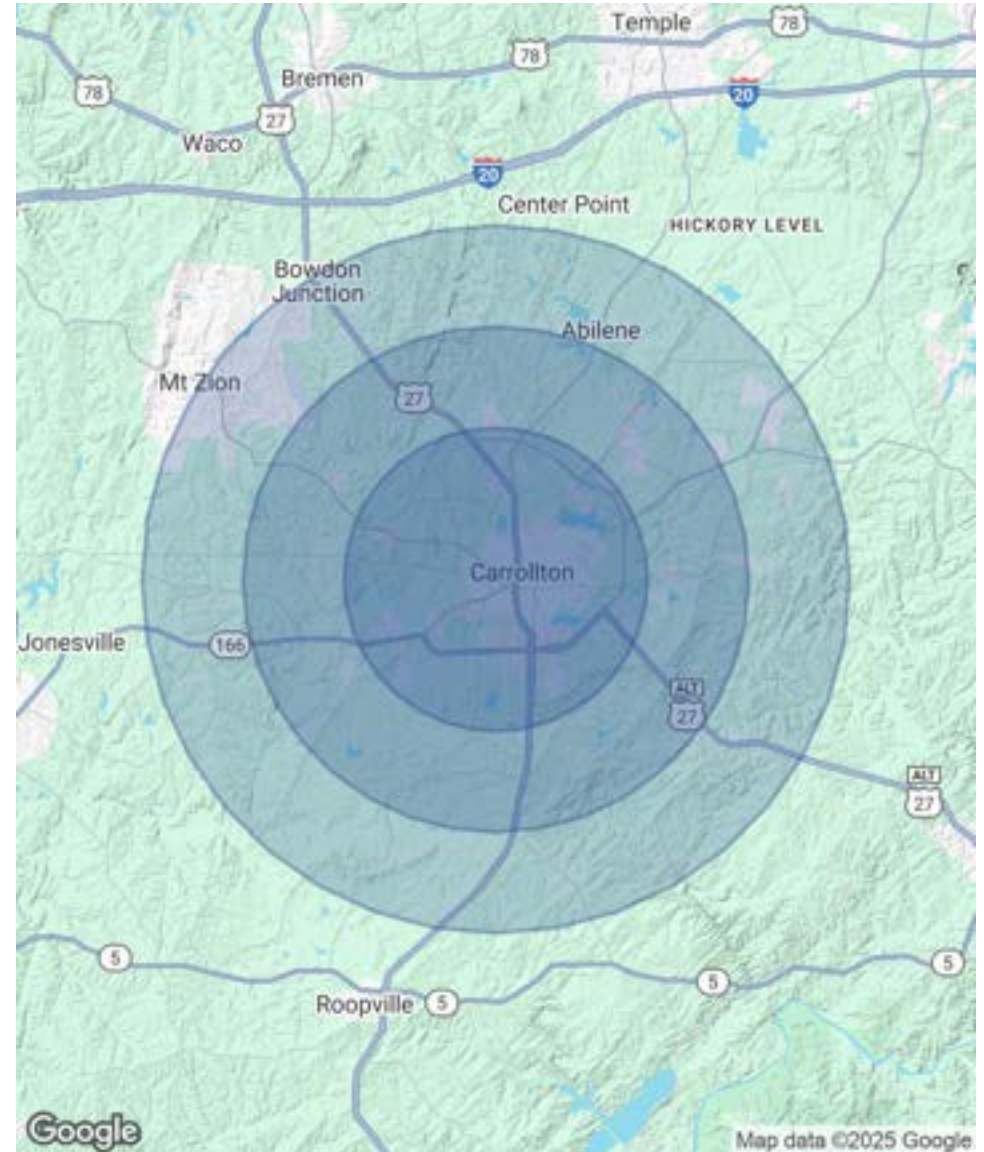
POPULATION	3 MILES	5 MILES	7 MILES
Total Population	30,175	46,504	60,559
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,006	16,826	21,847
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$79,872	\$81,895	\$81,891
Average House Value	\$329,428	\$327,648	\$323,140

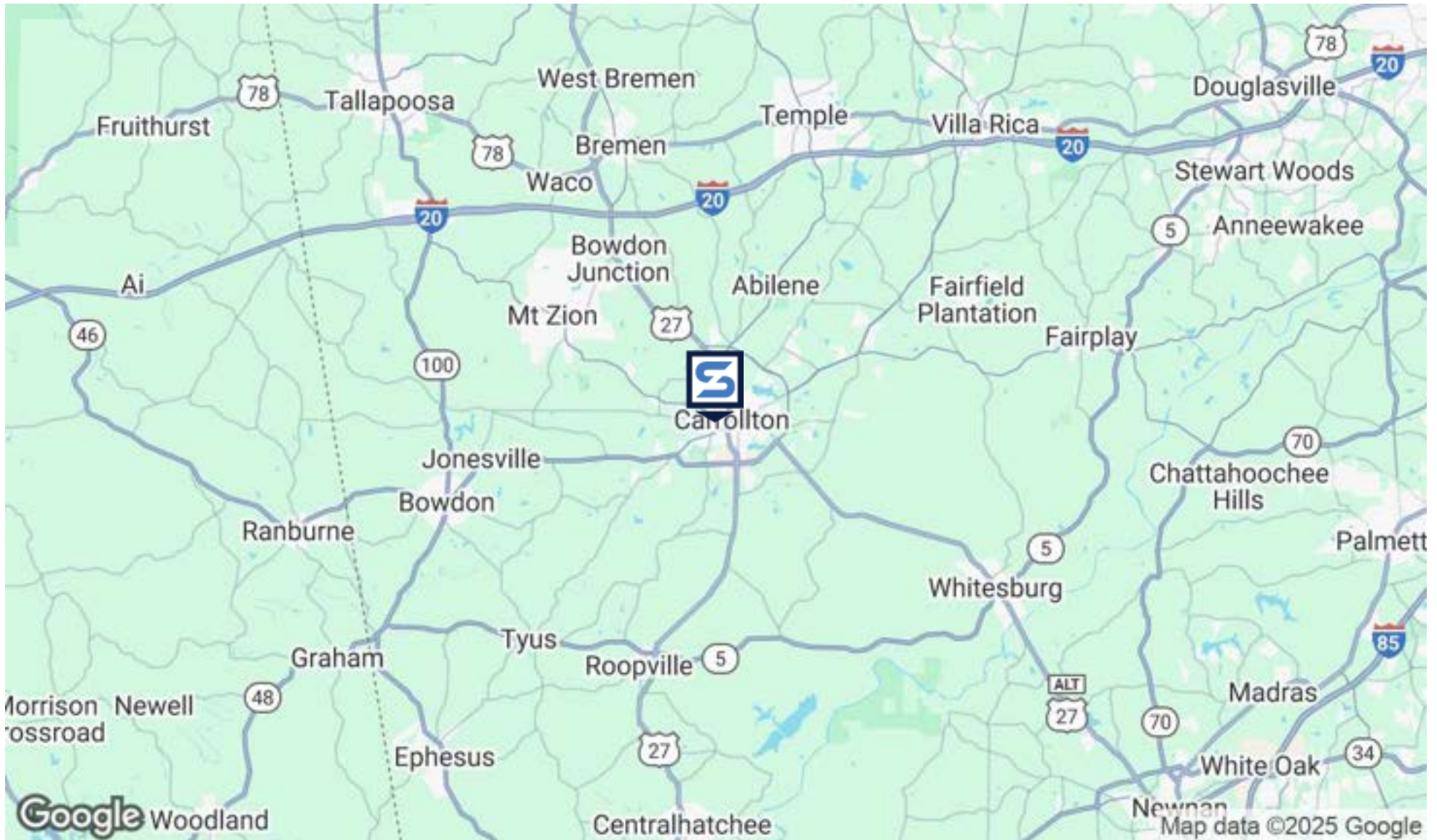
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	15.9%	14.0%	12.5%

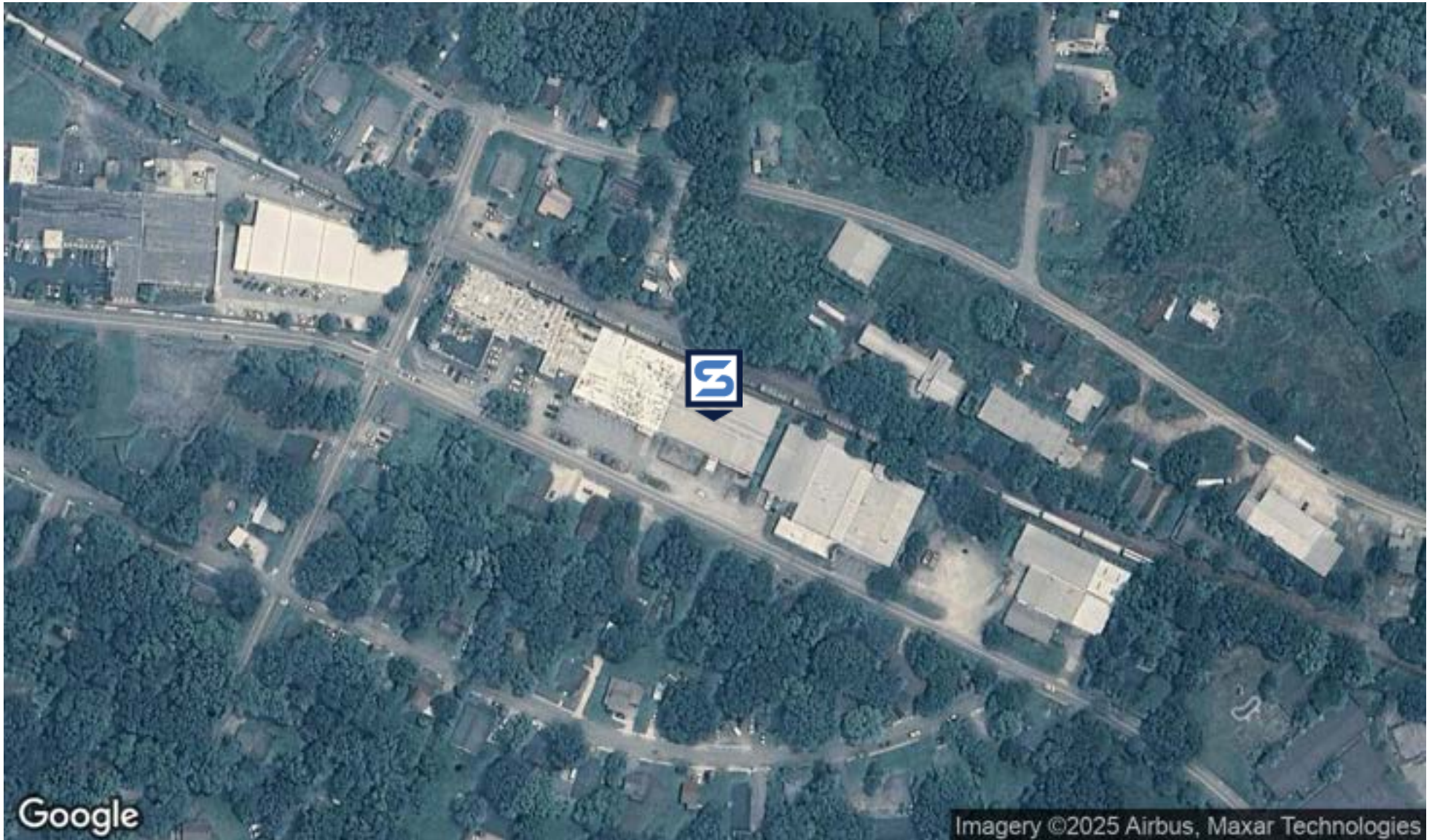
RACE	3 MILES	5 MILES	7 MILES
Total Population - White	15,307	25,864	36,391
Total Population - Black	9,122	12,531	14,410
Total Population - Asian	402	581	702
Total Population - Hawaiian	10	14	17
Total Population - American Indian	165	240	302
Total Population - Other	2,820	3,715	4,201

Demographics data derived from AlphaMap

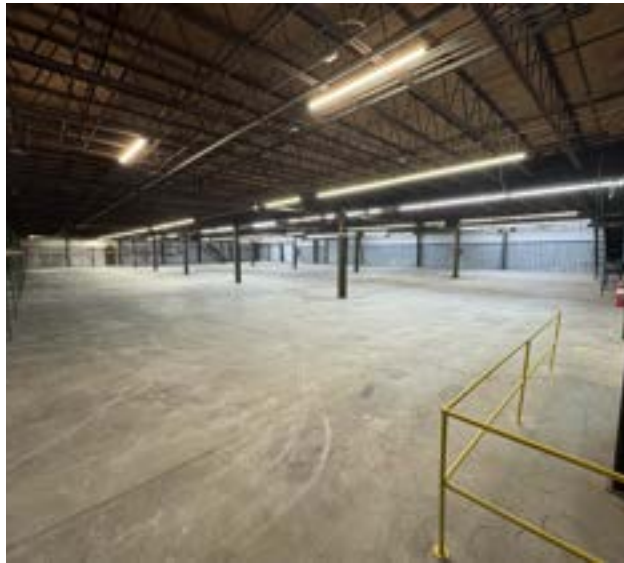


LOCATION MAP





ADDITIONAL PHOTOS





LOCATION DESCRIPTION

Carrollton, Georgia is a dynamic and fast-growing city located just 45 miles west of Atlanta in the heart of West Georgia. As the county seat of Carroll County, Carrollton serves as a regional hub for commerce, education, and healthcare. The city is home to the University of West Georgia, providing access to a skilled and educated workforce, and contributing to a vibrant, youthful community. With a strong local economy driven by manufacturing, logistics, and service industries, Carrollton offers an attractive environment for businesses and investors alike. Its strategic location—just 11 miles from I-20—ensures convenient access to major transportation corridors connecting to Atlanta, Birmingham, and beyond. The city also boasts a revitalized downtown, excellent public schools, and a high quality of life, making it a compelling place to live, work, and invest.



At Sauls Commercial Real Estate, we grow by serving—leading with integrity, taking ownership, and pushing forward with grit and purpose. Rooted in faith and fueled by action, we add value through transparency, relationships, and results that leave people better than we found them.

We are an industry renowned investment sales, construction, and development company. Operating exclusively in the commercial space, we offer real estate brokerage, consulting, and general contracting services. We provide owners and investors with the highest standard of personalized service, *built on values and sold by results*.

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