

FOR LEASE

94 WORLDWIDE DRIVE
DAWSONVILLE, GA 30534
Todd 251-289-0675

CHEVROLET
DEALERSHIP

GEORGIA 400 S

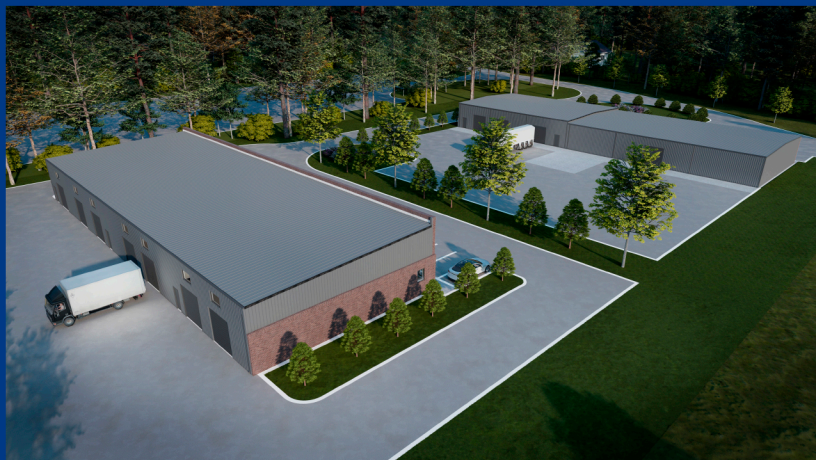
THE VARSITY

HOLIDAY INN
EXPRESS

94 WORLDWIDE DRIVE

94 WORLD WIDE

CARLISLE RD



Dawson County was in the top 10 counties for growth in the Nation.
Located less than .05 mile east of the North Georgia Outlets and Dawson Marketplace.

AVAILABLE

BLDG 100 up to 5,000 sqft | BLDG 200 up to 10,000 sqft
Current suites: 1500, 1725 1625 sqft

LEASE RATES NEGOTIABLE DEPENDING ON SQFT

- \$18.00 per sqft (NNN)
- \$1.50 per sqft (Taxes, Ins & CAM)
- 3-5 year lease
- 1,320 to 10,000 sqft available

PROPERTY HIGHLIGHTS

- 10x10' rear roll up doors
- Clear heights 16' & 18'
- Three phase power
- Some units climate-controlled heating/cooling
- Four suites have 150sq offices + restroom
- Ample parking plus oversized
- Drive in bays
- Sprinkler available
- On site property mgmt.
- Flexible lease terms
- Convenient to 400

