

Build to suit Class A Industrial flex buildings $\pm 10,000$ - $\pm 40,000$ SF **FOR SALE/LEASE**

152 Tyler Dr, Calhoun, GA 30701



PROPERTY OVERVIEW

Located in Calhoun's growing industrial corridor, this build-to-suit development offers businesses the opportunity to occupy modern, Class A industrial space tailored to their operational needs. With convenient access to I-75 and Northwest Georgia's manufacturing and distribution base, the project provides a rare opportunity to secure new construction in one of the region's strongest industrial markets.

HIGHLIGHTS

- Four (4) proposed buildings, $\pm 10,000$ SF each
- Situated on ± 7.5 acres
- 20' clear height
- Drive-in doors and dock-high loading at each building
- Clear-span metal construction
- Premium exterior finishes with a 4' stone base and white brick façade
- Continuous windows along the roofline providing abundant natural light

DRIVER-FRIENDLY

- Immediate I-75 access | No back road routing
- Minutes from Buc-ee's, Love's & Pilot
- Easy trailer circulation
- Secure Yard Environment
- Atlanta–Chattanooga I-75 Corridor

CONTACT INFORMATION

SHOUMIC KHAN
V.P The Industrial Group
404-876-1640 x131
Shoumic@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

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PROPOSED BUILDING SPECIFICATIONS

CONCEPTUAL RENDERING

Subject to Final Engineering

BUILDING SPECIFICATIONS

- 4 Buildings
- 10,000 SF Each
- 20' Clear Height
- (6) 16' x 16' Roll-Up Doors Per Building
- Metal Clear Span Construction
- 4' Stone Base with White Brick Above
- Top Row of Windows for Natural Light
- Awnings Over Entry & Garage Doors
- Entry Doors at Front & Side
- Designed for Flex/Industrial Use

EXTERIOR FINISHES & FEATURES



WOOD ACCENTS



WHITE BRICK



STONE BASE



METAL AWNING



WINDOWS



ROLL-UP DOORS



ENTRY DOOR

PROJECT OVERVIEW

- Total Building Area: 40,000 SF
- Lot Size: ±7.5 Acres
- Zoning: Light Industrial
- Conceptual Rendering – Subject to Final Engineering

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CURRENT SITE IMAGES

Drone Video



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IN THE AREA

Drone Video



I-75: 1 Mile



Appalachian Regional Port: 35 Miles
Port of Savannah: 275 Miles
Port of Charleston: 365 Miles



Hartsfield-Jackson Atlanta International Airport: 75 Miles
Chattanooga Metropolitan Airport: 60 Miles



CSX Intermodal Fairburn: 65 Miles
Norfolk Southern Intermodal Inman Yard (Atlanta): 70 Miles