

Price Reduced



For Sale/Lease: Industrial

135 Prosperity Way

Dahlonega, GA 30533 | 40,000 SF Available

Contact

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Property Snapshot

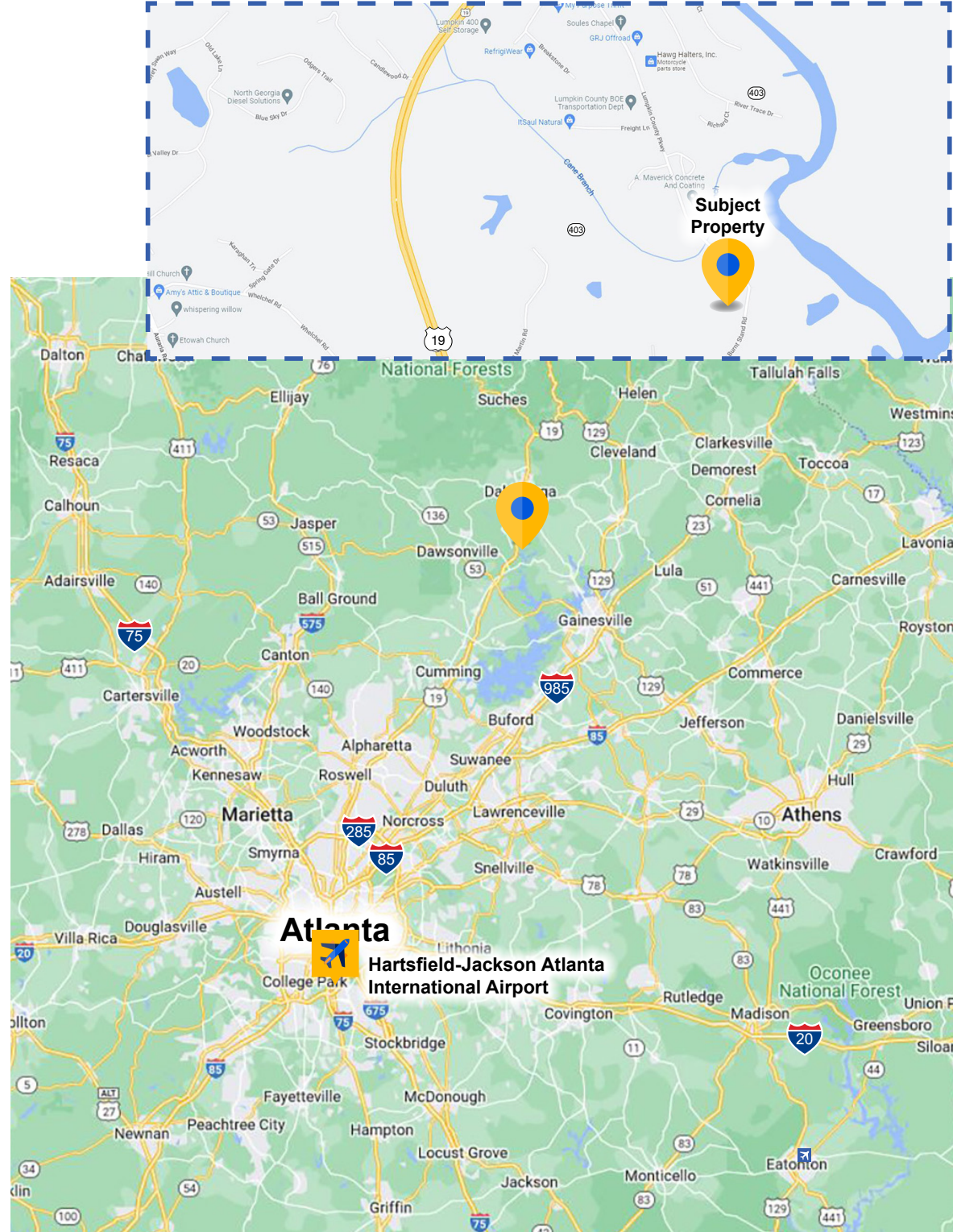
135 Prosperity Way Dahlonega, GA 30533

Asset Type	Industrial/warehouse
Building Size	40,000 SF
Building Dimensions	125' x 320' x 28'
Office Space	TBD, central restroom area set aside
Clear Height	Center 29'-8 15/16", side 24'-3 1/4"
Column Spacing	25'
Slab / Joint Sealer	Cure-n-seal / Plastic polymer
Parking	12 auto parks (expandable)
Insulation/R-Factor	30 ceiling
Floors	Concrete
Sprinklers	ESFR
ADA	The Premises shall be ADA compliant
Zoning	LI
Flood Plain	The Property is not in a flood plain
Dock Doors	6
Drive-in Doors	2
Trailer Parks	12+
Truck Court	106'
Electrical Service	400 amp
Lighting	Warehouse LED; Exterior wall packs
Warehouse Air Change	TBD
Trash Compactor	TBD
Fire Monitoring System	Alarm with sprinkler system
Warehouse Restrooms	2 each

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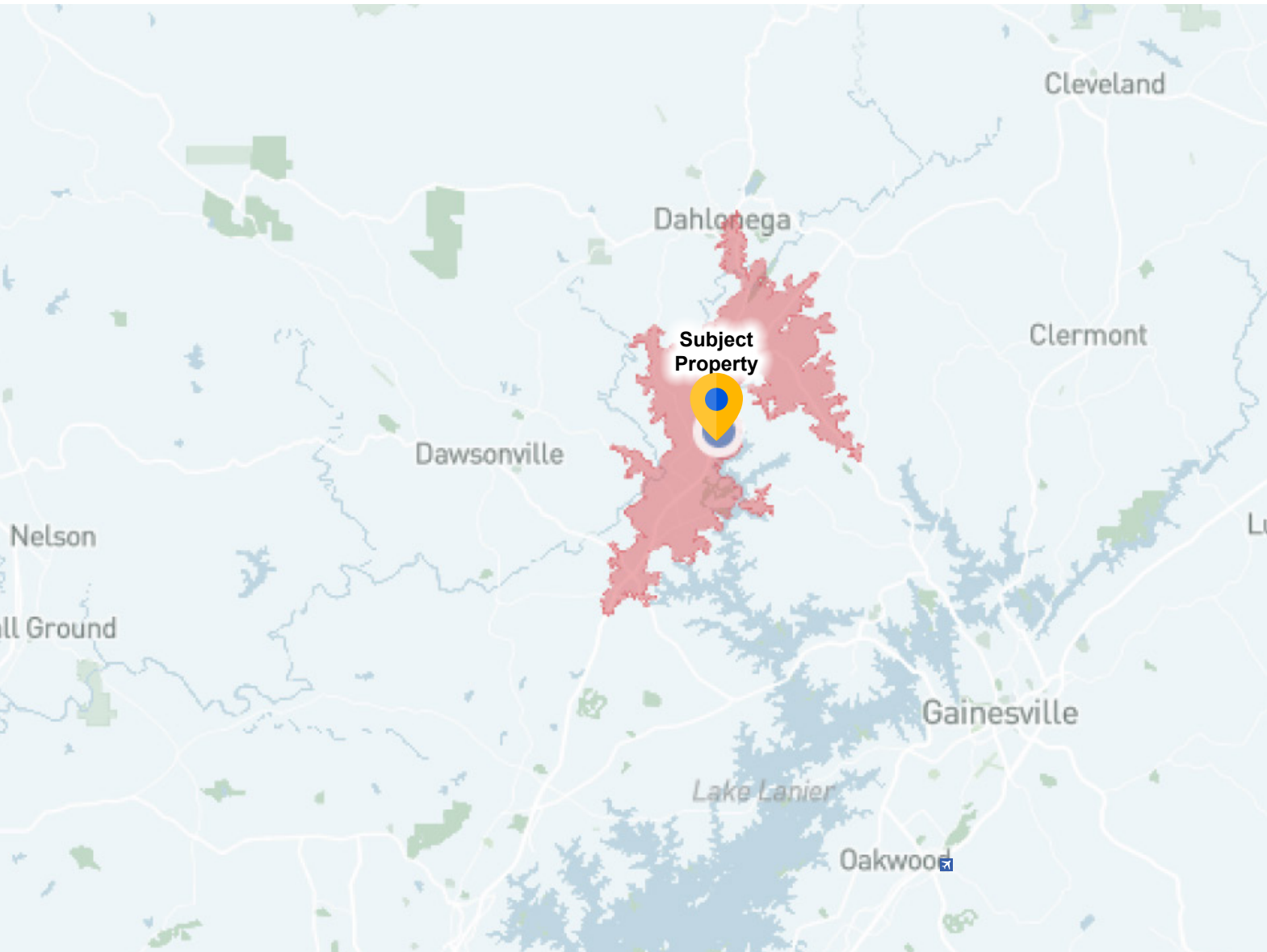
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Occupational Overview*

135 Prosperity Way, Dahlonega, GA 30533



Laborers and Freight, Stock and Material Movers, Hand

2022 Jobs	505
2023 Location Quotient	0.97
Average Wage	\$16.36/hour
Labor Force	13,283
Total Unemployed	687
Unemployment	5.58%
Average Commute Time	35 min
Cost of Living Index	95.9
Average Home Price	\$338,806
Average Monthly Rental (1 Bedroom)	\$885

Educational Attainment

Bachelors/Graduate Degree	27.76%
Some College/Associates	13.18%
High School or Less	59.06%

Laborers and Freight, Stock and Material Movers, Hand

Lower 10%	\$11.82 / hr
Lower 25%	\$13.12 / hr
Median	\$15.47 / hr
Average	\$17.83 / hr
Upper 75%	\$15.05 / hr
Upper 90%	\$22.39 / hr

*Bluechip Insights + Cresa Analytics

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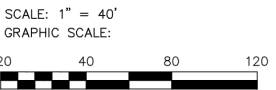
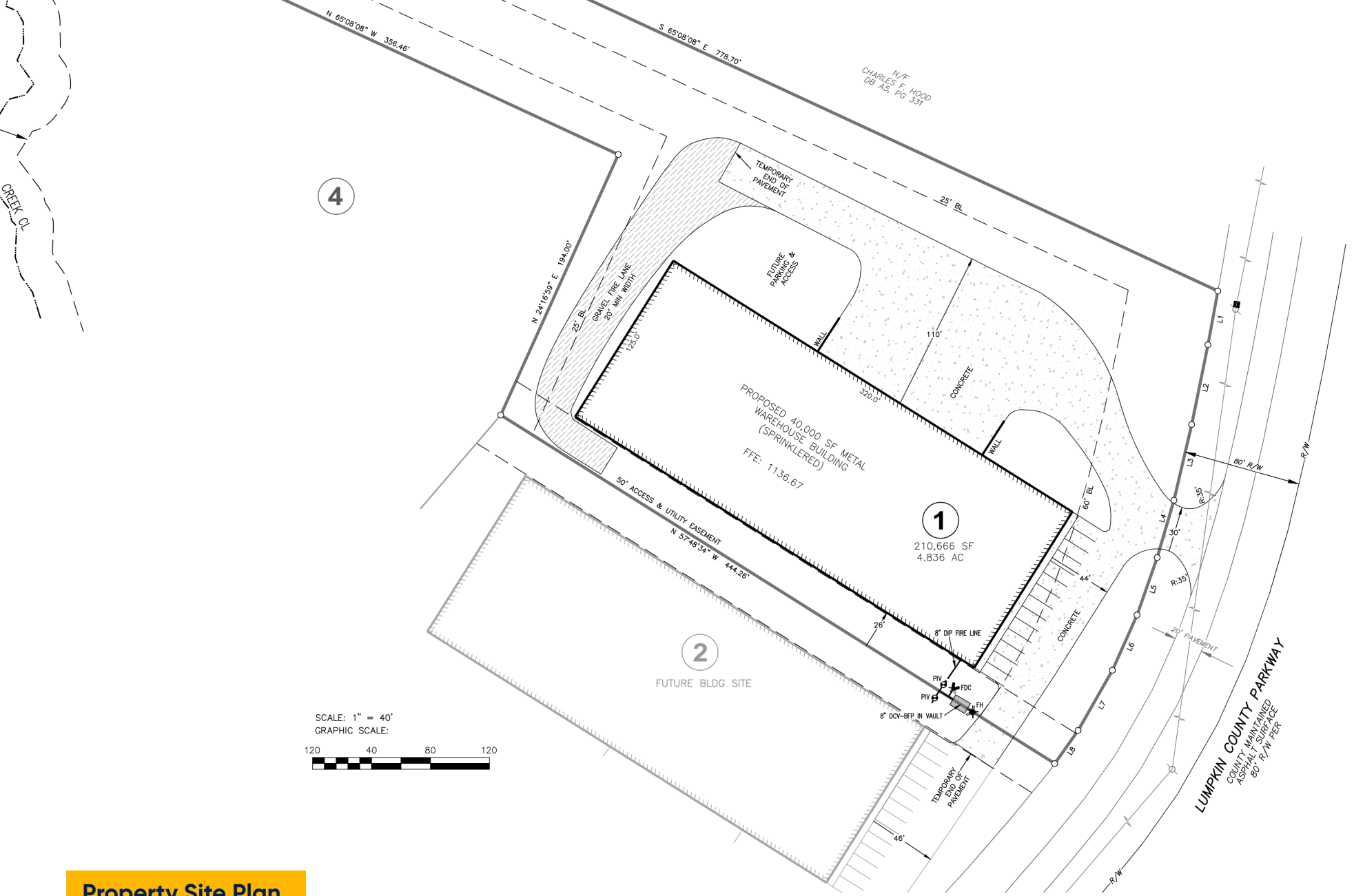
Interior Photo

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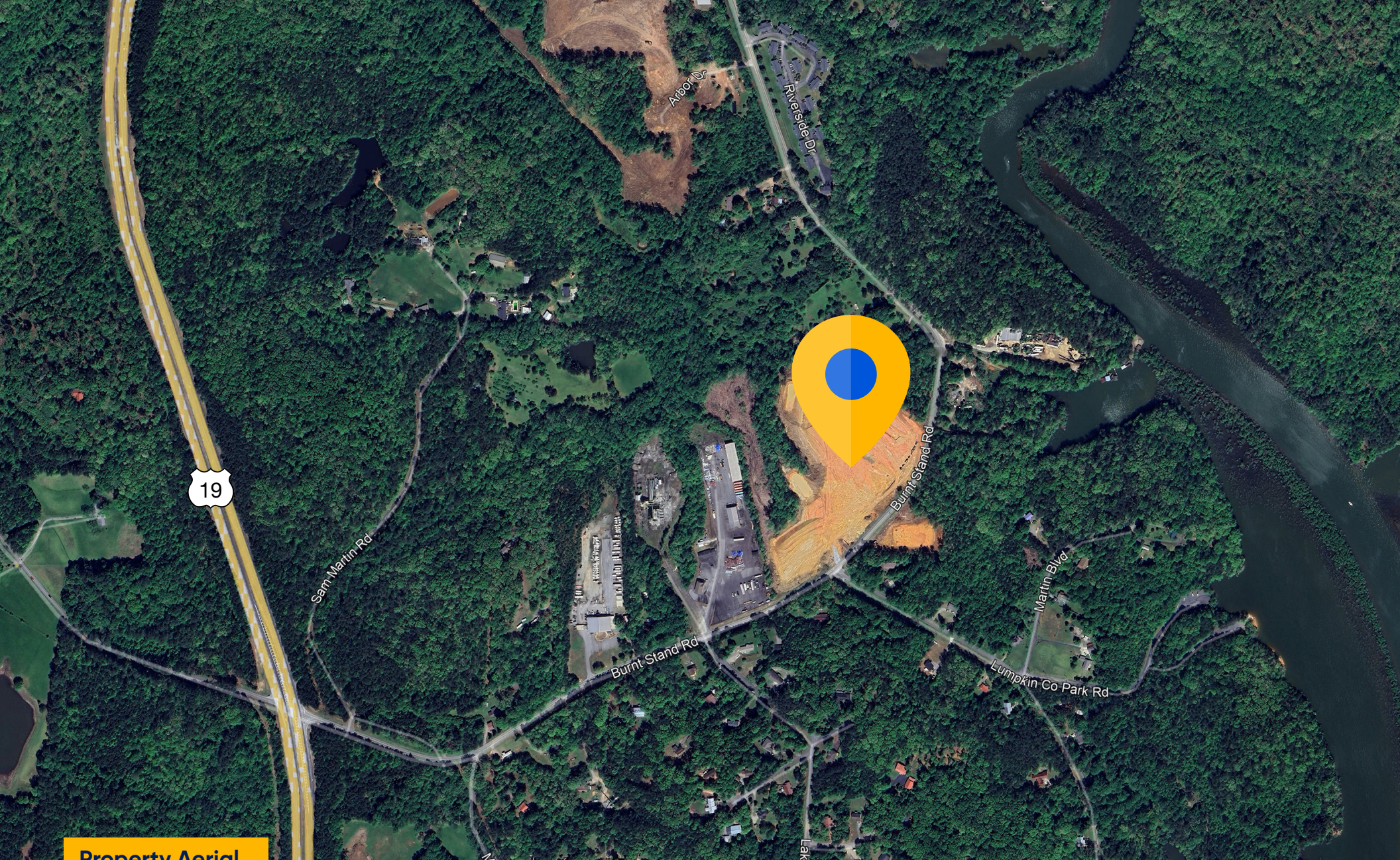
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Property Site Plan

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Property Aerial

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The background of the entire page is a photograph of a large, two-story industrial building under construction. The building has grey corrugated metal siding and several rectangular window openings. Two orange scissor lifts are visible: one is extended towards the second floor on the left side, and another is on the ground level on the right side. The sky is blue with scattered white clouds. The ground in the foreground is dirt and gravel.

We think beyond space.

Thank you.

For more information, please contact:

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