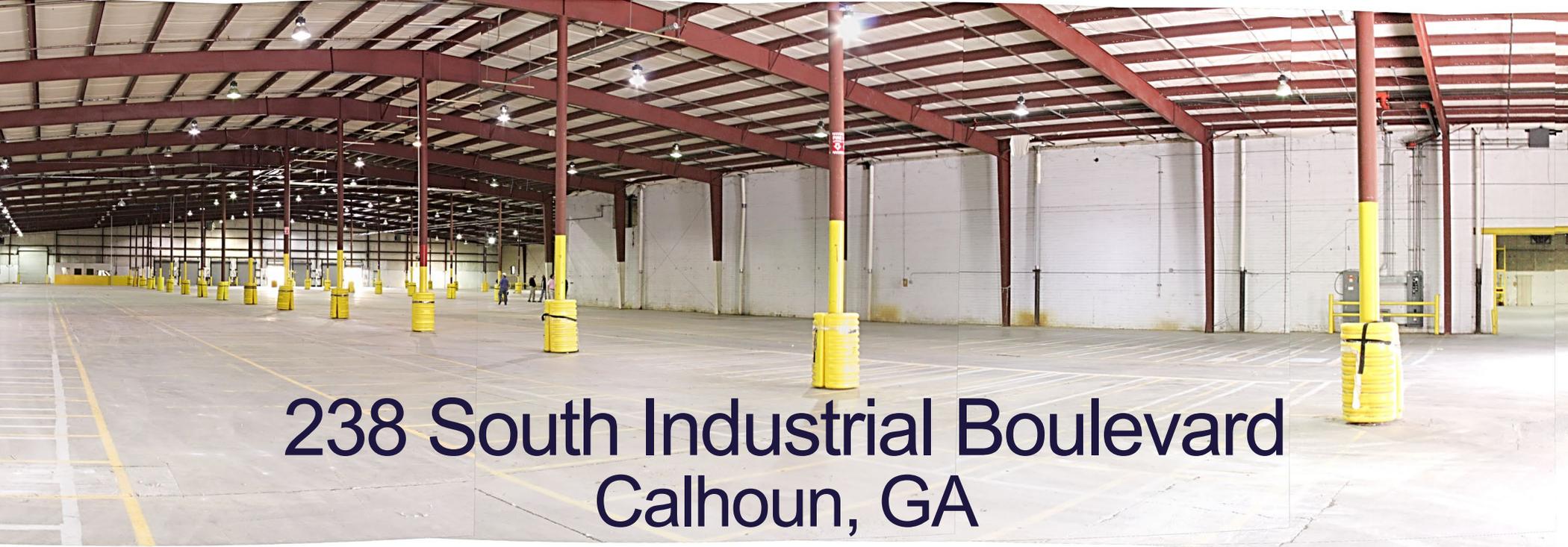


**FOR SALE**  
**268,000 SF**

**2025**

Leased Value Add  
Investment Opportunity  
Offering Memorandum



**238 South Industrial Boulevard**  
**Calhoun, GA**



**JOHN WILKINSON, SIOR**  
[john.wilkinson@cushwake.com](mailto:john.wilkinson@cushwake.com)  
+1 423 298 2662



**GREG M. DICKERSON, SIOR**  
[greg.dickerson@cushwake.com](mailto:greg.dickerson@cushwake.com)  
+1 404 682 3452



**ASHLEY ADAMS**  
[ashley.adams@cushwake.com](mailto:ashley.adams@cushwake.com)  
+1 404 996 9235



**Better never settles**

# PROPERTY HIGHLIGHTS

**Building Size: 268,000 SF**

**Zoning: Industrial I-4**

**Site Area: Approximately 23 acres**

**Clear Height: At center: 31'8"; At side wall: 22'  
(Building J)**

**Loading: 20 Dock high doors; 3 Drive in doors**

**Lighting: LED, T5, Metal Halide**

**Constructed in phases (1972-1988)**

**North building roof replaced in 2006**

**Natural gas heat**

**Sprinkler: Wet system, standard sprinkler heads**

**Executive offices with restrooms at the front of  
the building**

**Shipping office, break room and restrooms at  
center of the building**

