

INDUSTRIAL PROPERTY FOR SALE OR LEASE

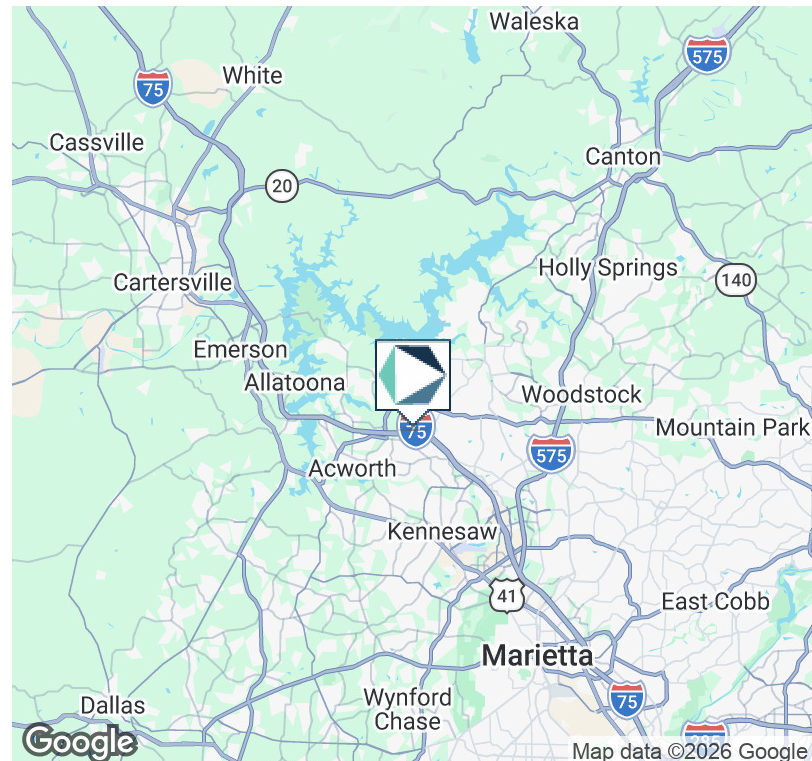
121 Holt Industrial Circle

121 Holt Industrial Circle, Acworth, GA 30101



PROPERTY HIGHLIGHTS

- **11,730 SF Industrial Building**
- **Zoned Light Industrial**
- **Pre-Engineered Metal Construction**
- **20' Clear Height**
- **Approximately 2,000 SF of Office Space**
- **3 Drive-In Doors**
- **1 Dock-High Door**
- **Ideal for Warehouse / Distribution**
- **Potential to Demise Building**
- **Well-Maintained Facility**



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INDUSTRIAL PROPERTY FOR SALE OR LEASE

121 Holt Industrial Circle

121 Holt Industrial Circle, Acworth, GA 30101



PROPERTY DESCRIPTION

121 Holt Industrial Circle in Acworth, Georgia features an 11,730-square-foot industrial building well suited for a variety of industrial, manufacturing, and service-related uses. Built in 2001, the property offers a functional and versatile layout designed to accommodate a range of business operations.

Zoned Light Industrial, the property is conveniently located within Acworth's established industrial market with easy access to major transportation corridors. Its combination of location, size, zoning, and functionality makes 121 Holt Industrial Circle an attractive opportunity for both owner-users and investors.

LOCATION DESCRIPTION

121 Holt Industrial Circle in Acworth, Georgia features an 11,730-square-foot industrial building well suited for a variety of industrial, manufacturing, and service-related uses. Built in 2001, the property offers a functional and versatile layout designed to accommodate a range of business operations.

The property is zoned LI (Light Industrial) and is conveniently located within Acworth's established industrial market, with access to major transportation corridors and the surrounding Northwest Atlanta area. The combination of its size, zoning, location, and functionality makes 121 Holt Industrial Circle an attractive opportunity for both owner-users and investors.



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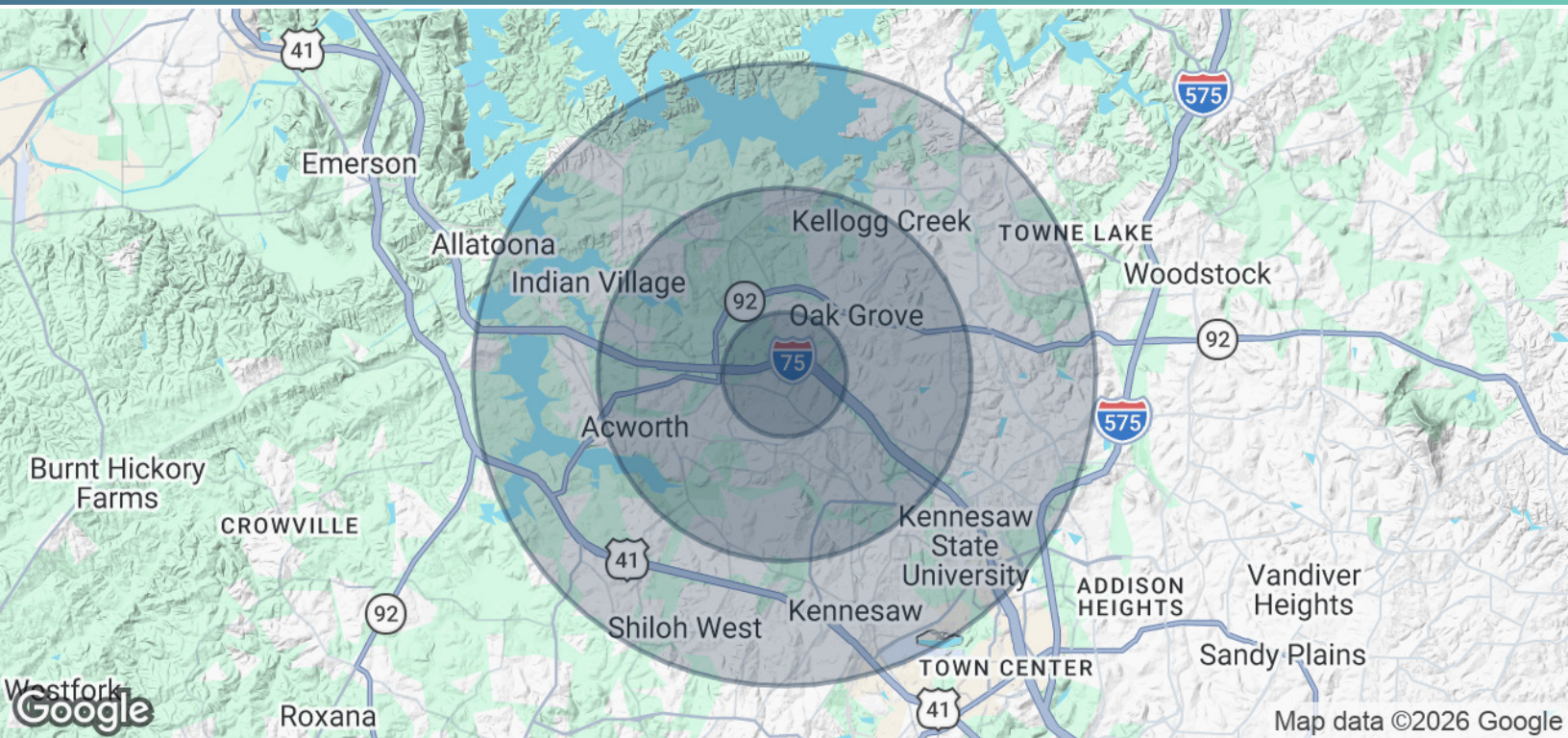


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,026	62,134	141,577
Average Age	36.1	36.8	37.7
Average Age (Male)	34.2	34.7	36.0
Average Age (Female)	37.1	38.5	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,729	22,051	51,642
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$108,804	\$109,622	\$110,323
Average House Value	\$321,434	\$318,490	\$322,550

2023 American Community Survey (ACS)



TRICORE
COMMERCIAL REAL ESTATE

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