



Lease Brochure

Industrial/Self-Storage Facility

139 Hightower Parkway, Dawsonville, GA 30534



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Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS



Property Overview

This expansive ±60,000 SF industrial space stands out as the sole large-scale leasing opportunity in the region. Featuring impressive 24-foot ceilings and convenient access to GA Hwy 400 and GA Hwy 53, this facility is strategically positioned for optimal functionality. It forms part of a ±143,000 SF complex built in 1999 and updated in 2010. The space includes approximately ±2,000 SF of office area and is currently utilized for storage and distribution. It will be available for lease starting October 2024.

Address	139 Hightower Parkway Dawsonville, Ga 30534
Lease Rate:	\$6.50/SF/YR
Space Available	±60,000 SF
Availability	Immediate
Site Size	±16.25 Acres
Zoning	CI-R

Property Highlights

Building

Address	139 Hightower Parkway, Dawsonville, GA 30534
Total Bldg Size	±60,000 SF total
Year Built	1999
Year Renovated	2010
Buildings	1
Floors	1
Foundation	8" Concrete
Construction	Metal & Concrete
Loading	1 Grade-Level Door, 1 Drive-In Bays, 2 Dock-High Doors
Ceiling Height	28'
Clear Height	24'
Spacing	20x25'
Power	3-phase power (Heavy)
Utilities	All-to-Site
Storage	Fenced/paved outside storage
Signage	Monument Sign

Site

Site Size	±16.25 Acres
Parcel ID	113 010 001
Zoning	CI-R
Ideal Use	Industrial
Parking	100 surface spaces

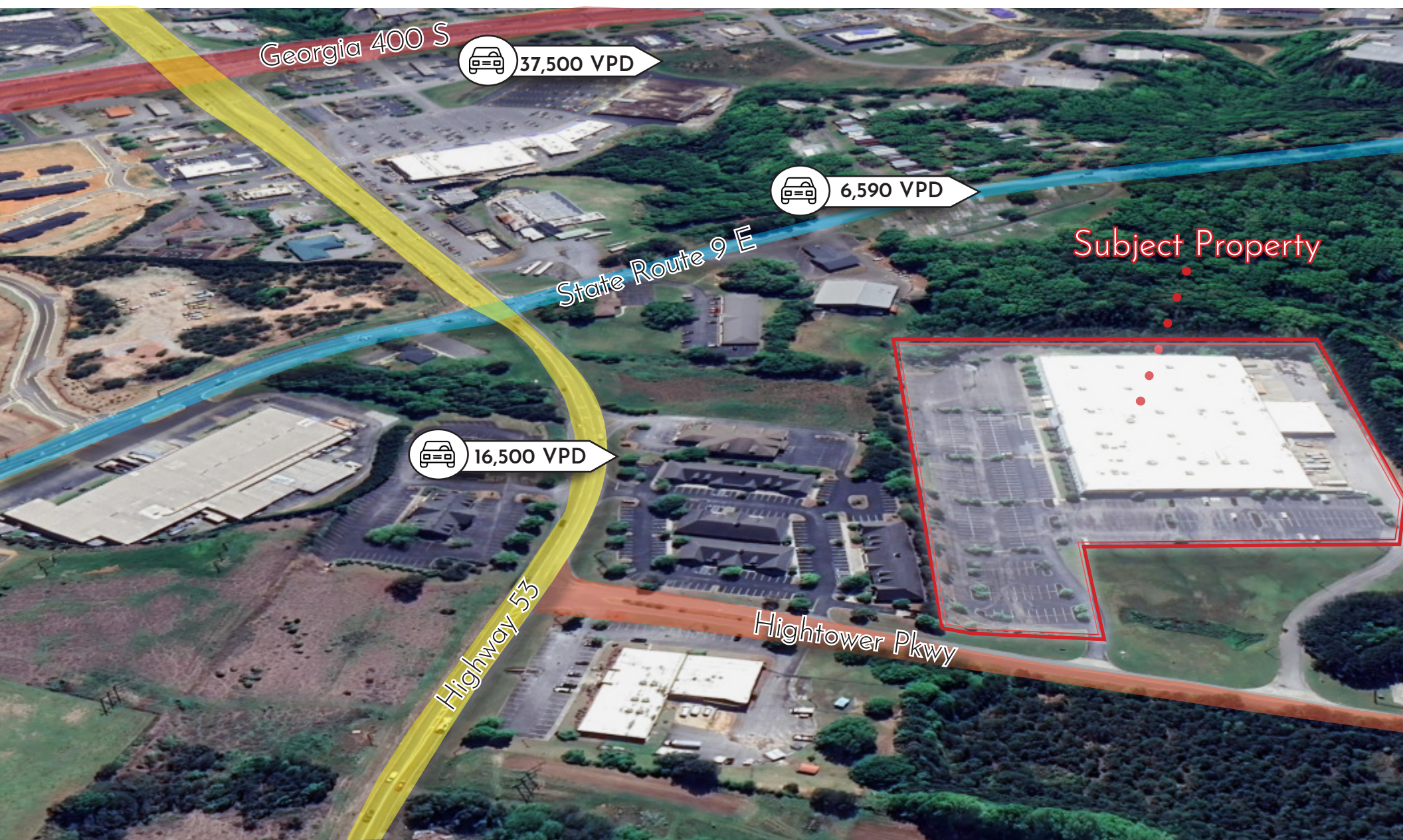
Financial

Lease Rate	\$6.50 SF/YR
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Traffic Counts



In the Area



= Retailers
 = Industrial Companies

About the Area

Dawsonville, GA

Dawsonville, GA, located approximately 55 miles north of Downtown Atlanta, is the government seat of Dawson County. It is located about 10 miles northwest of Lake Lanier. Lake Lanier, maintained by the Army Corp of Engineers, has over 1,000 miles of shoreline and is a large recreational venue for boaters and second homes. In fact, over 10 million people visit Lake Lanier annually.

As a result of the expansion of GA-400, the area has grown significantly, leading to the development of the North Georgia Premium Outlets and later, the big box retailers and national food chains. Dawsonville is the gateway to many North Georgia attractions including Dahlonega and nearby Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Lake Lanier has many recreational activities including swimming, fishing and boating. Dawson County has been the beneficiary of many Atlantans who want to get out of the “bigger city” and enjoy a more suburban, but accessible lifestyle.

Dawsonville continues to put out the “welcome mat” for locals and tourists and hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with plays, clogging, and other entertainment.



Amicalola Falls State Park



Downtown Dahlonega

[*City of Dawsonville](#)



North Georgia Premium Outlets

Demographic Overview

Demographics in Dawsonville, GA.



POPULATION



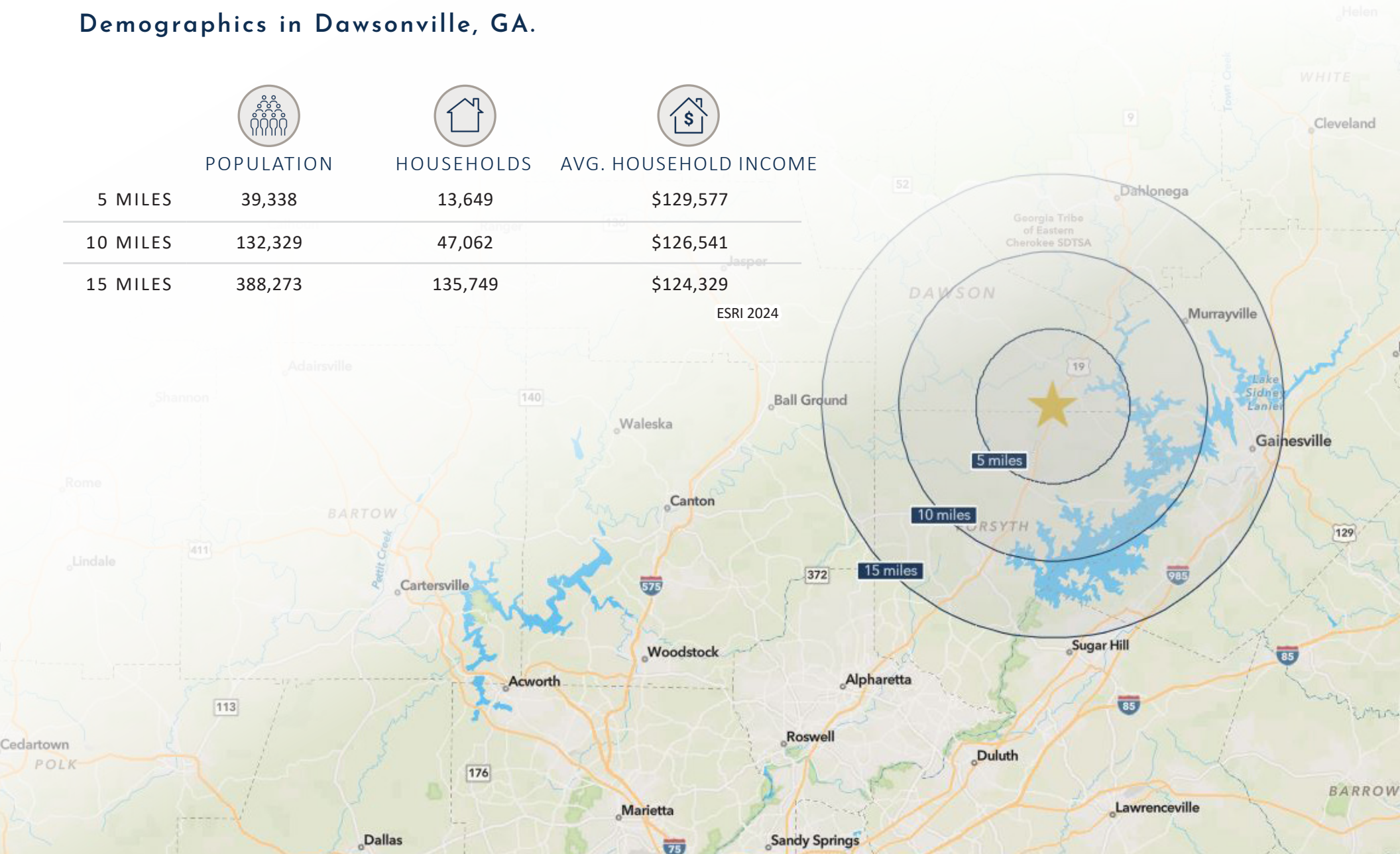
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
5 MILES	39,338	13,649	\$129,577
10 MILES	132,329	47,062	\$126,541
15 MILES	388,273	135,749	\$124,329

ESRI 2024





DARRELL CHAPMAN

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While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.

ABOUT BULL REALTY

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To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

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The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

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Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

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26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

