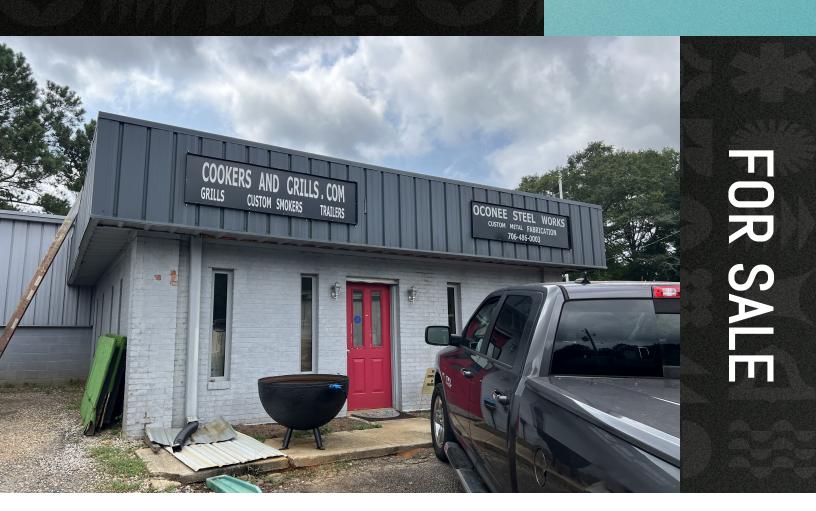
4,700± SF Heavy Industrial Warehouse For Sale

4481 Lamb Ave Union Point, GA 30669



Cole Frieder

770.876.4209 c.frieder@bellstreet.com **Parker Buchanan**

404.372.8701 p.buchanan@bellstreet.com



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Sale Price

\$465,000

Offering Summary

Building Size:	4,676 SF
Lot Size:	5.83 Acres
Price / SF:	\$99.44
Zoning:	M-1

Location Overview

Ideally located, the site sits just 2 miles from Greensboro Airport for convenient regional access and only 6 miles from Lake Oconee, a thriving hub for recreation, tourism, and second-home development.

Adding to its appeal, the property is situated near the Firefly Trail (39-mile paved, off-road pathway linking 3 counties and 7 towns). This popular trail attracts a steady flow of walkers, runners, and cyclists, providing strong visibility and additional growth potential.

The combination of land, flexible warehouse/retail space, and close proximity to major transportation, outdoor attractions, and Lake Oconee's thriving community makes this property ideal for a wide range of uses.

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Property Description

This prime commercial property is positioned on 5.83 acres, this opportunity features a 4,700± SF warehouse and storefront in the growing Union Point market. The property is well-equipped with 1 dock-high door and 1 grade-level door, MI zoning, and 220V 3-phase power, connected to municipal sewer service.

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Property Highlights

Positioned On 5.83 Acres

Features A 4,700± SF Warehouse

M-1 Zoning

1 Dock-High Door And 1 Grade-Level Door

Ample Road Frontage

600A/220V 3-Phase Power