

# 4,700± SF Heavy Industrial Warehouse For Sale

4481 Lamb Ave  
Union Point, GA 30669



FOR SALE

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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, M1 zoning, and 220V 3-phase power, connected to municipal sewer service.



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Demographics	0.3 Miles	0.5 Miles
Median age	42	42
Total households	44	153
Total persons per HH	2.5	2.5
Average HH income	\$52,169	\$52,185
Average house value	\$105,490	\$105,478

Google

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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