

INDUSTRIAL FOR SALE OR LEASE

+/-18,750 SF INDUSTRIAL PROPERTY FOR SALE OR LEASE

206 INDUSTRIAL CT, CARROLLTON, GA 30117



PROPERTY DESCRIPTION

+/-18,750 SF Industrial Building for Warehousing or Manufacturing Operation located just North of the City of Carrollton, Across the Street from Southwire's Main Campus. Situated in close proximity to a major transportation route, I-20, and zoned Heavy Industrial, this Property allows for a range of industrial uses.

PROPERTY HIGHLIGHTS

- +/-18,750 Industrial Building on +/-2.94 Acres
- +/-750 of Office Space
- Move-In Ready
- 2 Dock Doors | 1 Drive-In Doors
- Ceiling Height: 20'
- Zoning: M2 Heavy Industrial
- Heavy Power
- Roof Updated in 2021 with Warranty
- Less Than 7 Miles from I-20, Exit 19, Temple
- Sales Price: \$1,750,000
- Lease Rate: \$12,500/Month NNN
- Owner Motivated to Sell or Lease | Financing Available
- Carroll County

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$12,500/Month NNN
APN:	C02 0430134

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,734	15,167	34,524
Total Population	24,618	41,814	95,052
Average HH Income	\$76,046	\$78,875	\$87,017

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated kwcommercial.com

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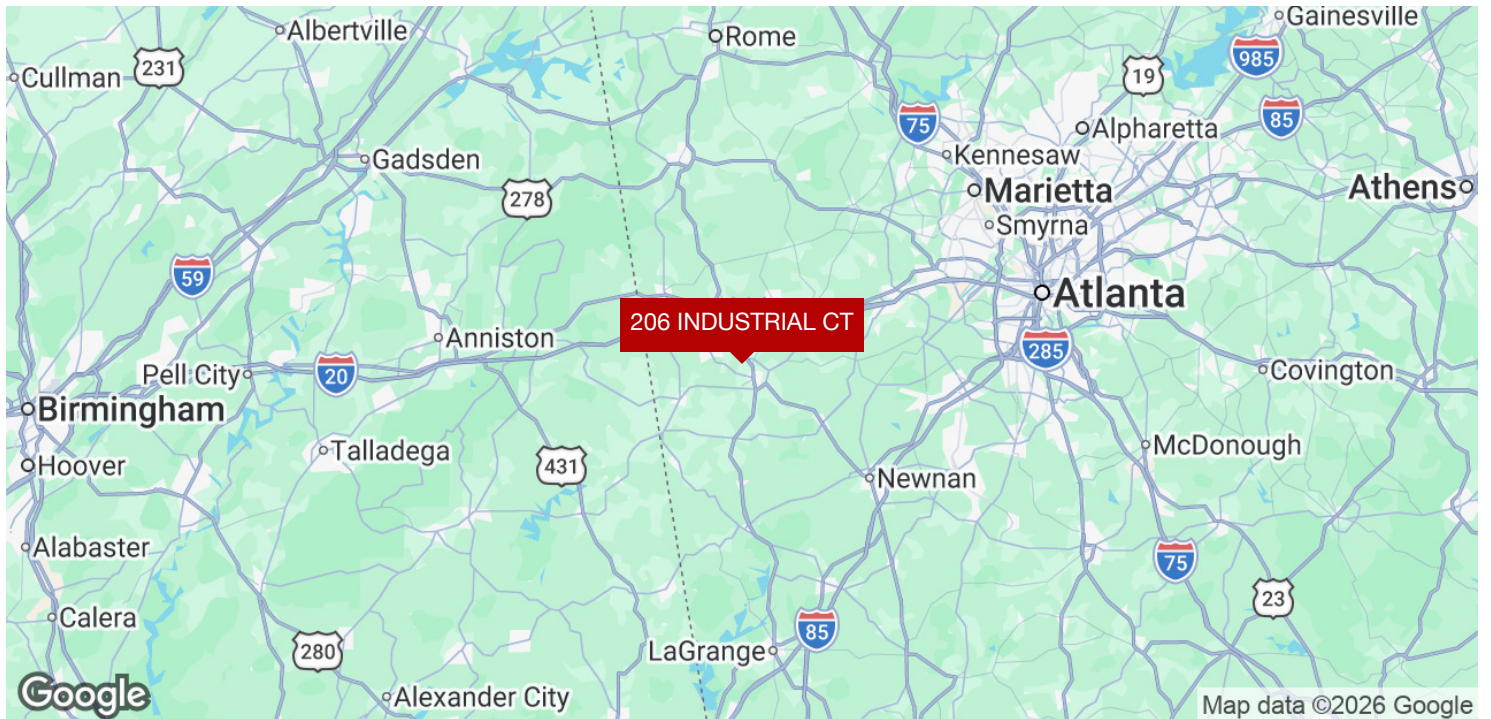
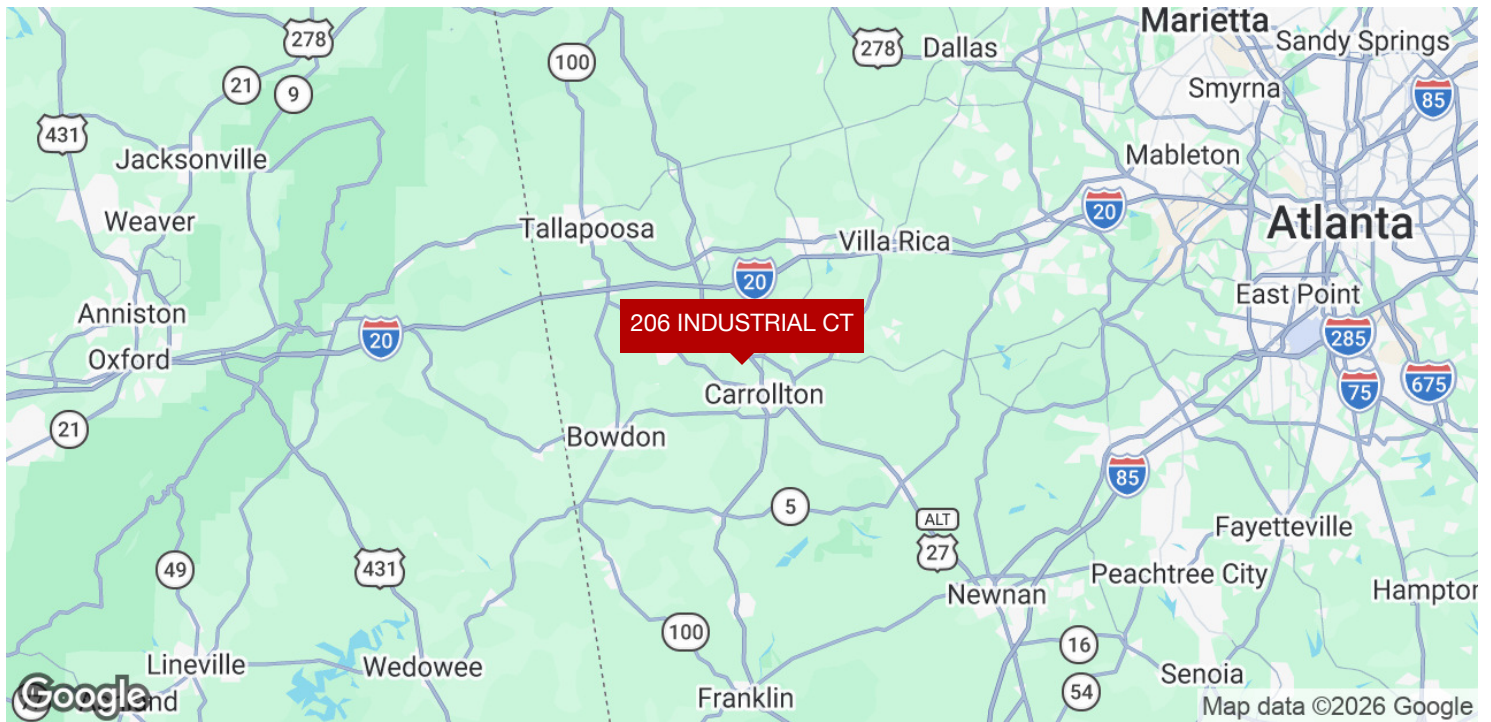
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