



215 - 219 Lovvorn Road

Carrollton, GA 30117 | W Carroll County

SHOWROOM & WAREHOUSE AVAILABLE

SPACE AVAILABLE	29,567 SF Total <i>Subdividable (14,682 SF & 15,167 SF)</i>
LEASE RATE	\$15,000 per month (\$6.00/SF/YR) <i>Full-building rate</i>
ASKING PRICE	\$1,950,000 (\$65.00/SF)

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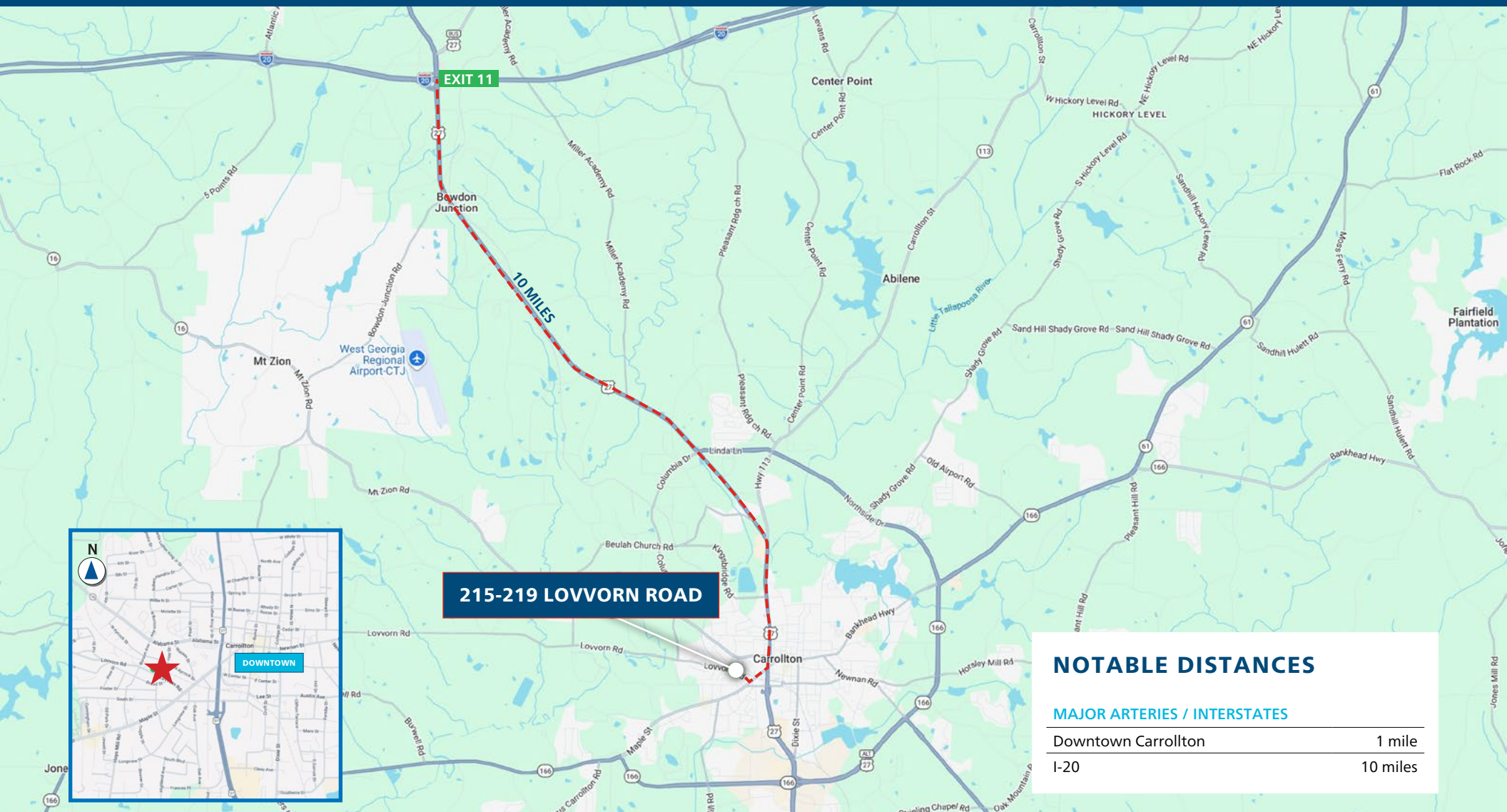
HIGHLIGHTS

- 14,682 SF office, showroom and storage
- 15,167 SF warehouse with full mezzanine (can be removed)
- 12-24' ceiling heights
- 4 dock-high doors | 1 drive-in door
- Column spacing: 31' x 24'
- 3 phase power
- M1 zoning - industrial and retail uses allowed
- Less than a mile from revitalized Downtown Carrollton
- Convenient to I-20 via US-27 and GA-166

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Industrial Warehouse for Lease – 29,567 SF

Carrollton, Georgia, 30117
W. Carroll County



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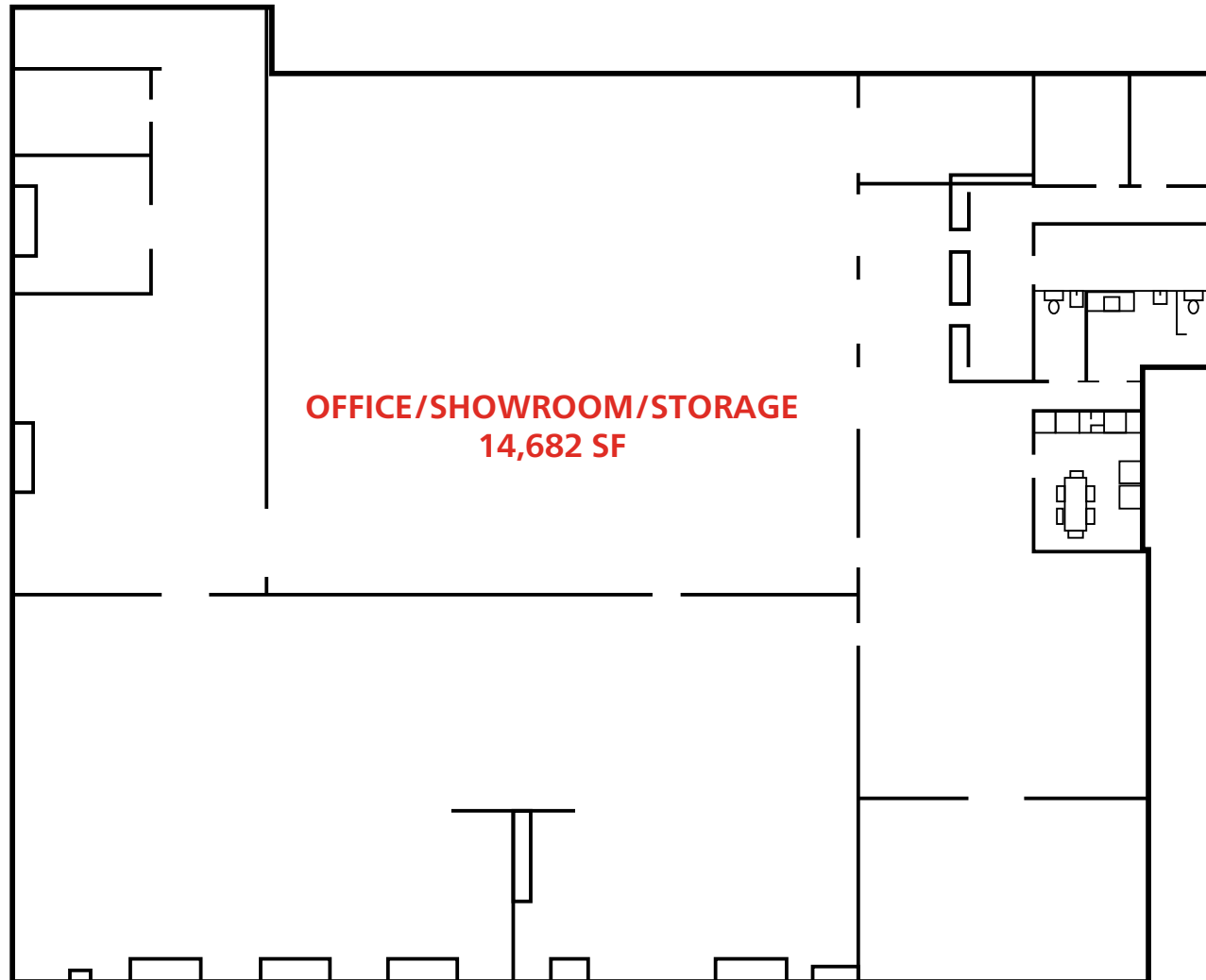
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215 LOVVORN ROAD FLOOR PLAN



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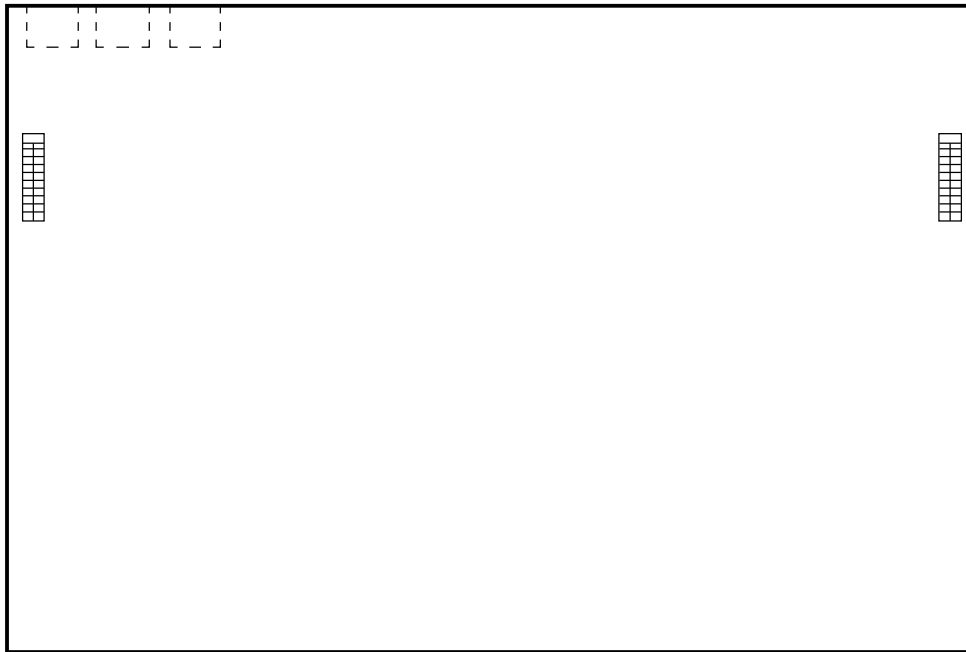
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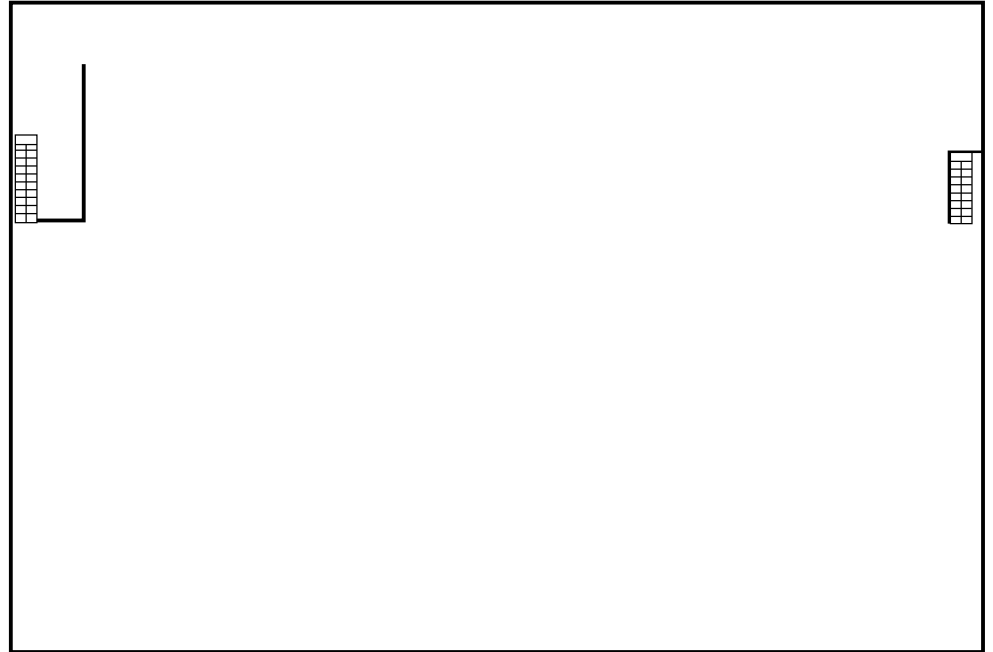
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219 LOVVORN ROAD FLOOR PLAN

WAREHOUSE
15,167 SF



FIRST FLOOR



MEZZANINE

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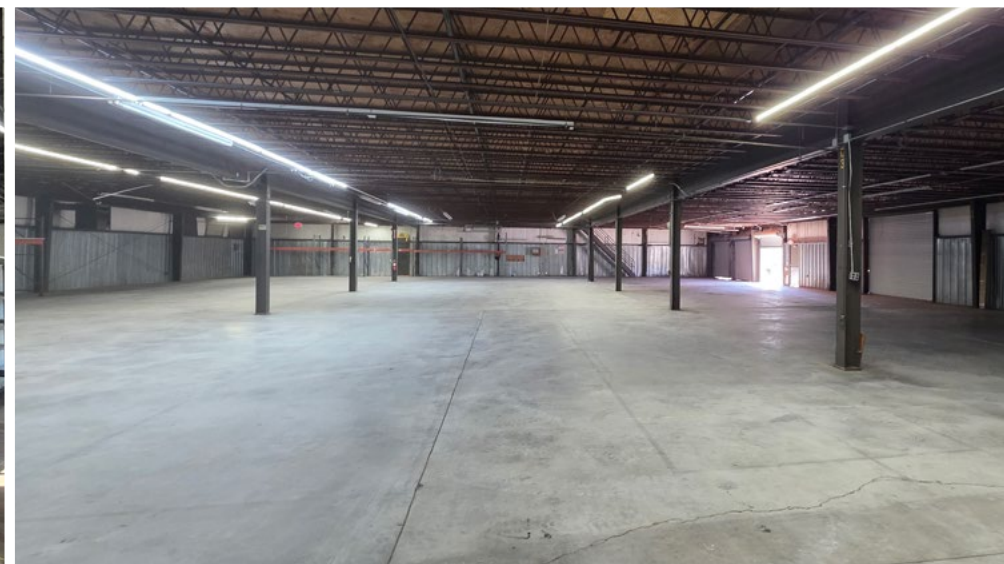
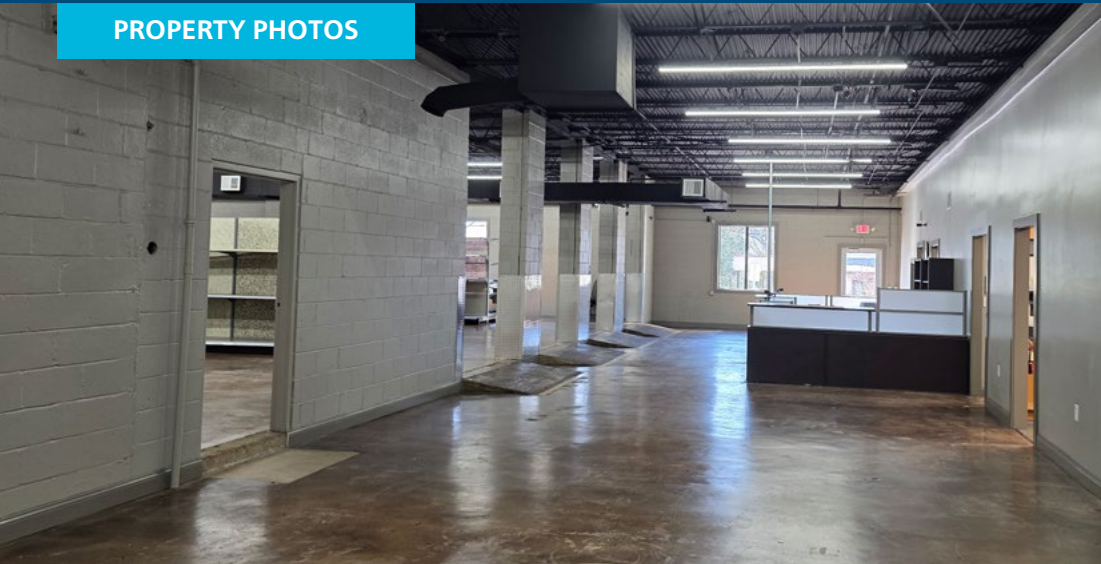
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PROPERTY PHOTOS



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FUTURE PARKING EXPANSION



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