

FOR SALE



PARTIAL SALE/LEASEBACK WITH ACCEPTABLE OFFER
105-205 SILO LN. LAVONIA, GA 30553
65,000 SF INDUSTRIAL WAREHOUSE ON 4.6 ACRES
\$4,300,000



EXECUTIVE SUMMARY

105 - 205 Silo Lane offers a total of ±65,000 SF of industrial space on 4.64 acres in Lavonia, Georgia, strategically located along I-85 near the South Carolina border. The two buildings are 23,355 SF and 40,000 SF respectively, with clear heights up to 25', dock-high and drive-in loading doors, 3-phase/440V power, skylights, and outdoor storage areas. The property is zoned Heavy Industrial (H-I) and is fully sprinklered making it ideal for manufacturing, distribution, and logistics uses.

Lavonia is a growing industrial hub with access to a skilled workforce and proximity to major manufacturing and logistics corridors in Greenville–Spartanburg and Atlanta. This property presents a compelling opportunity for investors or owner-users seeking functional industrial space with strong connectivity, immediate income, and long-term growth potential.

An excellent income-producing opportunity, this property offers flexibility for investors or owner-users. Building 105 is leased to a corporate tenant through 2027, providing \$100,000 in base rent per year (plus TICAM), while Building 205 is currently vacant and ready for lease or occupancy.

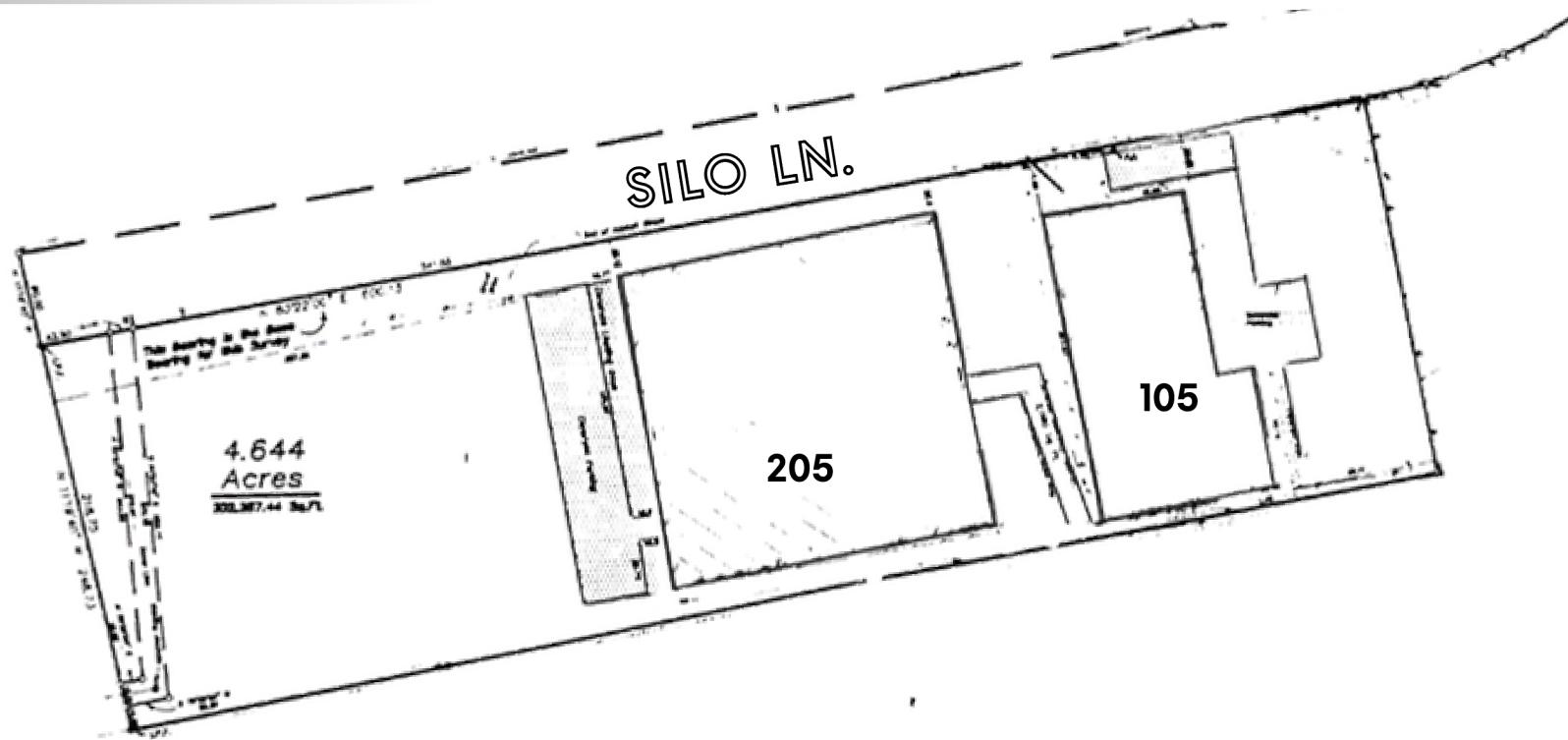
Building 105

- ±23,355 SF +)
- .45 acres
- Built 1960
- Zoned Heavy Industrial (H-I)
- Clear height 10'–12"
- 3 drive-in doors
- Leased through 12/2027
 - \$100,000 annual rent
 - Gross Lease
 - Potential Sale/Leaseback with Acceptable Offer

Building 205

- ±40,000 SF
- 1.2 acres
- Built 1983
- Zoned Heavy Industrial (H-I)
- Clear height 25'
- 3-phase / 440-volt power
- Fully sprinklered
- Reinforced concrete w/steel frame foundation
- 3 dock high doors
- **VACANT**





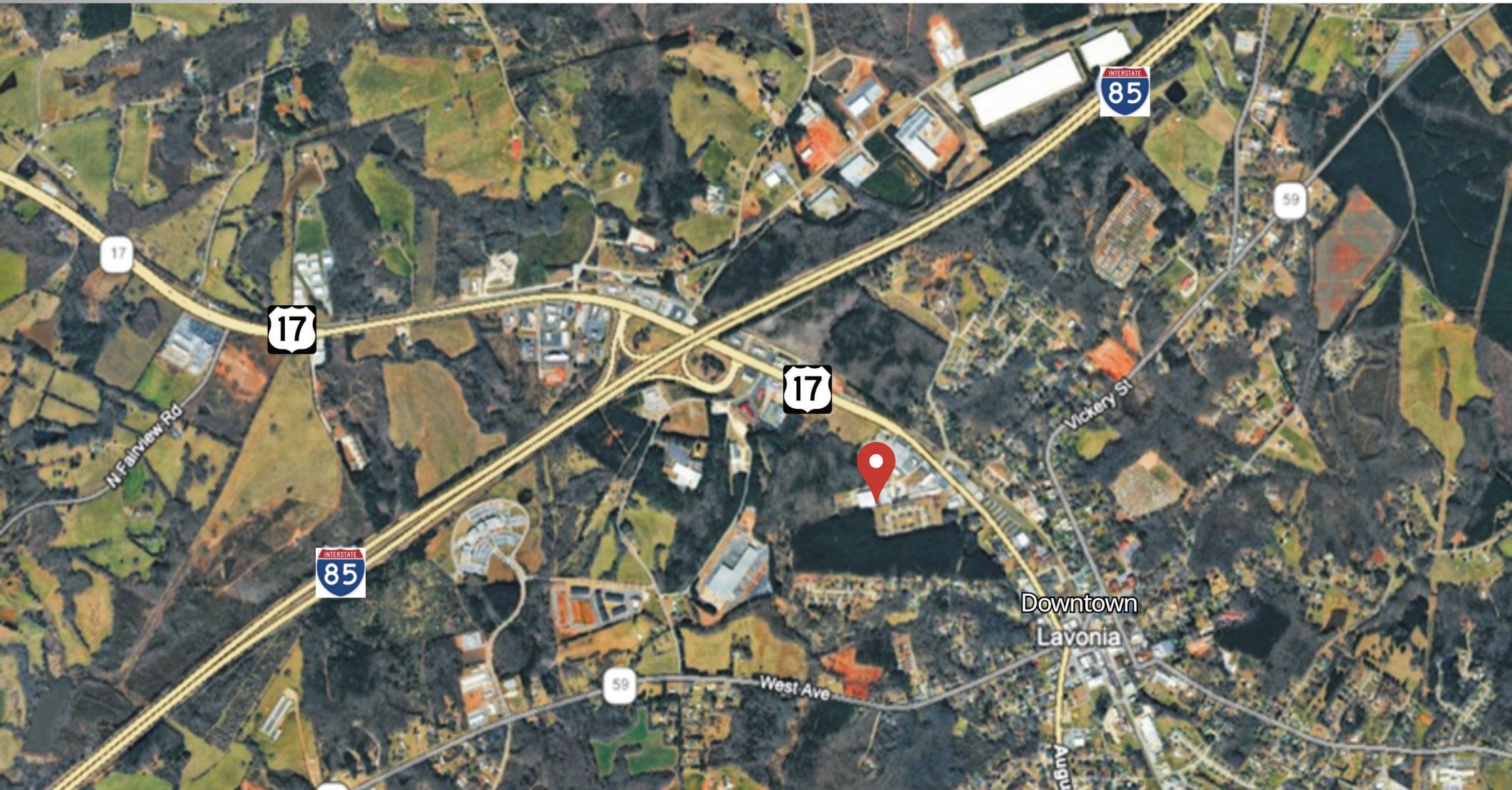
BUILDING FEATURES:

- Foundation: Reinforced concrete
- Frame: Prefabricated steel frame construction/clear span (Bldg 2 is CMB)
- Exterior Walls: Metal Panels (Bldg 2 is CMB)
- Interior Walls: Sheetrock/paneling in office (Bldg 2 is CMB)
- Roof: Pre-fab metal panel (Bldg 2 is composite)
- Ceiling: Acoustical tile in office; exposed steel framing/metal decking in warehouse
- HVAC: Central in office area
- Exterior Lighting: Mercury Vapor fixtures
- Interior Lighting: Fluorescent fixtures (office); Suspended metal halide, T-5, T-8 fixtures, rail
- Flooring: Carpet/concrete in office area; sealed concrete in warehouse

LOCATION

105 Silo Lane is strategically situated just minutes from downtown Lavonia, providing convenient access to local amenities while remaining well-positioned for industrial operations. The property lies directly along Interstate 85, offering seamless regional connectivity to Greenville, Spartanburg, and Atlanta.

The surrounding area hosts a growing base of major employers across manufacturing, distribution, and logistics sectors, making it an ideal location for businesses seeking access to a skilled workforce and robust supply chain networks. This location combines the benefits of a small-town industrial hub with excellent transportation infrastructure, supporting both operational efficiency and long-term growth potential.



LOCATION

105 Silo Lane is located within minutes of a variety of restaurants, hotels, and everyday services that support employees and visitors alike. Nearby amenities include lodging such as Days Inn & Quality Inn, national franchises like McDonald's, Cracker Barrel, Taco Bell, Longhorn Steakhouse, and quick access to healthcare at St. Mary's Sacred Heart Hospital.

This convenient setting offers strong transportation access and nearby amenities that support both industrial operations and workforce needs.



TAX INCENTIVES

| TIER | JOB TAX CREDIT \$ (FOR 5 YEARS) | MIN. NEW JOBS | CREDIT ALLOWANCES | CARRY FORWARD |
|------|------------------------------------|------------------|---|------------------|
| 1 | \$4000 | 2 | 100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB | 10 YEARS |
| 2 | \$3000 | 10 | 50% OF TAX LIABILITY | 10 YEARS |
| 3 | \$1750 | 15 | 50% OF TAX LIABILITY | 10 YEARS |
| 4 | \$1250 | 25 | 50% OF TAX LIABILITY | 10 YEARS |

| SPECIAL ZONE | JOB TAX CREDIT \$ (FOR 5 YEARS) | MIN. NEW JOBS | CREDIT ALLOWANCES | CARRY FORWARD |
|--------------|------------------------------------|------------------|---|------------------|
| 1 | \$3500 | 2 | 100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB | 10 YEARS |
| 4 | \$3500 | 5 | 100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB | 10 YEARS |

To confirm incentives, please call 404.962.4840.

Business Key Facts 205 Silo Ln, Lavonia, Georgia, 30553 | Rings: 10 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics



Daytime Population



Largest Businesses in Area



Most Employees

| | | |
|------------------------------|--------------|-----|
| AutoZone | Branch | 500 |
| Sage Automotive Interiors | Branch | 185 |
| Davis Transfer Co Inc | Independent | 150 |
| Fanello Industries, Inc | Headquarters | 130 |
| Ritz Instrument Transformers | Independent | 118 |

Highest sales volume

| | | |
|------------------------------|-------------|---------|
| Drake Gas Co Inc | Independent | \$97.4M |
| AutoZone | Branch | \$77.8M |
| Sanders Oil Co Inc | Independent | \$73.1M |
| AutoZone Distribution Center | Branch | \$72.0M |
| Eastanollee Livestock Market | Independent | \$35.3M |

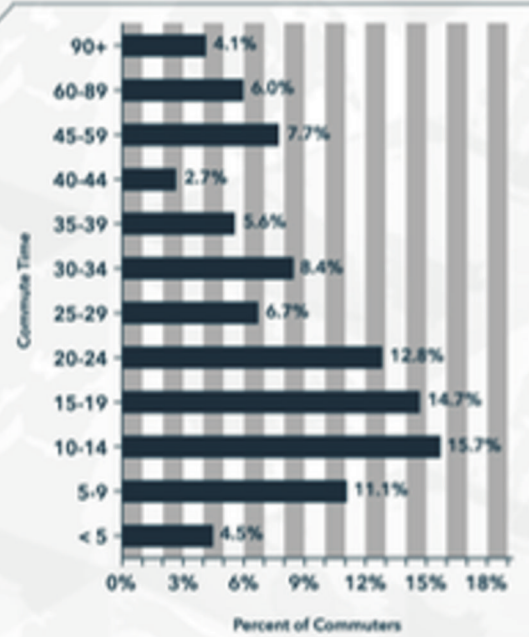
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Economic Development Profile

205 Silo Ln, Lavonia, Georgia, 30553



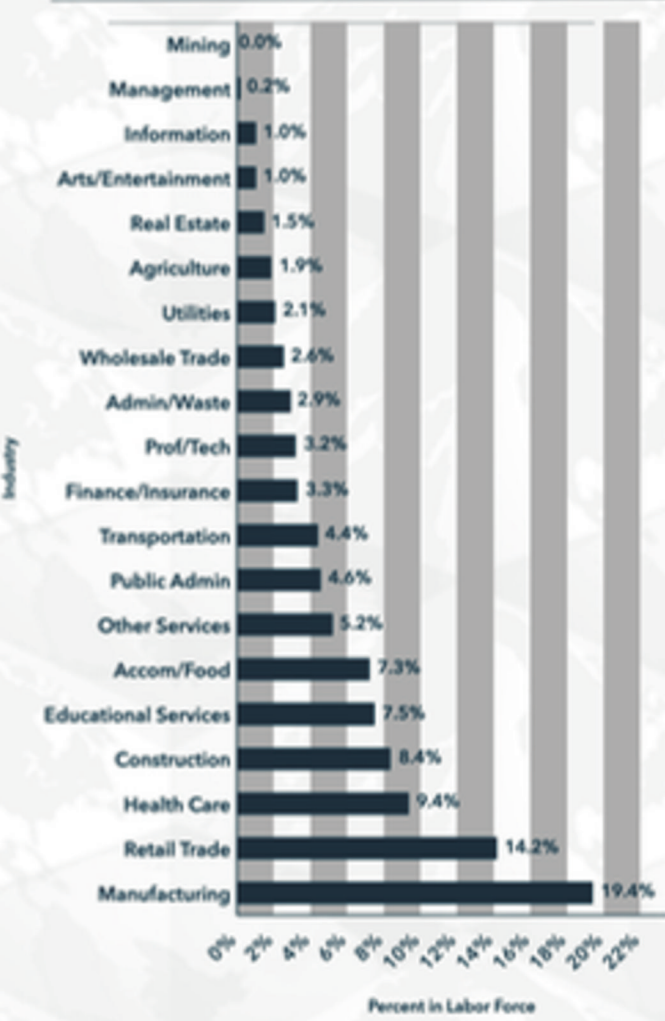
Commute Time: Minutes



Transportation to Work



Labor Force by Industry



Source: This infographic contains data provided by ACS (2019-2023), Esri-Data Axle (2025), Esri (2025), Esri-U.S. BLS (2025), AGS (2025).

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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