

FOR SALE OR LEASE

110,286± SF

INDUSTRIAL PROPERTY

Union Point, GA 30669



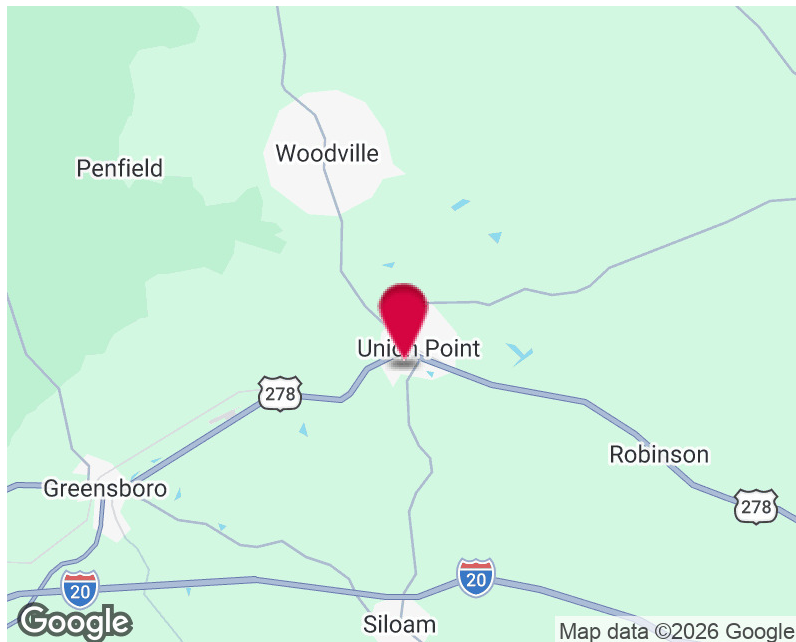
BRYAN MARSHBURN, SIOR, CCIM
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com

 **404.942.2000**

 **kingindustrial.com**

1061 Industrial Blvd

Union Point, GA 30669



FOR SALE / LEASE - PROPERTY HIGHLIGHTS

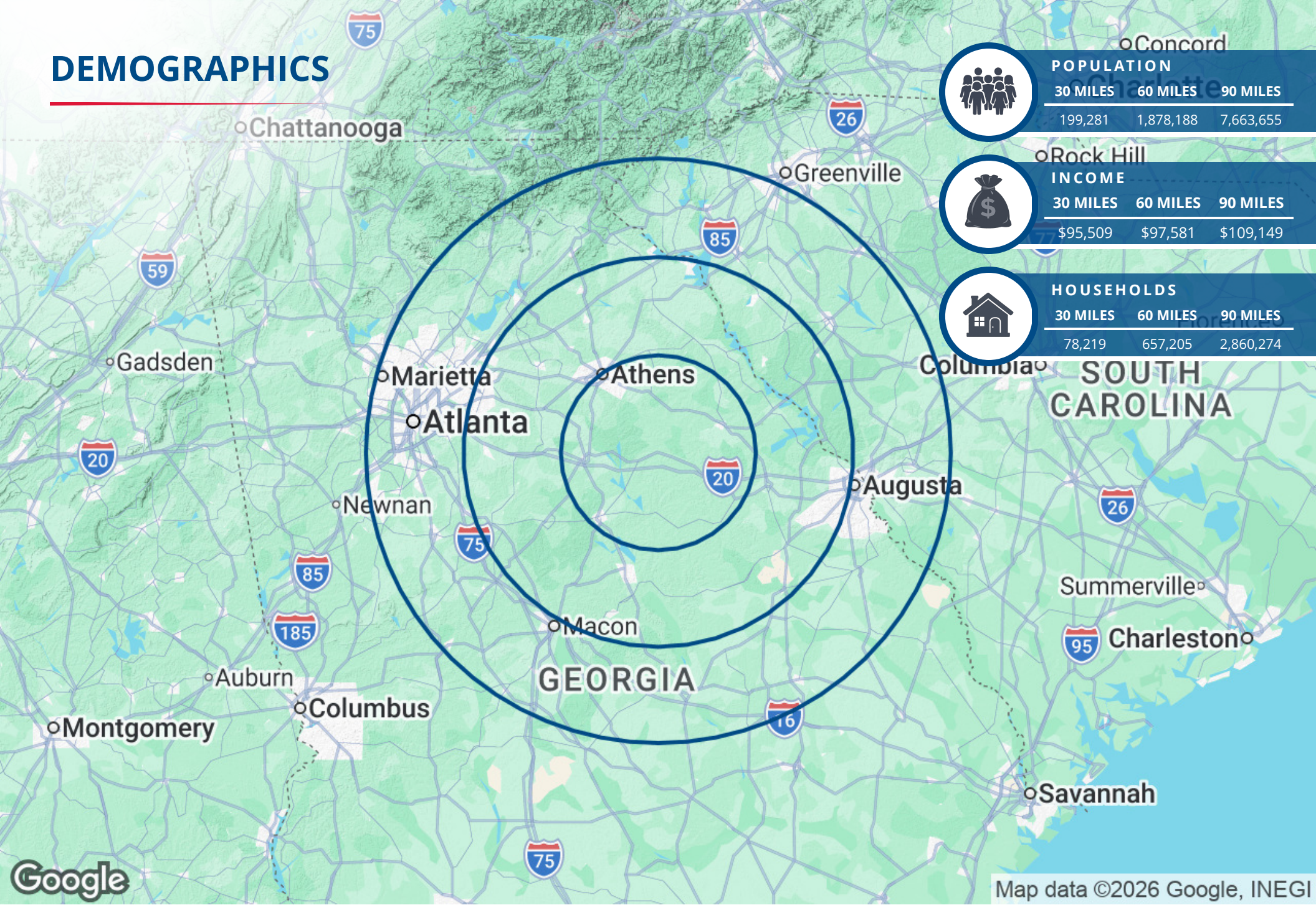
- 110,286± Total SF with 10,286± SF Office Space
- 40,000± SF Warehouse Space with 24' Clear Ceiling Height, 7 Dock-High Doors with Levelers & 1 Drive-In Door
- 60,000± SF Warehouse, 18' Ceiling Height in Warehouse, 6 Drive-In Doors
- 11.94± Total Acres, 3± Acres of Outside/Trailer Storage that is Expandable
- Federal Opportunity Zone, Zoned M-1
- 5,000 Amps, 477/280 Volts, 4-Wire, 3 Phase Power
- Corner Lot with Double Frontage on Industrial Blvd & Universal Drive
- 5.2± Miles to I-20 at Exit 138/Hwy 77
- 17± Miles to Lake Oconee Parkway/Reynolds
- 40± Miles to Rivian/Stanton Springs - Rutledge, GA
- 61.5± Miles to I-520/Augusta
- 75.5± Miles to I-285 & I-285/Atlanta
- 195+ Miles to Port of Savannah

KING Industrial
Realty, Inc.



Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

DEMOGRAPHICS



Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

EXCLUSIVELY LISTED BY:



BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

CONVERTING MARKET KNOWLEDGE TO CLIENT ADVANTAGE.

For over 45 years, King Industrial Realty, Inc. has been a trusted leader in Metro Atlanta industrial real estate, delivering expert brokerage services backed by regional expertise, proprietary market data across 21 counties, and results-driven solutions for owners, tenants, investors, and developers.



 404.942.2000

 kingindustrial.com