



± 11 ACRES HEAVY INDUSTRIAL IOS YARD FOR LEASE OR SALE

± 4 ACRES EXPANSION AREA | ± 1,991 NEWLY RENOVATED OFFICE

512 Cedar Avenue, Rome, Georgia 30161

DYLAN MERRITT

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REAL ESTATE PARTNERS

PROPERTY OVERVIEW

512 Cedar Avenue SW presents a unique industrial opportunity in the Rome/Floyd County market, combining a ~14-acre heavy-industrial yard with a fully renovated 1,911-square-foot office building on an adjacent parcel. The site is secured with barbed-wire fencing and a remote-access gate, offering a turnkey solution for users requiring outdoor storage, equipment staging, or distribution space alongside dedicated administrative offices. The ability to utilize or transact the parcels together or separately provides flexibility, while the combined configuration creates strong operational synergy for industrial users.

ADDRESS

1512 Cedar Avenue Southwest, Rome, GA 30161

BUILDING SIZE ±1,991 SF Newly Renovated

PROPERTY SIZE ±14 Acres Total

EXPANSION AREA ±4 Acres (Potential Expansion Area)

ZONING Heavy Industrial

Securely Fenced with Remote Gate



RAILROAD TRANSIT

Norfolk Southern Rail Junction

NEARBY INDUSTRIES

- SYNTEC INDUSTRIES
- KERRY INGREDIENT & FLAVORS
- HILLSHIRE BRANDS
- COOSA STEEL
- MAT HD
- ROMAN CHEMICAL CORP.
- ROME MACHINE & FOUNDRY CO.
- BEKAERT CORPORATION



PROPERTY ACCESS

512 Cedar Avenue

★ 512 CEDAR AVE

20TH STREET

CEDAR AVENUE STREET

MAPLE AVENUE SOUTHEAST

27

441

441



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