

774 Georgia Highway 320

Carnesville, Georgia



OFFICE, WAREHOUSE & MAINTENANCE BUILDING FOR SALE

SPACE AVAILABLE	30.6 Acres	
ASKING PRICE	Office Building	\$985,180.00
	Warehouse	\$240,000.00
	Maintenance Shop	\$240,000.00
	Excess Land (23 Acres)	\$460,000.00

HIGHLIGHTS

- 1,500 feet on I-85
- New two-story office building
- 28,148 SF, first floor finished
- Second floor unfinished with utilities
- Warehouse is 15,000 SF all utilities, 2,000 SF office space, 3 restrooms, concrete two truck loading dock, and one 18'x14' bay door, three 18'x20' grade level
- Maintenance Building is 12,800 SF and has three restrooms, a 2,500 SF wash bay, five 18'x20' and two 12'x18' baydoors and 15 ton overhead crane



TOM SIMS

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www.ackermanco.com

Ackerman & Co.

774 Georgia Hwy 320

Office Space for Sale: 30.6 Acres

Carnesville, Georgia 30328
Franklin County

AERIAL



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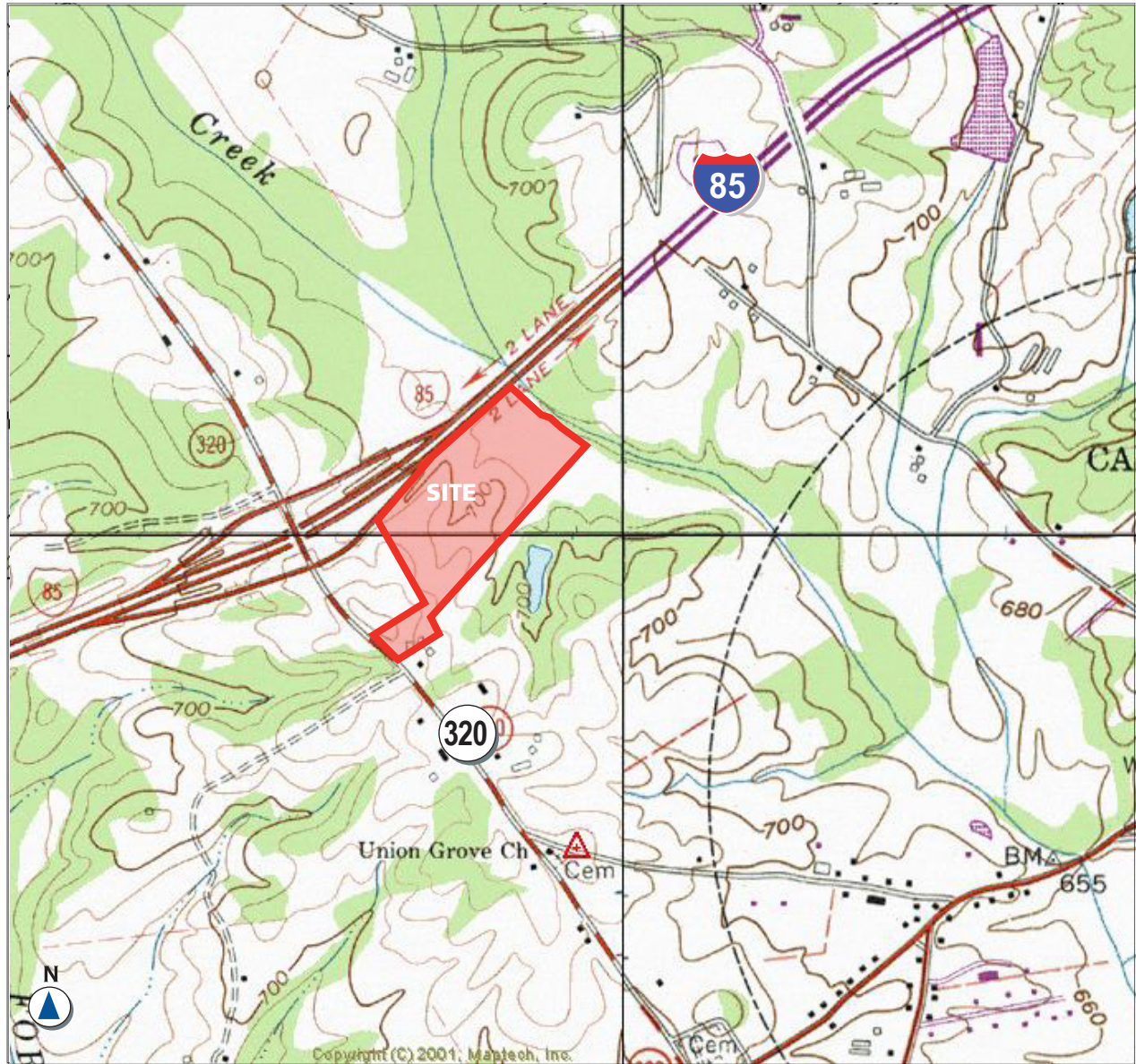
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TOPOGRAPHY MAP



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PROPERTY PHOTOS

Back of Office Building



Warehouse Building

Warehouse Building



Maintenance Building

Maintenance Building



Maintenance Building



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