

6053 HIRAM INDUSTRIAL DRIVE

HIRAM, GA 30157



BUILD-TO-SUIT OR SALE IOS OR WAREHOUSE

- » Zoned Industrial
- » Entitled up to ~ 140K SF

10.67 ACRES

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PROPERTY / SITE SUMMARY



LOCATION

Wendy Bagwell Pky (Hwy 278)	1.2 Mi.
Bill Caruth Parkway	<1 Mi.
Rosedale Rd.	0.25 Mi.
Norfolk Southern Intermodal	8.5 Mi.
I-20	12.5 Mi.
I-75	16.5 Mi.
I-285	<20 Mi.

ADDRESS

- » 6053 Hiram Industrial Drive
Hiram, GA 30157

SIZE

- » 10.67 Acres;
±7.3 Usable with setbacks
& detention

ZONING

- » Light Industrial (*Paulding Co.*)

TOPOGRAPHY

- » Gentle slope, no wetlands

ENTITLEMENT

- » No minimum (0 SF) building
square footage
- » Site plan approved for 140,000 SF
comprised of 3 buildings
- » 35' Access easement to cul-de-sac

UTILITIES

- » Water
- Sewer
- Electric
- Telecom Available

FLEXIBLE SITE PLAN OPTIONS



MULTI-BUILDING INDUSTRIAL PARK [Link to siteplan](#)

- » 89,400 SF total
- » Two 27,000 SF shared truck court rear-loads
- » One 25,400 SF rear-load
- » One 10,000 SF side-load



TWO BUILDING IOS PLAN [Link to siteplan](#)

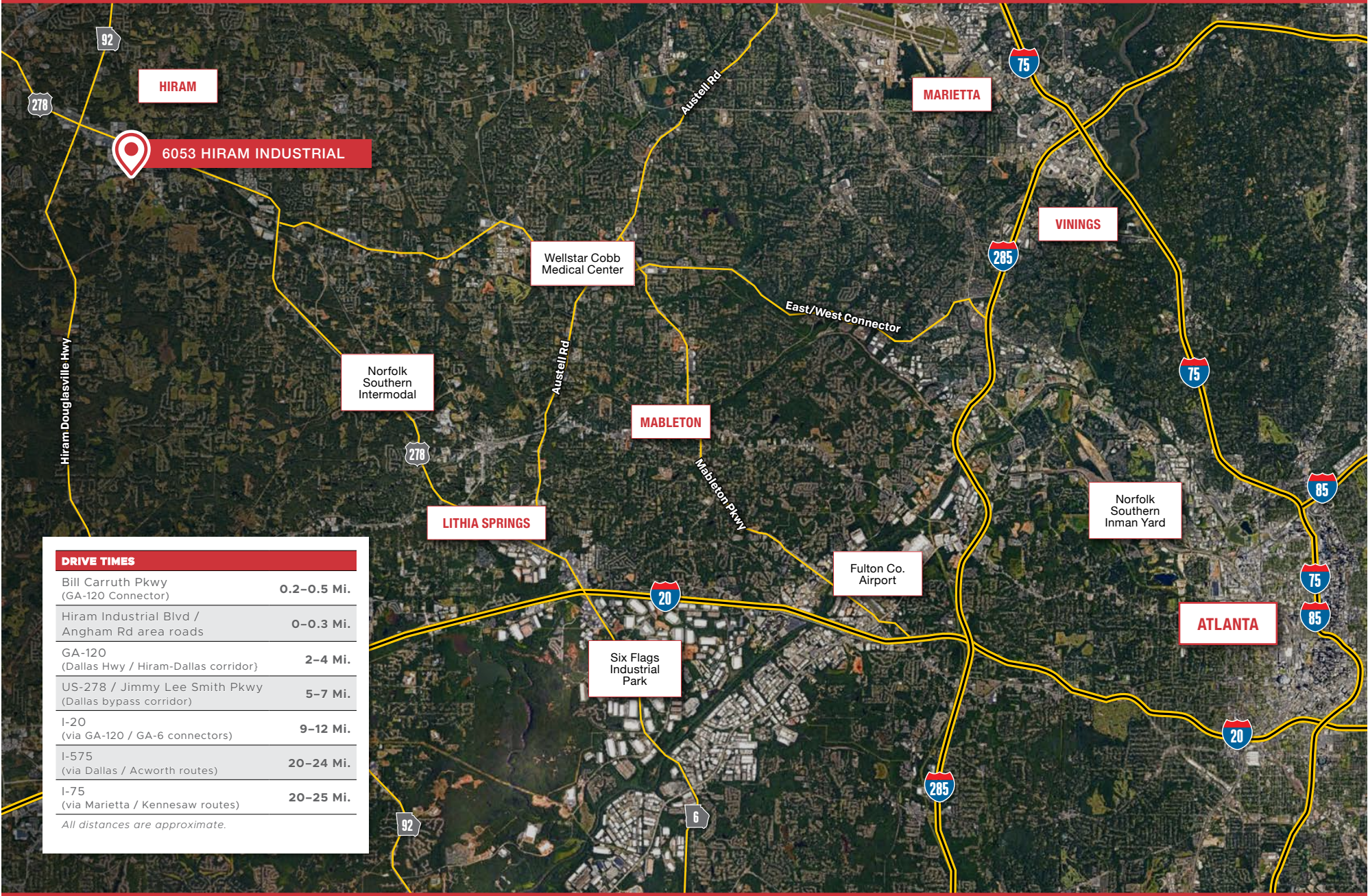
- » 23,400 SF on 7.2 Total Usable Acres
- » Two 11,700 SF shop buildings
- » 4.8 Acre Yard



SINGLE INDUSTRIAL BUILDING [Link to siteplan](#)

- » 99,450 SF Industrial Rear-Load
- » ±1 Acre IOS

MACRO AERIAL







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For more information contact:



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