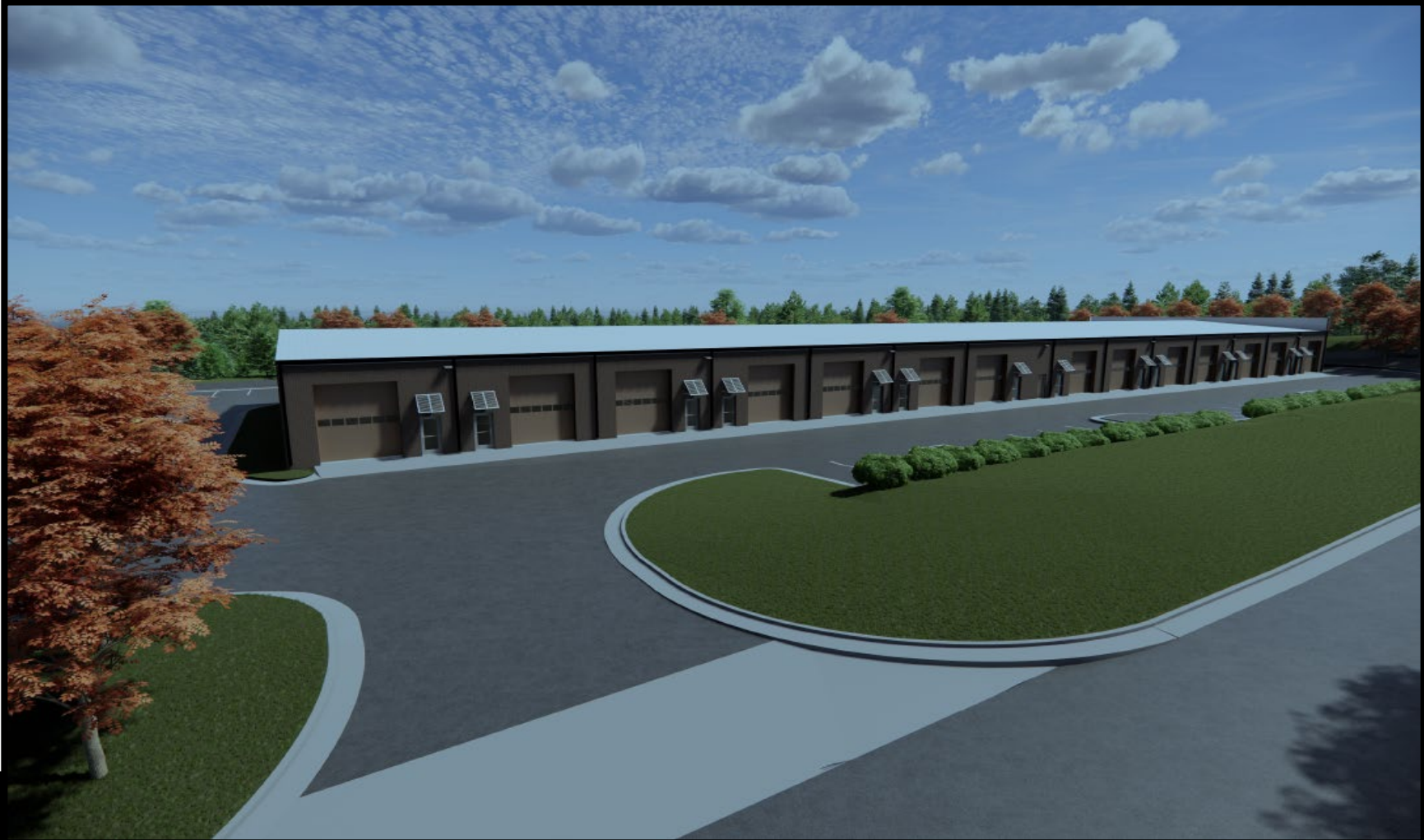


110 Wes Walker Memorial Drive
Ball Ground, GA 30107
Cherokee County Georgia

For Sale: 1,250 – 1,500 SF Units



Scott Hutchison

404-234-9740 or email
Scott@wilsonhutch.com

**EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC**



WILSON HUTCHISON
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

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Office/Warehouse Space Coming Available – 2026 | Airport Drive

+/- 36,000 SF of office/warehouse space coming available in 2026, conveniently located just off Airport Drive. The property will be configured as multiple units, offering flexible bay sizes ranging from approximately 1,250 SF to 1,500 SF per unit. **Asking Price: \$260 - \$275/SF**

Each unit will be equipped with:

- One (1) private restroom
- One (1) grade-level, insulated overhead door (12' wide x 14' high)
- This development is ideal for light industrial, service, contractor, or warehouse users seeking efficient space in a well-located industrial corridor with easy access to major roadways.

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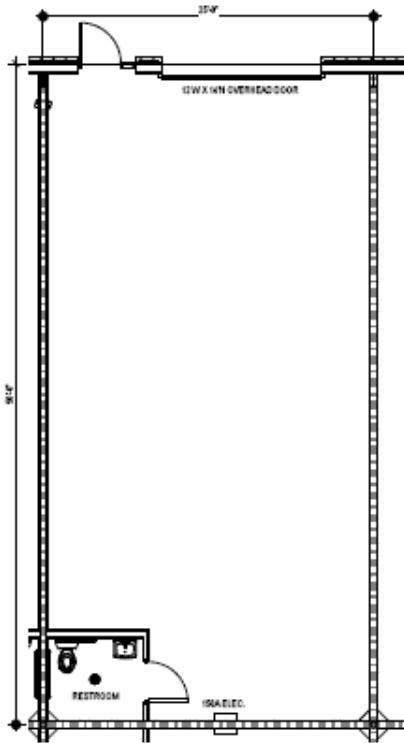


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Highlights:

- Total building size: +/- 36,000 SF
- Unit sizes: +/- 1,250–1,500 SF
- Asking Price: \$260.00/SF for Interior Bays
\$275.00/SF for End-Unit Bays
- Insulated Overhead door: 12' x 14'
- 18' -23' Clear Height
- 3-Phase Power - 150 AMPs per unit
- 3-ton HVAC
- 4 convenience outlets in warehouse
- 1 Restroom
- LED lights throughout
- 6" slabs (3,000 psi)
- All electric – no gas required
- TPO roof system
- Full sprinkler system

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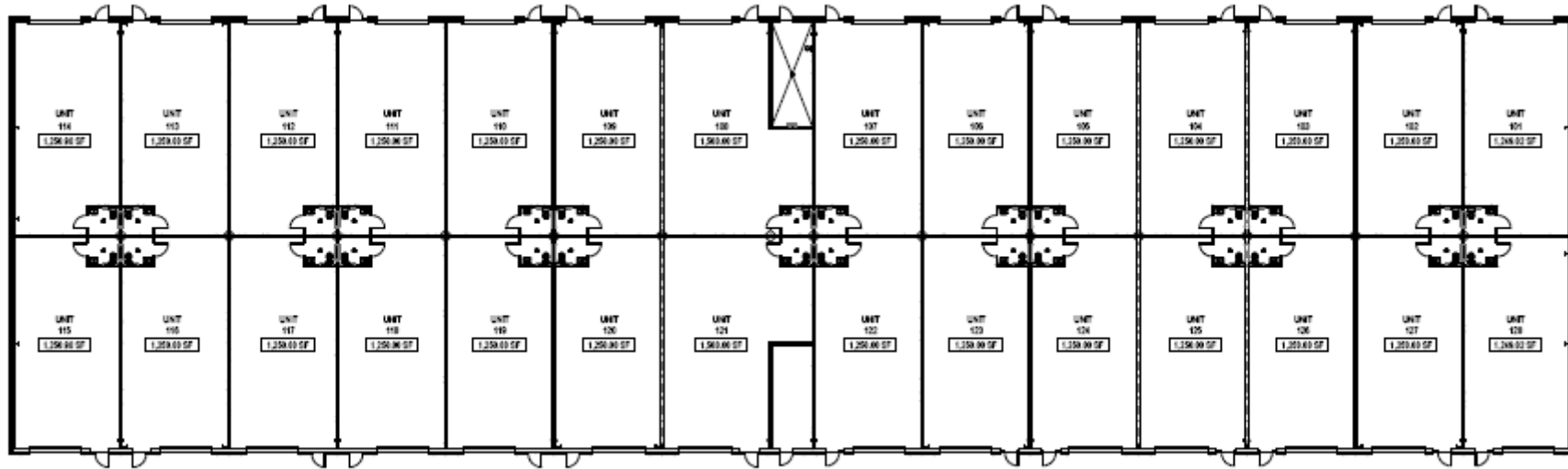
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1 OVERALL BUILDING PLAN
08-421 111' x 114'

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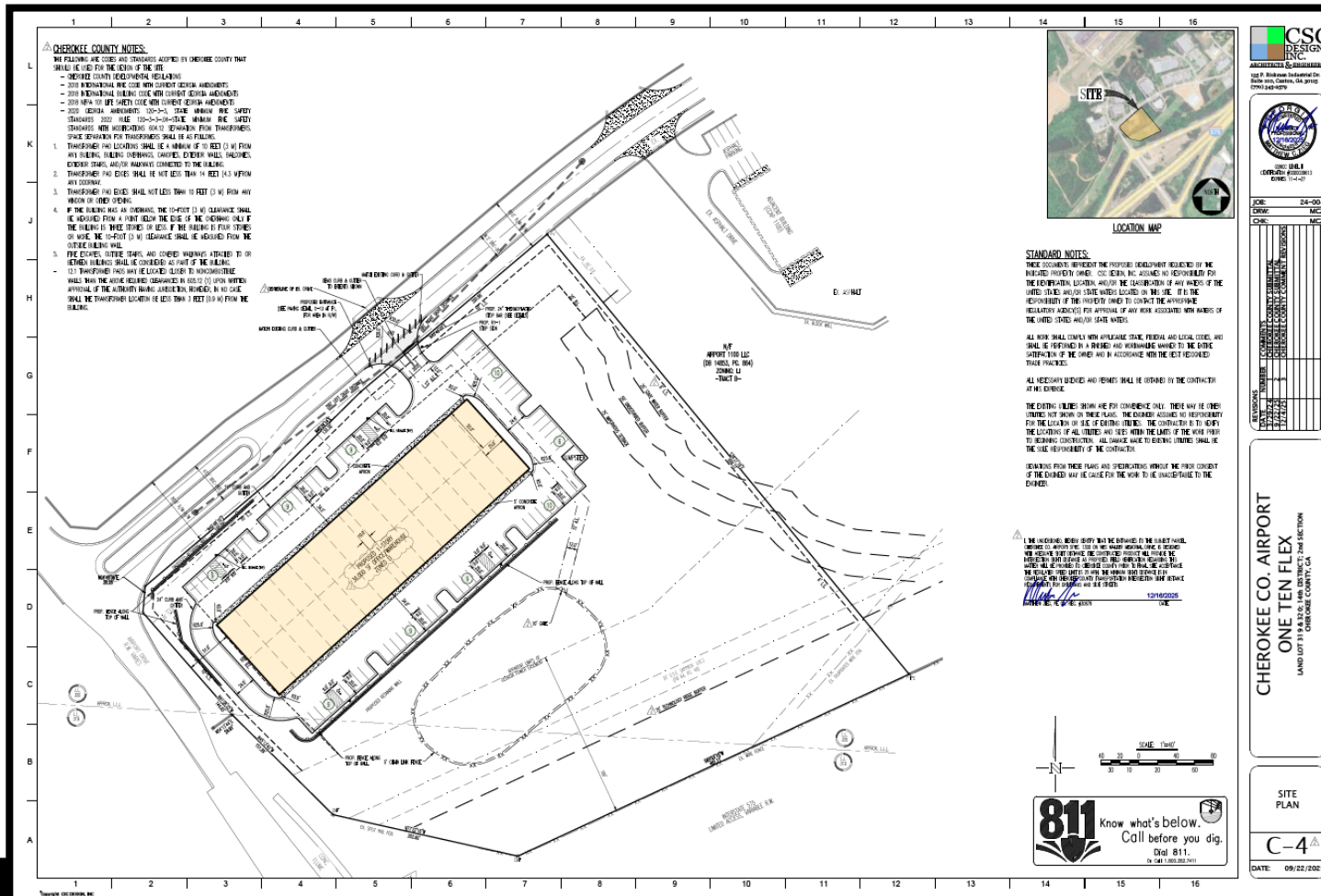
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