

Lukken Industrial Drive E

±53,700 SF Warehouse Building
FOR LEASE

Lukken Industrial Drive E

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BULL REALTY, INC.
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Executive Summary

Bull Realty, Inc. is pleased to present a ±53,700 SF industrial building for lease at 210 Lukken Industrial Drive East in LaGrange, Georgia. This property sits in one of the state's most active industrial corridors, offering immediate access to I-85 and a business environment supported by substantial corporate investment. Situated on ±4.75 acres, the facility also features attractive, well appointed office space.

The building offers a highly functional layout with the flexibility to support a wide range of industrial uses. Whether for production, warehousing, or distribution, the property provides the infrastructure and location advantages needed for efficient operations. Its blend of office space, covered loading, generous clear heights, and ample parking make it a strong match for users seeking both capability and convenience.

LaGrange has become a major force in the region's industrial economy, driven by strong manufacturing, logistics, and distribution activity. The market continues to gain momentum with the upcoming West Central Georgia Inland Port and a deep lineup of global and national employers. With KIA's U.S. manufacturing plant nearby and major operations from companies like Walmart, Kimberly-Clark, Duracell, Milliken, and more, the area offers long-term stability and a powerful foundation for continued growth. The property also benefits from excellent connectivity, located minutes from Hwy 219 and 27 and only 1.5 miles from I-85.

Highlights

- Total building size is ±53,700 SF
- Office/Warehouse: ±5,000 SF / ±48,700 SF
- Loading: 3 Dock-high doors with shared platform | 3 Drive-ins
- Clear Height: 14'-16' throughout | 30' in one area of warehouse
- Power: 1200A, 227/480V 3 phase power
- HVAC: HVAC in office/radiant gas heating in warehouse
- Sprinklered: Yes
- Storage: Gravel/yard space beside the building
- Lighting: LED motion sensor throughout the warehouse
- Construction: Metal
- Parking: Ample paved parking in the front



[Click Here for Video Tour](#)

Property Information

Address	210 Lukken Industrial Drive E, LaGrange, GA 30241
County	Troup
Parcel ID	0513000005
Building Size	±53,700 SF
Office/Warehouse	±5,000 SF / ±48,700 SF
Site Size	±4.75 AC
Zoning	CP-GI Campus General Industrial
Parking	Ample paved parking in the front
Year Built	1983
Clear Height	14'-16' throughout 30' in one area of warehouse
Loading	3 Dock-high doors with shared platform 3 Drive-ins
Power	1200A, 227/480V 3 phase power
Foundation	Concrete slab
Construction	Metal
HVAC	HVAC in office / radiant gas heating in warehouse
Lighting	LED motion sensed
Sprinklered	Yes
Storage	Gravel/yard space beside the building



[Click Here for Video Tour](#)

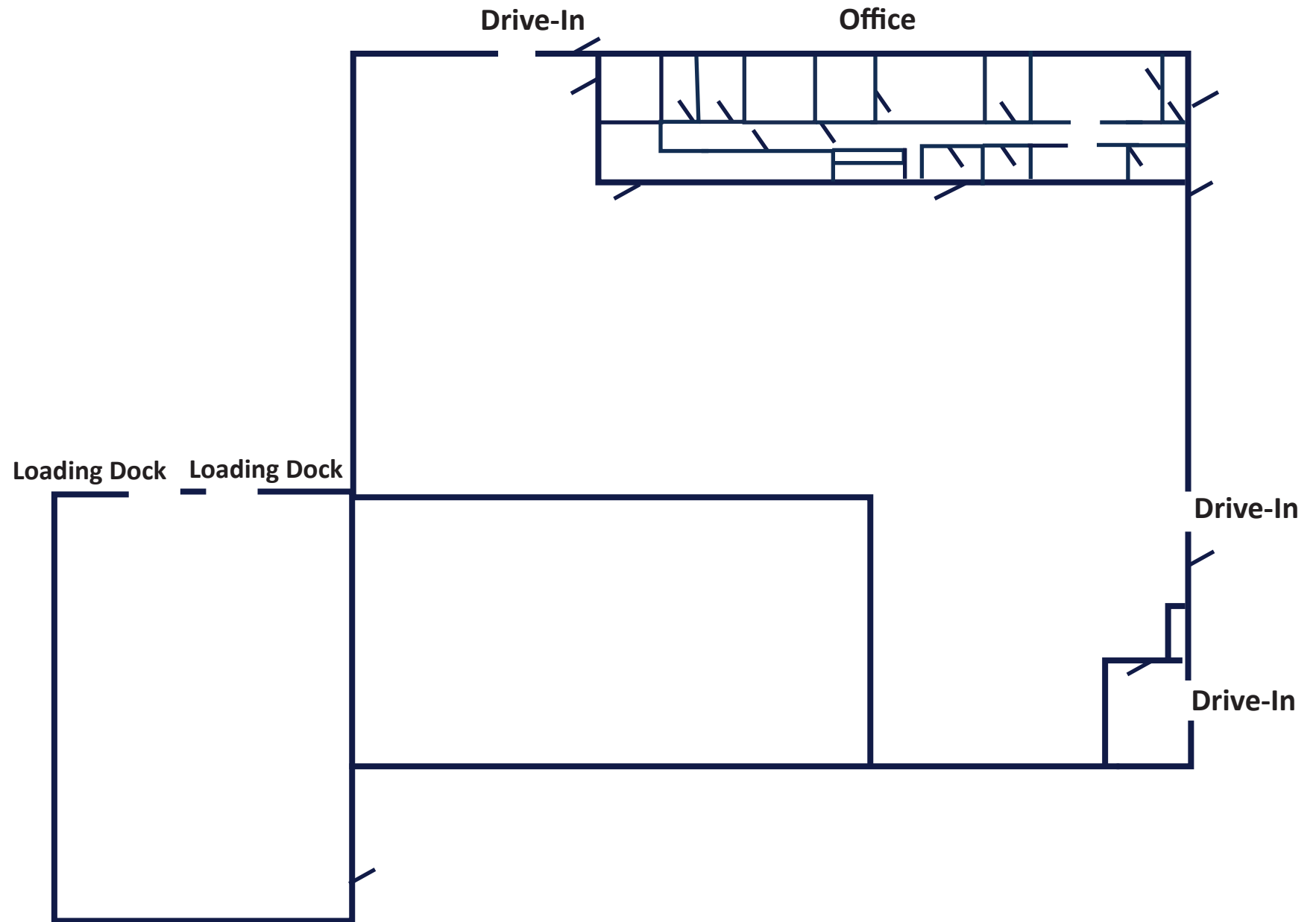
Lease Rate	\$5.75/SF/YR NNN
Availability	Immediate







Floor Plan



In The Area

Downtown
LaGrange

LaGrange
Callaway
Airport



Troup County
Soccer Complex

WEST
GEORGIA
TECHNICAL COLLEGE

Kimberly-Clark

SUBJECT PROPERTY

FOSTER
PLUMBING

Trinidad
Benham Corporation

Wendy's

McDonald's

GREAT
WOLF
LODGE

Troup County
High School

Traffic Counts & Travel Distances

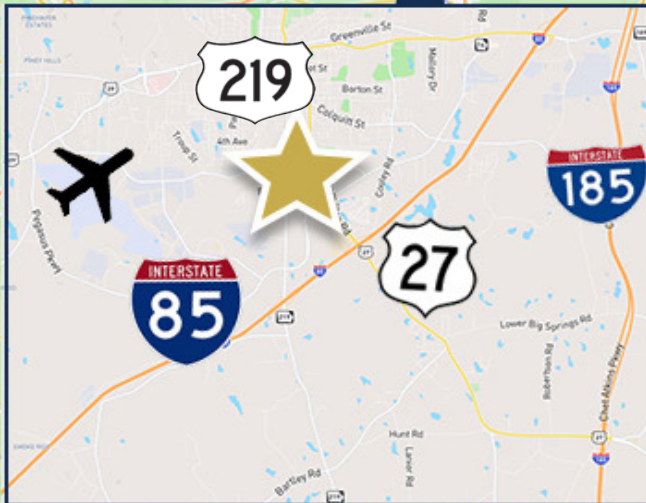
Traffic Counts

Hwy 219: 12,780 VPD

Hwy 27: 18,500 VPD

I-85: 36,400 VPD

I-I85: 22,500 VPD



Hwy 219: ± 0.2 Mi.
Hwy 27: ± 0.3 Mi.
I-85: ± 1.3 Mi.
I-I85: ± 6.2 Mi.



LaGrange Callaway Airport: ± 3 Mi.
Newnan-Coweta County Airport: ± 30 Mi.
Hartsfield Jackson International Airport: ± 60 Mi.



Port of Savannah: ± 260 Mi.
Port of Charleston: ± 360 Mi.
West Georgia Inland Port: ± 6 Mi.
(expected 2026/2027)



Fairburn Intermodal CSX: ± 50 Mi.
Whitaker Yard Intermodal Norfolk Southern: ± 70 Mi.
Inman Yard Intermodal Norfolk Southern: ± 75 Mi.



BULL REALTY
Adam & Christopher Sorrells

TCN
WORKWATER
REAL ESTATE SERVICES

LaGrange, GA

WELCOME TO LAGRANGE

LaGrange, Georgia is a strategically located industrial market in West Georgia, positioned along the I-85 corridor approximately 70 miles southwest of Atlanta. The city offers direct interstate access to Atlanta, Hartsfield-Jackson International Airport, and the broader Southeast distribution network. LaGrange benefits from a strong manufacturing and logistics base anchored by major employers such as Kia Motors Manufacturing Georgia, supporting a skilled workforce and stable economic growth. Competitive operating costs, available industrial land, and a pro-business environment continue to attract regional and national users seeking efficient access to key Southeastern markets.

Demographics

LaGrange, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
2,048	22,859	



HOUSEHOLDS

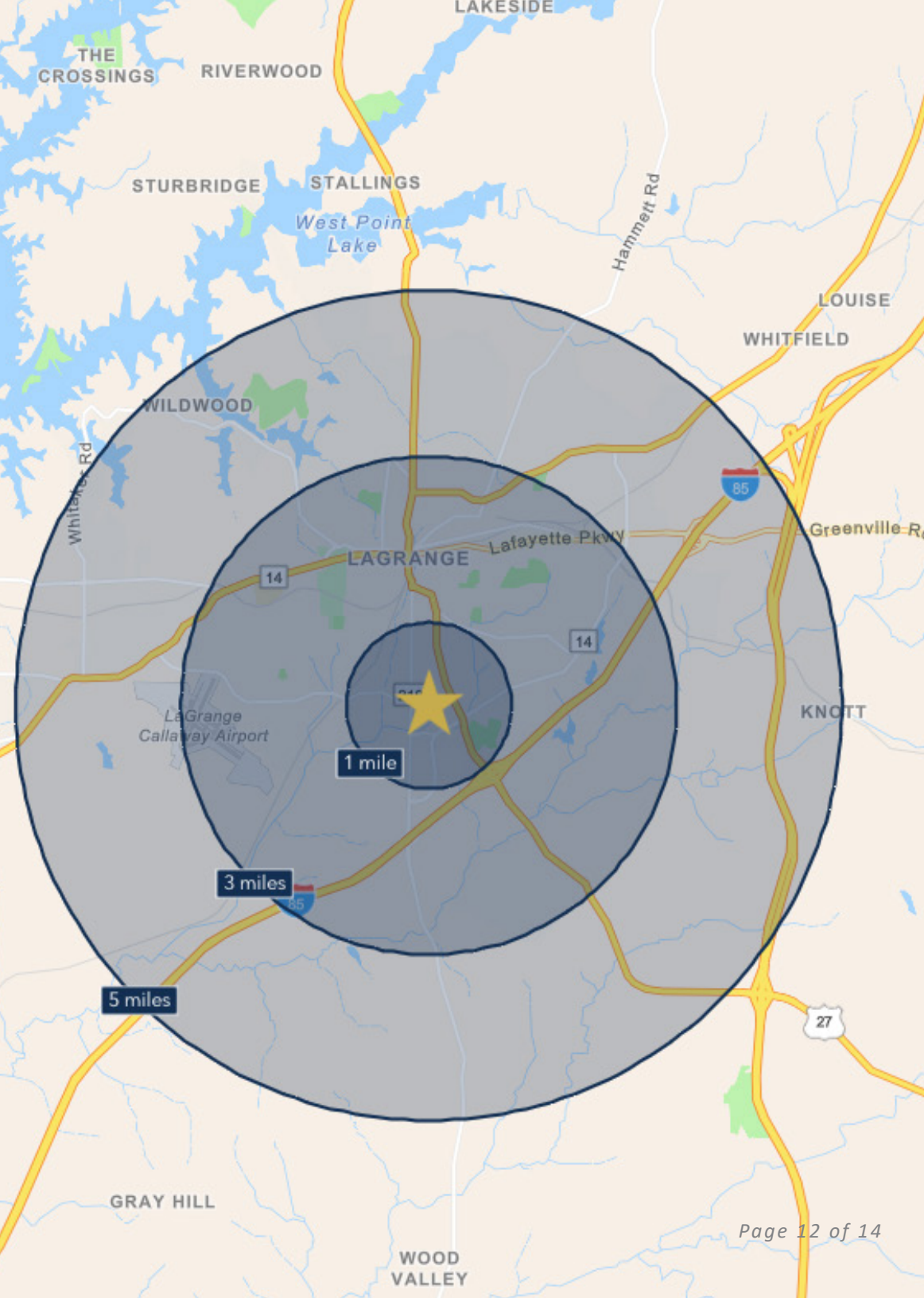
1 MILE	3 MILES	5 MILES
936	9,995	17,549



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$46,345	\$64,328	\$80,260

Source: 2025 ESRI



Broker Profile



SHOUMIC KHAN

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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A. in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

