



For Sale or Lease

Single-Tenant Industrial • Yard Space

33 Lumpkin Campground Road • Dawsonville, GA 30534



SVN | Second Story Atlanta is pleased to present to the market for sale or lease a vacant single-tenant industrial facility with ample yard space. Located at 33 Lumpkin Campground Road South in Dawsonville, Georgia—within Dawson County, the fastest-growing county in the United States—the property is positioned at the highly prominent intersection of GA Hwy 53 and Lumpkin Campground Road, just half a mile west of GA 400. Its strategic location offers immediate access to Metro Atlanta and a 500-mile radius that reaches 45% of the U.S. population.

The offering is ideally situated for companies involved in residential or commercial construction in Dawson County. The property includes ±21,000 SF of clear-span warehouse space and ±2,744 SF of office/showroom space, plus ±2 acres of high-demand yard storage space. Dual ingress and egress points ensure smooth truck circulation and enhanced operational efficiency.

Surrounded by rapid development—including multiple residential communities and a newly approved 319,100 SF industrial park—the site is ideally suited for an owner-user seeking functionality with long-term upside. The offering also presents a compelling opportunity for a redevelopment scenario with current zoning allowing for a wide range of commercial uses.

The Offering

Sale Price	\$2,850,000
Lease Rate	\$5.50 PSF NNN
Yard Storage	Included

Property Summary

Submarket	North Central Atlanta Dawson County
Property Description	Industrial Warehouse + Yard Space
Rentable Building Area	±23,744 SF ±21,000 Warehouse, ±2,744 Office/Showroom
Occupancy	Vacant
Year Built	1982
Building Heights	14' Clear Height 16' Building Height
Loading	1 Exterior Dock 1 Drive In
Lot Size	±3.17 Acres
Yard Space	±2 Acres Storage, Equipment, or Fleet Parking
Zoning	Highway Business Commercial District (CHB)



Offering Highlights

- **Prime Opportunity for Construction-Related Businesses** | Ideally situated for companies involved in residential or commercial construction within Dawson County | Ample indoor and outdoor storage space for construction materials | Positioned within the epicenter of current and anticipated development activity
- **For Sale or Lease** | Clear-span warehouse with functional office/showroom space | Available for immediate use as manufacturing, distribution, flex-space, or automotive-related operations
- **Yard Space** | ±2-acre outdoor yard for storage, equipment, or fleet parking catering to strong demand from local businesses, construction and infrastructure companies | Dual access points for seamless truck circulation
- **Strategic Location** | Half mile to GA 400 providing direct access to Metro Atlanta | 500-mile radius reaches 45% of the U.S. population
- **High-Growth Market** | Dawson County was the fastest-growing U.S. county in 2024 with 6.4% annual growth | Rising population is driving demand for residential and commercial development
- **Redevelopment Potential** | Current CHB zoning allows for a wide range of industrial and commercial uses | Located within Hightower Character Area ([Dawson County Comprehensive Plan](#))



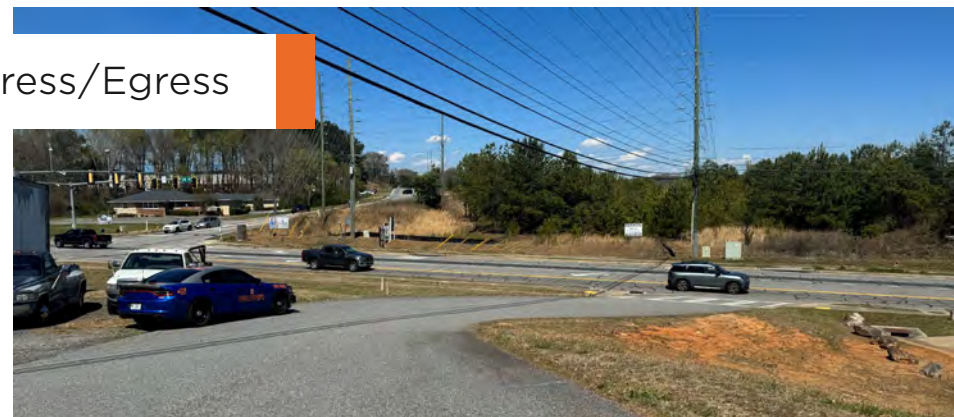
±21,000 SF Clear-Span Warehouse | ±2,744 SF Office/Showroom



±2 Acres Yard Space



2 Points of Ingress/Egress



Dual access points for seamless truck circulation



½ Mile West of GA 400

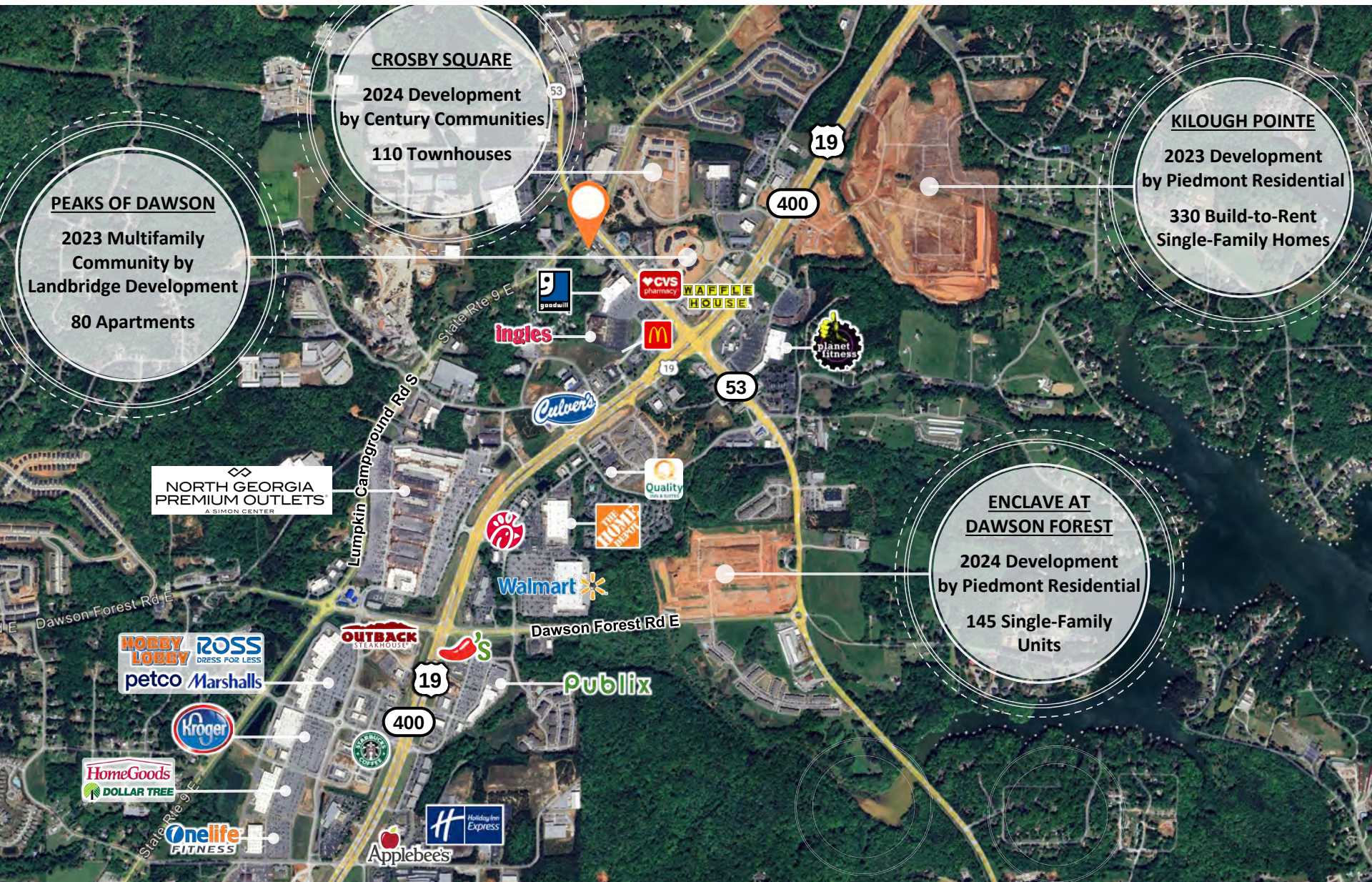




Northwest Property View



Southeast Property View



Dawsonville, Georgia | Dawson County

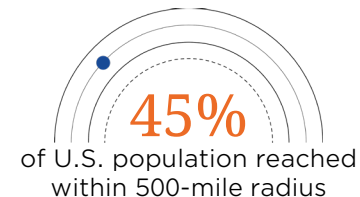
Dawson County ranked **#1** in
the **nation** for population
growth in 2024

6.4% increase



Dawsonville, Georgia has rapidly become one of the most desirable commercial submarkets in North Georgia. Located just one hour north of Atlanta along the GA 400 corridor, the city offers direct access to Metro Atlanta while maintaining a scenic, business-friendly environment near Lake Lanier and the Blue Ridge Mountains.

Dawson County was officially ranked the fastest-growing county in the U.S. in 2024, with a 6.4% population increase driven largely by domestic migration from Metro Atlanta. Businesses are taking notice, with a wave of development following residential growth, including major new single-family and multifamily housing communities, retail expansion, and industrial construction.



Demographics


POPULATION

1 MILE

3 MILES

5 MILES

Total Population 1,305 12,956 30,460

2029 Projection 1,899 18,339 45,907

Average Age 40 42 41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

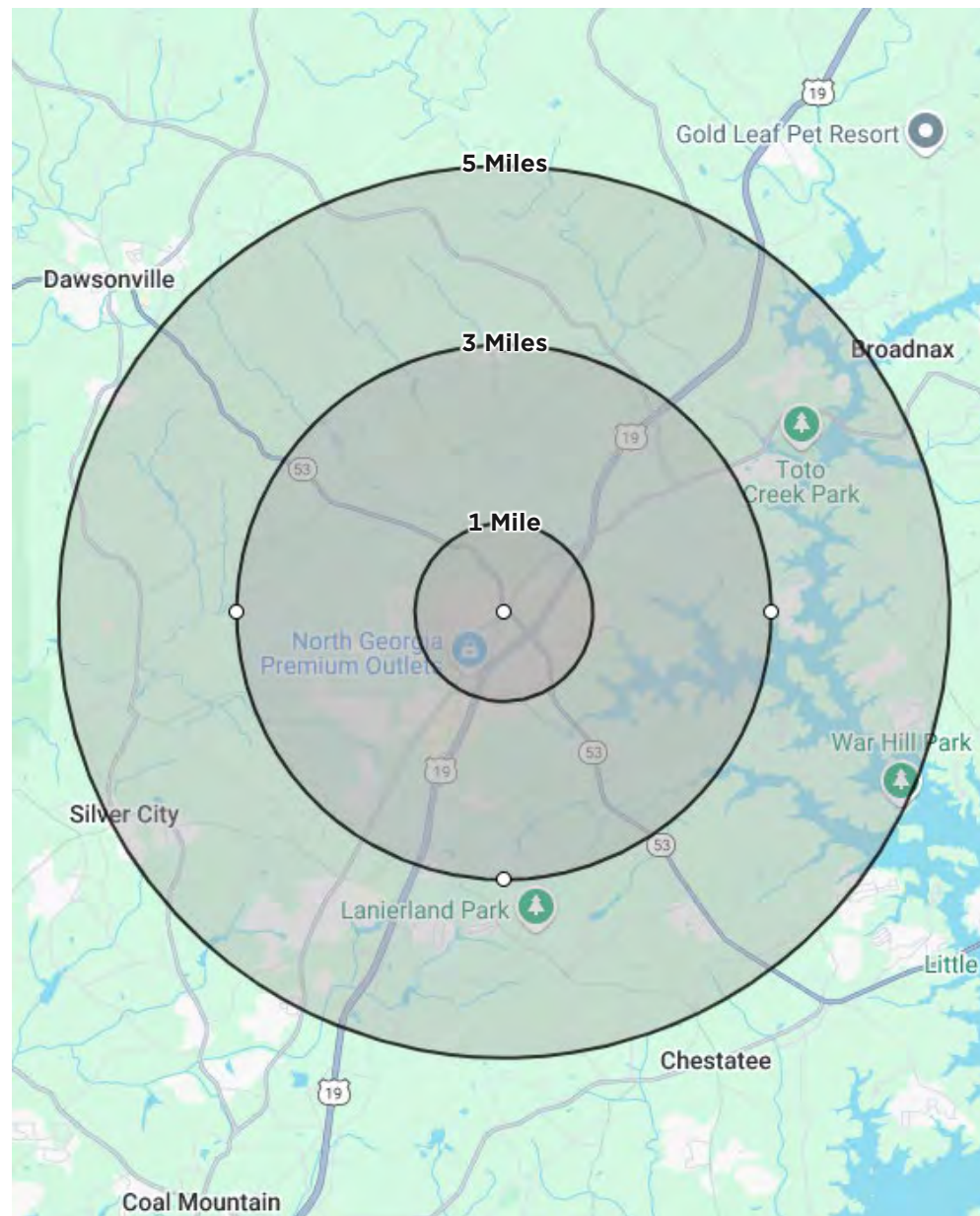
5 MILES

Total Households 535 4,923 11,153

Persons Per HH 2.4 2.6 2.7

Average HH Income \$115,438 \$143,778 \$137,887

Average House Value \$472,961 \$471,016 \$467,782

Demographics data derived from: AlphaMap & CoStar


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