

135 Wes Walker Memorial Drive  
Ball Ground, GA 30107  
Cherokee County

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

**For Sale \$2,625,000.00**



**Scott Hutchison**  
404-234-9740 – Cell  
Or  
770-242-7917 x 2




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](http://www.wilsonhutch.com)

135 Wes Walker Memorial Drive  
Ball Ground, GA 30107  
Cherokee County

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

**Sales Price: \$2,625,000.00**



Introducing **135 Wes Walker Memorial Drive**, a prime property located in Ball Ground, GA 30107, Cherokee County. This impressive property features a spacious 15,000 square-foot free-standing light Industrial building, perfect for various business needs. Built in 2005, this well-maintained property boasts various sought-after features, including one drive-in door, three dock doors, and a sprinkler system. Its convenient location offers easy access to major transportation routes, enhancing the efficiency and convenience of daily operations. Don't miss the opportunity to own this exceptional property with its outstanding income potential. Contact Scott Hutchison to learn more about this incredible investment opportunity.

Scott Hutchison  
404-234-9740 – Cell  
Or  
770-242-7917 x 2



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](http://www.wilsonhutch.com)

135 Wes Walker Memorial Drive  
Ball Ground, GA 30107  
Cherokee County

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

## KEY DETAILS

15K SF free-standing Light Industrial building for sale.

- The property has 1 Drive-in door
- 3 dock doors
- Built-in 2005
- Sprinkler system



Scott Hutchison  
404-234-9740 – Cell  
Or  
770-242-7917 x 2



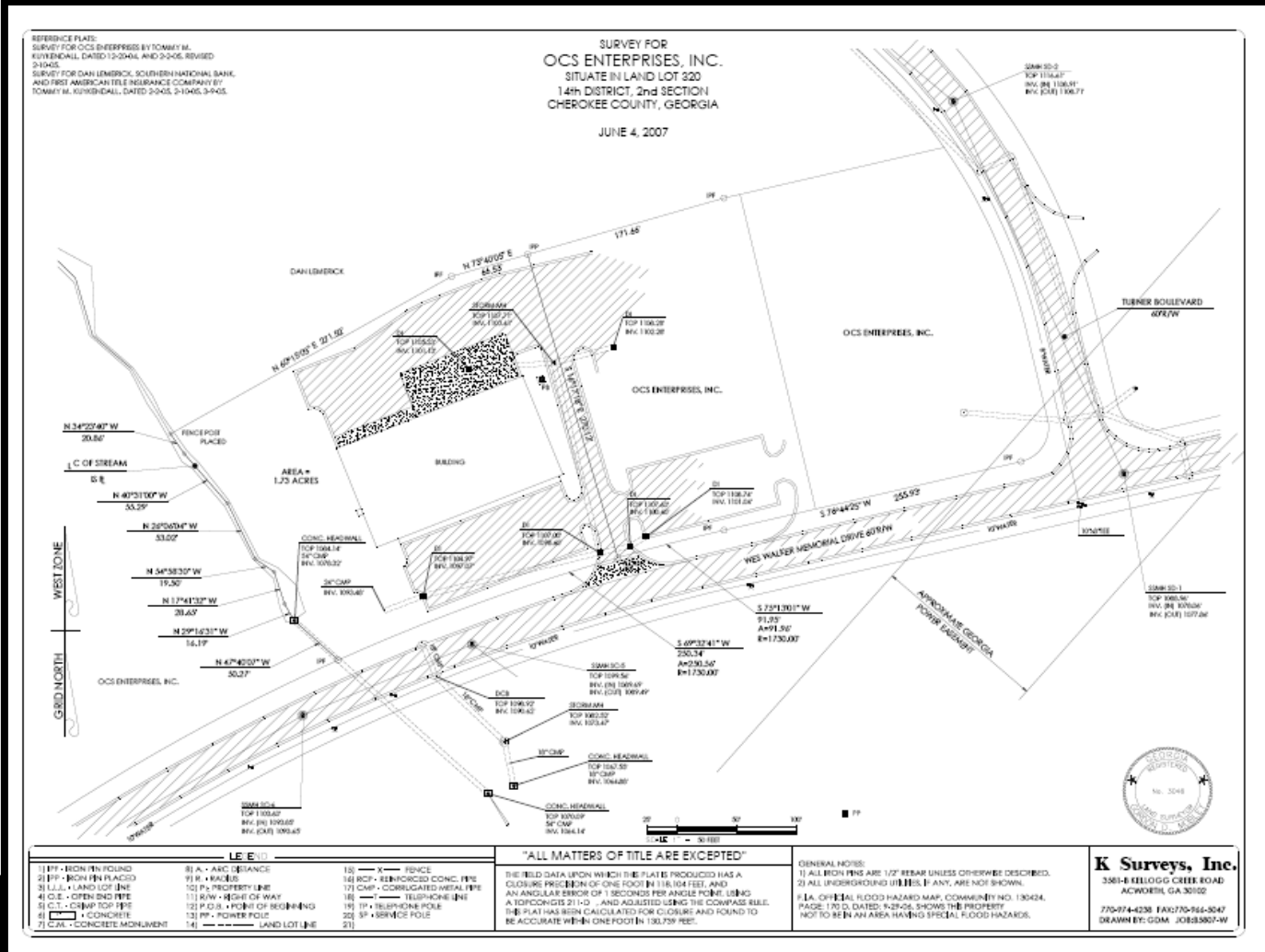
The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

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



135 Wes Walker Memorial Drive  
Ball Ground, GA 30107  
Cherokee County

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC



Scott Hutchison  
404-234-9740 – Cell  
Or  
770-242-7917 x 2



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