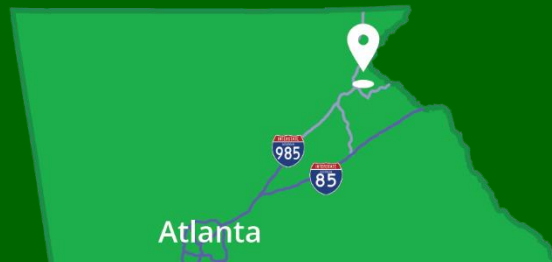


FOR SALE

66,000 SF Industrial Building

631 Industrial Blvd, Toccoa, GA 30577



Location Highlights

- Easy access to Hwy 17 and Hwy 365
- Previously used for corporate call center/customer service center

Property Features

- Total Acres: 16.77
- Office Space: 36,000 SF
- Warehouse: 30,000 SF
- Ceiling Height: 20ft
- Drive-in Doors: 1
- Dock Doors: 6
- Construction: Brick

Property Features

Highways

- GA Highway 17: 2 miles
- GA Highway 441: 12 miles
- Interstate 85: 15 miles

Airports

- International: Atlanta/Hartsfield, 91.3 mi.
- Commercial: Greenville-Spartanburg, 63.3 mi.
- Public: R. G. LeTourneau Field, 7 mi.

Sea Ports

- Charleston, SC: 276.6 mi
- Savannah, GA: 207 miles

Intermodal Service

- Atlanta, GA: 84.7 mi.

Barge Service

- Chattanooga, TN: 124.9 mi.

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SCDA

STEPHENS COUNTY DEVELOPMENT AUTHORITY