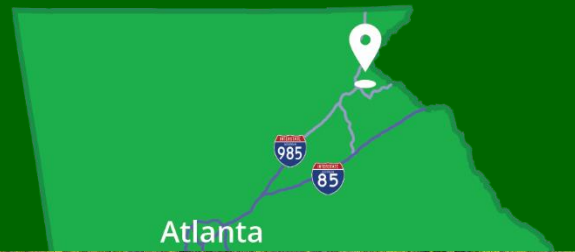


FOR SALE

Commercial Building

5 Yearwood Street, Toccoa, GA 03577



Location Highlights

- Property is fully fenced – in.
- Internally houses admin offices, meeting rooms & a reception area
- Expansive load dock area

Property Features

- Total Acres: 13
- SF Total: 28,577 SF
- Construction: Aluminum Siding
- Year Built: 1947
- Water: Public
- Sewer: Public
- Heating: Natural Gas
- Cooling: Fans

Property Features

Highways

- GA Highway 17: 1 mile
- GA Highway 441: 13 miles
- Interstate 85: 15 miles

Airports

- International: Atlanta/Hartsfield, 92 mi.
- Commercial: Greenville-Spartanburg, 64 mi.
- Public: R. G. LeTourneau Field, 4 mi.

Sea Ports

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

Inland Port

- Blue Ridge Connector, Gainesville, GA: 38 miles

Intermodal Service

- Atlanta, GA: 84.7 mi.

Barge Service

- Chattanooga, TN: 124.9 mi.

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SCDA

STEPHENS COUNTY DEVELOPMENT AUTHORITY