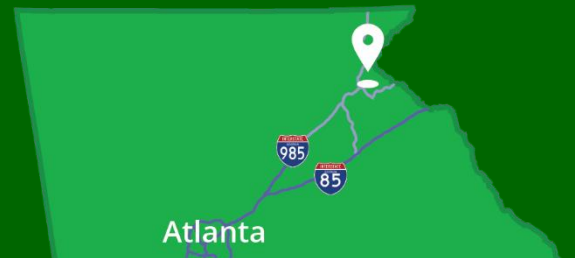


# FOR SALE

## 6,000 SF Industrial Building

250 Currahee Street, Toccoa, GA 30577



### Location Highlights

- Close to Downtown Toccoa
- Internal office buildout with reception area
- Big parking area & ample storage space

### Property Features

- Total Acres: 0.73
- SF Total: 6,000 SF
- SF Available: 6,000 SF
- Price per SF: \$75
- Delivery Doors: 1
- Construction: Steel Siding
- Year Built: 1985
- Heating/Cooling: Central
- Water: Public
- Sewer: Public
- Power: 3-phase

### Property Features

#### Highways

- GA Highway 17: 1 mile
- GA Highway 441: 12 miles
- Interstate 85: 12 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.

### Stephen Caudell

Hammock Realty Listing Agent

scaudell@hammockrealtyng.com

(706) 491- 3245



STEPHENS COUNTY DEVELOPMENT AUTHORITY

# SCDA